



“Buzz” Words-From The “B”

THAT’S MARY “B”!!

Mary “B” Battaglia, GRI,CRS
TOP LISTING AGENT 2002-2007



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PERSONAL SERVICE IS MY GUARANTEE!!

Living in your neighborhood and *trusted by your neighbors* since 1983!!

Data from 7/1/07-12/31/07-Oakforest/Balcones Oaks/Windridge

Oakforest/Balcones Oaks —Sold

STREET	PLAN	TCAD	Sold
		SQ. FT.	PRICE
Oak Knoll	3-2-1-1-2	1340	\$189,900
Broad Oaks	3-2-1-1-2	1453	\$211,460
Ironwood	3-2-1-2-2	1901	\$239,900
Fireoak	3-2-1-2-2	1656	\$245,000
Fireoak	3-2-1-1-2	1860	\$247,000
Vallecito	3-2-1-2-2	1784	\$250,000
D-K Ranch	3-2-1-1-2	1743	\$255,000
Three Oaks	4-2-1-2-2	1846	\$258,500
Danwood	3-2-1-2-2	1835	\$269,500
Danwood	3-2-1-2-2	1852	\$274,000
Tanbark Cv	4-3.5-2-2-2	2864	\$277,000
Charred Oak	3-2-1-2-2	2070	\$285,000
Narrow Oak	3-2.5-2-2-2	2128	\$285,000
Narrow Oak	4-2-1-2-2	2164	\$297,000
D-K Ranch	4-2-1-1-2	2327	\$308,000
Vallecito	4-2.5-2-2-2	2542	\$335,000
Antigua	5-3.5-3-2-2	2809	\$347,000
Vallecito	3-2.5-1-2-2	2591	\$350,000

Oakforest/Balcones Oaks—Pending

STREET	PLAN	TCAD	LISTED
		SQ.FT.	PRICE
7101 Shumard	3-2.5-1-2-2	1888	\$235,000
11508 Charred Ok	3-2.5-1-2-2	2005	\$285,000
7100 Darcus Cv	4-2-2-1-2	1973	\$316,000

Oakforest/Balcones Oaks—Active

STREET	PLAN	TCAD	LISTED
		SQ.FT.	PRICE
7103 Shumard	3-2-1-2-2	1801	\$248,900
11704 D-K Ranch	4-2-1-1-2	1810	\$269,900
11807 Oaknoll	3-2-2-1	1580	\$304,900
11302 Oak View	4-2-1-1-2	2475	\$329,900
7010 Narrow Oak	4-2-1-2-2	2419	\$339,000

Windridge—Sold

STREET	PLAN	TCAD	Sold
		SQ. FT.	PRICE
Bayridge	4-2-1-1-2	2348	\$313,000
Fireoak	4-3-3-2-3	3258	\$511,500

Windridge—Pending

STREET	PLAN	TCAD	LISTED
		SQ. FT.	PRICE
7401 Sage Oak	4-2-1-2-2	2279	\$369,900

Windridge—Available

STREET	PLAN	TCAD	LISTED
		SQ. FT.	PRICE
10700 Oak View	4-2-2-2-2	2813	\$379,000
10604 Oak View	4-2.5-2-2-3	3257	\$435,000

OAKFOREST-BALCONES OAKS 2007 STATS

Average Sold price: \$266,191
 Average Square footage: 2028
 Average \$ per Square Footage: \$132.56 sqft
 Average Days on the Market: 42
 Listing to Sold Price %: 98%
 Total Homes Sold: 51

WINDRIDGE 2007 STATS

Average Sold Price: \$369,500
 Average Square Footage: 2476
 Average \$ per Square Footage: \$149.34 sqft
 Average Days On The Market: 38
 Listing to Sold Price %: 97%
 Total Homes: 6

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LONA NEIGHBORHOOD NEWS

JOIN THE LONA NEIGHBORHOOD MULTI-GARAGE SALE! TIME TO CLEAN OUT THE CLOSETS!

When: Saturday, March 15th
7:00 am to 11:00 am (will vary)

Where: Your own yards!

The Yahoo group and some of your neighbors have gotten together to organize a multi-family garage sale and want to expand this opportunity to EVERY ONE in the neighborhood! **This is going to be advertised on craigslist.com, the LONA website along w/entrance signs.

(This is not a fund raiser for LONA and no funds from LONA are being spent)

13th Annual Neighborhood Egg Hunt

sponsored by Laurel Oaks Neighborhood Association LONA
<http://www.laurel-oaks.org>

Sunday, March 16th - 3:30 p.m. (Sharp)
Caraway Elementary School @ THE PARK
Age Groups: 0-2, 3-5, 6-8, 9-over

Here's what to do: Deliver 12 (one (1) dozen) or more filled plastic eggs per child your bringing to 6715 Colina Lane on or before Noon March 16th. There will be a large bin on the front porch for drop off. **Be at the park** by Caraway Elementary on March 16th at 3:15 p.m. with basket in hand.
Everyone is welcome- **Snacks and drinks will be provided.**

ARRIVE 15 minutes early! Rain or Shine!

** Line your children up at their appropriate age group section which will be marked.

** After the whistle is blown – the hunting takes just a few minutes – so please be on time!

Event Coordinator: becky@thomasweb.org

Who Is Missy?

DID YOU KNOW THAT MISSY WENT TO CARAWAY ELEMENTARY AND HER PARENTS STILL LIVE IN OUR NEIGHBORHOOD? A LOCAL CHARITY THAT STARTED WITH ONE OF OUR OWN!

Marisa "Missy" Magel age 12.....
Passed away suddenly while at
summer camp from a Brain Aneurysm..



The 9th Annual Missy Magel Golf Tournament and Auction Fundraiser

Date: April 21, 2008

Place: Great Hills Country Club

Time: Registration 10:30am-Shotgun Start @ 12:45pm

Golf Fee: \$150 per person, \$600 per team

Dinner and Auction: \$20 per person

For more information: www.themissyproject.com
email: TheMissyProject@gmail.com
or Call: Mary Magel 257-9680

Check out our Memory Bracelet—Save a Life or Remember a love one plus enjoy the new trend in Hollywood!

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