



THE FLEA

AUG 2010 | VOLUME 16 | NUMBER 3

Newsletter of the Cherrywood Neighborhood Association

CHERRYWOOD.ORG

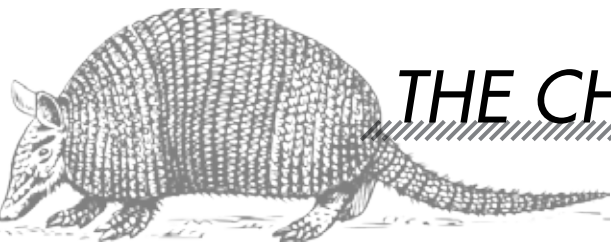
Cherrywood Neighborhood General Meeting

Agenda items include:

- Update about the Willowbrook Reach from FLOWR
- Update on Cap Metro
- General neighborhood updates

All Cherrywood neighbors are welcome and encouraged to attend!

**Wednesday
August 18
6:30–8:00pm
MAPLEWOOD
ELEMENTARY**



THE CHERRYWOOD ARMADILLO AND OTHER NEIGHBORHOOD NEWS

by *Jeremy B. Mazur,*
CNA Steering Committee Chair

Last week, as I was departing my house early in the morning to go to Houston for a bike ride, I came across a creature that I never expected to see on our urban neck of the woods. I have seen many unique animals in our neighborhood, including bats, owls, snakes, and cats on a leash. But on this early morning drive through our neighborhood I saw an armadillo.

That 'dillo surprised me. Most of the armadillos that I have seen were on the rural routes of Texas (literally). And I have seen living specimens in zoos or on the Travel Channel. But here in Cherrywood was a real, live armadillo waddling down Walnut that morning.

Armadillo sightings are not the only news I have to relate regarding our Cherrywood Neighborhood. This spring the Cherrywood Neighborhood Association (CNA) has worked to support the Friends of Willowbrook Reach (FLOWR) to work with the City of Austin in its plans for the rehabilitation of the creek at the Reach (and possible armadillo habitat). This topic will be up for discussion at the

CNA general meeting on Wednesday, August 18.

In other news, the Austin City Council approved an ordinance to allow vertical mixed uses for properties along the major corridors surrounding our neighborhood. This ordinance, which was supported by the CNA, would permit for mixed residential and commercial developments along IH-35, Manor Road, and Airport Boulevard.

Our Neighborhood Association's Steering Committee has an on-going dialogue with Capital Metro regarding freight traffic along the Metrorail line. Steering Committee member Girard Kinney has a more in-depth discussion of those talks in this issue

of THE FLEA. In addition, in June, the CNA Steering Committee voted to support a resolution before the Austin Neighborhood Council encouraging a spay/neuter requirement for dogs and cats in Austin.

Lastly, for the uninitiated and those that read this far, all residents of the Cherrywood Neighborhood are members of the Cherrywood Neighborhood Association. Our general meetings are held on a quarterly basis in February, May, August, and November. The Association is headed by a 13-member steering committee that meets on the second Wednesday of each month at the Cherrywood Coffeehouse. Any and all interested residents are welcome to attend any of these meetings. The next Neighborhood General Meeting will be held Wednesday, August 18 from 6:30–8:00 p.m. at Maplewood Elementary. Join us. Armadillos are welcome too.

Cherrywood Calendar of Events

Dates, times, and locations are subject to change. Please refer to the Google calendar on cherrywood.org for more information. Want to submit something for the online and FLEA calendars? Contact flea@cherrywood.org

AUGUST 2010

8/8	Mueller Neighborhood Assn. Meeting	3:00-5:00 pm
8/10	ANC East Sector Meeting at Mi Madre's	noon-1:00 pm
8/10	FLWR Meeting at Cherrywood Coffeehouse	6:30-8:30 pm
8/11	CNA Steering Committee Meeting	6:30-8:00 pm
8/17	UBC Planning Committee Meeting.....	7:00-8:30 pm
8/18	CNA Quarterly Meeting at Maplewood Elementary	6:30-8:00 pm
8/25	ANC General Meeting	7:00-9:00 pm

SEPTEMBER 2010

9/6	ANC East Sector Meeting at Mi Madre's	noon-1:00 pm
9/8	CNA Steering Committee Meeting	6:30-8:00 pm
9/10	Deadline to Sign Up for National Night Out	
9/12	Mueller Neighborhood Assn. Meeting	3:00-5:00 pm
9/14	ANC East Sector Meeting at Mi Madre's	noon-1:00 pm
9/14	FLWR Meeting at Cherrywood Coffeehouse	6:30-8:30 pm
9/21	UBC Planning Committee Meeting.....	7:00-8:30 pm
9/22	ANC General Meeting	7:00-9:00 pm

OCTOBER 2010

10/5	National Night Out in Austin	6:00-9:00 pm
10/10	Mueller Neighborhood Assn. Meeting	3:00-5:00 pm
10/12	ANC East Sector Meeting at Mi Madre's	noon-1:00 pm
10/12	FLWR Meeting at Cherrywood Coffeehouse	6:30-8:30 pm
10/13	CNA Steering Committee Meeting	6:30-8:00 p.m.
10/16	Cherrywood Plant & Book Swap.....	9:00 am-noon
10/16	Deadline to submit articles for November FLEA	
10/19	UBC Planning Committee Meeting.....	7:00-8:30 pm
10/27	ANC General Meeting	7:00-9:00 pm

CITY OF AUSTIN PUBLIC MEETINGS / E-NEWSLETTER

For a list of upcoming Austin City Council and City of Austin Board & Commission meetings, visit www.ci.austin.tx.us. You may also sign up to receive the City of Austin's e-newsletters at www.ci.austin.tx.us/news/notes/index.cfm.

THE FLEA

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If you have any questions or comments about **THE FLEA**, contact flea@cherrywood.org.

CHERRYWOOD NEIGHBORHOOD ASSOCIATION STEERING COMMITTEE

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If you have any questions or comments for the Steering Committee, contact Jeremy Mazur at 789-9862, Aaron Choate at 796-0395, or e-mail steering@cherrywood.org.

LISTSERVS | www.cherrywood.org

NeighborNet David Greene
 Duplex Nation Net..... Wendy Morgan



Austin 3-1-1. Your All Day, Any Day, Info Center

The Federal Communications Commission (FCC) established the 3-1-1 number in the early 1990s for cities to use to alleviate non-emergency calls to local 9-1-1 centers. The Austin Police Department successfully launched 3-1-1 in 2001. In 2004, the Citywide Information Center started taking calls for several divisions in Public Works, Animal Control and Drainage Field Operations. Other departments were added and eventually the APD 3-1-1 and Citywide Information merged to form Austin 3-1-1.

If you have questions about or need help with your City of Austin services, call

Austin 3-1-1. Ambassadors are available 24/7 including holidays to provide information on City programs, events and enter service requests for a variety of issues. Kind, courteous, customer service is the number one goal of Austin 3-1-1. We are here to help!

Here are a few reasons to call:

- Information on trash and recycling collection
- Report malfunctioning traffic lights or street lights
- To report potholes
- Information about City holidays and events

- Information about street closures
- Non-emergency police matters
- To report animal issues
- To report graffiti
- To report Code Enforcement concerns

In addition, you can submit a number of service requests online. Just go to www.austin311.org to go the request form. If it is a situation that needs immediate attention or you can't find the service that you need, just call 3-1-1. Can't call 3-1-1? Use 512-974-2000.

INAPPROPRIATE MURALS AND TRAINS

by Girard Kinney, Chair of CNA Planning, Zoning and Transportation Committee

VERTICAL MIXED USE (VMU)

In June, the Austin City Council approved the amendment to the Upper Boggy Creek (UBC) Future Land Use Map (FLUM) and made the last zoning change to establish the properties along Airport Boulevard, Manor Road, IH-35 north side of East 38th½ (IH-35 to railroad tracks) as prospective sites for denser, pedestrian-friendly mixed-use projects. The last site, consisting of a strip of property along Airport Boulevard south of Schieffer Avenue (4020 Airport, also designated as Tract 3 in the Zoning and FLUM cases), was a controversial decision for the Austin City Council because although the Planning Commission, Cherrywood Neighborhood Association and UBC had all supported the City Staff recommendation for these changes, the residents who live on the adjacent streets were in opposition.

The Airport Boulevard property has a unique history in that it was originally zoned Multi-Family, but a purchaser in the early 1980s wanted the then the Schieffer Neighborhood support for a zoning change to allow an office building project. To gain the support of the Schieffer Neighborhood representatives (some of whom are the same residents involved today), the developer agreed to severely restrict the development (disallowing any residential use, medical offices, coffee shops, and many other uses) and to limit the height of the structures to two stories. When the project in the '80s failed to materialize due to the economic bust, the restrictions remained, containing the unusual requirement that they cannot be lifted by less than six votes on the Austin City Council. These restrictions have effectively prevented any construction from happening on the site for almost thirty years.

Many forces have combined to cause the City to look at the commercial corridors as opportunities to accommodate the continuous growth of the region in a way that can stem the low-density sprawl which has been shown to be a completely unsustainable way for the City to grow. Projects throughout the country demonstrate that denser development along commercial transit corridors, containing a mutually supportive mix of uses, offers a way to avoid unwanted development both in the hinterlands and within neighborhoods. In addition, these more intensively developed nodes and corridors can provide the ridership required for a robust transit system (including rail) and many more choices for employment, dining, entertainment and residence types.

The restrictive covenants that exist on the Airport Boulevard will continue to prevent development of the site which, interestingly, gives the neighborhood great leverage to negotiate with any proposed developer of the property to offer the best chance to not only meet the goals of the developer and the City, but also the specific needs of the neighborhood. The next step is for our neighborhood, including especially the folks who live nearest the site, to come together to prepare for negotiating with a developer about how this project can provide amenities we want and prevent negative impact on the neighborhood.

INAPPROPRIATE MURALS

As was reported a few months ago when it first appeared parked in front of Chicas Bonitas club on the East IH-35 feeder road, the club owner has a van with a mural "wrap" that is blatantly sexual, and some would say pornographic. We think it is the pressure and negative publicity by our neighborhood that caused the owner to stop placing it at the site. We hoped that this was permanently, but now it is back. It is highly offensive to many Cherrywood residents, especially those with kids, but various loopholes in the various signage and transportation ordinances apparently allow this mobile billboard to legally exist. If there is any way to persuade the owner not to park it in our neighborhood, it may be community pressure in some form. Various suggestions have floated around on the NeighborNet. If the offensive van stays we will put it on the agenda of the next Planning, Zoning & Transportation Committee meeting to brainstorm about how to deal with this issue.

TRAINS

As many are aware, important issues and questions have been raised lately about the trains that pass through our neighborhood.

1. The promised "quiet zone" has not materialized along the railroad in the vicinity of the crossing at Manor Road, which has caused many citizens living adjacent and near the tracks to question the status.
2. Questions have arisen about the freight trains, including the noise they produce, the fact that contrary to previous statements it appears that freight is not a profitable operation for Cap Metro, what goods are conveyed, whether hours of operation can change, and whether freight will eventually be relocated from the line that goes through our neighborhood.

On Tuesday, July 20, thanks to Dinita Caldwell of Cap Metro, officials from their freight operation came to the regular Upper Boggy Creek (UBC) monthly meeting to address questions members had raised. The following is a synopsis of what we learned:

- The "quiet zone" designation means that unless there is a pedestrian or vehicle sighted within the R.O.W. of the railroad, neither passenger nor freight trains will sound their horns as they approach intersections. The delay at Manor Road is due to work the City has had to perform at the intersection with the railroad. When complete, the four cross-arms can be re-installed and the quiet zone re-established. The bells that sound will continue to sound to warn pedestrians of the approaching train, but the trains will no longer be sounding their horns or whistles each time they approach the intersection.
- Even though Cap Metro now owns the R.O.W. and rails, there is not an option to cease accommodating freight on its tracks. Cap Metro is required by federal law and contract to continue to provide freight service, and this is not anticipated to change any time soon, if ever, because new freight lines are seldom built in the U.S., and in those cases they almost always to serve new destinations.
- The freight carried by these trains includes a variety of commodities, among them gravel, beer and chicken parts (from restaurants to feed manufacturers in Dallas.)
- Much of the noise made by the freight trains is not the sound of the wheels themselves against the rails as many have thought, but rather the brakes. Although the terrain seems flat, there is actually a slope downward toward the river and thus the trains have to apply brakes, sometimes continuously through the neighborhood. The officials were aware of no technological changes that might result in less noise from the braking.
- The hours for freight, currently between the hours of 8:30 p.m. and 4:30 a.m. on weekdays, is likely to "tighten" in the future, possibly to 11:30 p.m. to 4:30 a.m. (including weekends) if passenger service is extended to later in the evening and to weekends.

Also at UBC we learned from Jim Walker that the University of Texas will be updating its Master Plan for the UT-Austin campus over the next few years and that it will be in the interest of the neighborhoods in UBC that are adjacent to UT property (Blackland and Cherrywood) to stay in close communication with UT regarding ideas and concerns with respect to their future plans for their property. Jim pledged to be available to give updates, convey ideas and concerns, etc. as the Master Planning process is undertaken.

For Cherrywood to have its full complement of four votes at UBC, it needs to find a renter representative. If you or anyone you know who lives within the boundaries of Cherrywood and is a renter, and would consider being a CNA representative to the UBC, please contact Girard Kinney at Girard Kinney at 472-5572 or girard@kinneyarchitects.com or Deb Freeman at flea@cherrywood.org.

National Night Out

On Tuesday October 5, 2010 from 6:00-9:00 p.m., neighborhoods throughout Austin are invited to join with thousands of communities nationwide for the 27th Annual National Night Out. This annual event is designed to heighten crime and drug prevention awareness, generate support and participation in crime efforts, strengthen neighborhood spirit and police community relations, and send a message to criminals letting them know that neighborhoods are organized and fighting back.

During National Night Out, residents in neighborhoods throughout Austin and across the nation are asked to turn on their porch lights, lock their doors and spend the evening outside with their neighbors, police officers, firefighters and EMS paramedics. Events such as cookouts, block parties and neighborhood walks will all occur simultaneously throughout the city and nationwide. The Austin Police Department will make every effort to have a first responder stop by each party that is registered by September 10, 2010. Applications are available online at <http://www.ci.austin.tx.us/police/nno.htm>. For additional information, please contact Rosie Salinas at the Community Liaison Office at 974-4900 or nno@ci.austin.tx.us.

CLASP on Crime

Citizen Led Austin Safety Partnership (CLASP) recently formed to bring together volunteers wanting to address crime prevention at the neighborhood level. Its initial meeting hosted 40 attendees—representing 18 neighborhoods—who want to make their neighborhoods safer. Common to all is the goal of encouraging neighbors to get to know one another and motivating them to maintain a level of vigilance that translates into action; i.e., securing their property and reporting suspicious activity. CLASP presentations have included Assistant Austin Police Chief Sean Mannix, Crime Analyst Supervisor Danny Santos and Constable Rod Reyna. Cherrywood's own Jack Darby of krimelabb.com serves on CLASP's Steering Committee.

Interested in learning more about CLASP? Their next meeting will be held Saturday, September 18 at 10 a.m. during an Open House at Combined Transportation, Emergency, and Communications Center/CTECC at 5010 Old Manor Road. Get involved!

Keep Tabs with Krimelabb

Check out the [Krimelabb.com](http://krimelabb.com) website courtesy of Cherrywood neighbor, Jack Darby. This database is a great resource for keeping tabs on what's going on in our neighborhood. Zoom in to see the proximity of the incidents, then click on red pins to see location and more information about crimes reported.

UT Campus Watch & Property Registration

If you are a UT student, faculty or staff member, you may subscribe to the daily Campus Watch Listserv maintained by the UT Police Department (UTPD). This informative, and sometimes humorous, report will allow you to know what's happening on campus so you can stay safe. To subscribe, visit <https://utlists.utexas.edu/sympa/subscribe/campuswatch>.

UTPD is happy to announce online property registration. Items with a serial number such as laptops, MP3 players, cell phones, electronics, and bikes are eligible. Registering your property is very helpful in theft investigations and in returning lost property to its rightful owner. Without identifying information, recovering stolen property is virtually impossible. Log on to <https://www.utexas.edu/police/property/> to register your property today.

Submitted by Dolly Ensey

Down at the Reach

Submitted by Lee Clippard, Friends and Lovers of Willowbrook Reach (FLWR)

What's happening down at the Willowbrook Reach this summer? A whole heckuva lot!

WASTERWATER PIPE RELOCATION

The flow of the City of Austin's project to re-engineer the creek bed has been redirected. Credit goes out to all the neighbors that rallied and the City staff who were responsive and reasonable. Now, we're meeting with the City to determine the best way to relocate three wastewater lines that cross the creek. Your input is very much needed! There are three alternative proposals and the City would like for us to recommend our preferred alternative. You can view the alternatives online at <http://flwr.blogspot.com/2010/07/wasterwater-relocation-your-input.html>. Then you let them know what you think by filling out a survey at <http://flwr.blogspot.com/2010/07/wasterwater-relocation-survey.html>.

WILDLIFE

Willowbrook Reach has now been certified as a Wildlife Habitat by the National Wildlife Federation for providing resources for wildlife. You've probably noticed the red-shouldered hawks swooping around. Keep your eyes and ears out for yellow-crowned night herons, rat snakes (very beneficial and non-venomous), and more.

The butterfly garden is in full swing with happy plants and butterflies. Keep an eye out for viceroy's. These look almost just like a monarch butterfly but the caterpillars host on our black willow. Also recently spotted are queen butterflies, long-tailed skippers and lots of bordered patch butterflies, whose caterpillars can be found en masse chewing up sunflowers and straggler daisies.

HABITAT RESTORTATION

We're also meeting with the City to talk about restoring habitat and planting trees and shrubs, and to come up with a maintenance plan that both wildlife and people can be happy with.

GET INVOLVED

As always, keep an eye on our blog at <http://flwr.blogspot.com>. We are also holding monthly meetings with the City every second Tuesday of the month from 6:30-8:30 p.m. at the Cherrywood Coffeehouse. Our next meeting will be Tuesday, August 10.

If you'd like to join FLWR on its adventures, e-mail flwr78722@gmail.com.

12th Annual French Place Fourth of July Parade

Photos courtesy of Marty Hood



Cherrywood Green Report

Submitted by Mike Damal, Chair and Girard Kinney, Vice Chair of FROG

FRIENDS OF the Green (FROG) has submitted two grant applications, one with the Austin Parks Foundation (APF), for a grant to build steps down into the creek area and for fountain maintenance, and another with Keep Austin Beautiful (KAB), for a small storage area/sign posting to be built on the north side of the crushed granite trail near Cherrywood Road. At this writing, we do not know yet whether we will be awarded any funds. We have not found a way to raise sufficient funds for some of our more ambitious projects, and these two organizations appear to be our best hopes for securing funding!

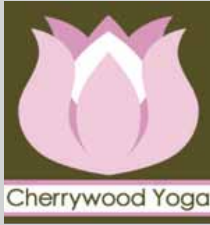
One of the projects is to build steps down to the creek area, near the picnic benches. We have already met with representatives from Austin Parks Department and Austin Watershed Protection and have obtained their approval for this project. We plan to use the old utility pole, which was in the middle of the herb garden, in the step design. Our hope is to have an easily accessible entry to the creek area, both to prevent people from trying to enter through more dangerous paths, and also to have a way to

better clean the creek area, which needs constant clean ups after heavy rains. This area really is a magical place as you feel like you are transported in a whole different environment at creek level! Having steps down to this area will be yet another enhancement to the Green.

We have recently met with several City departments in order to ensure a coordinated effort as several City projects involve the Green. The Street Reconstruction Project, now in design but which will probably not start construction until 2012, will create a rain garden on the west side of the Green, occupying the full 60 feet of the abandoned Concordia R.O.W. and some of the wilderness portion of the park. That project, which will also involve the placing of a sidewalk along the entire south edge of the park (north side of East 34th), is being coordinated with a separate project to stabilize the creek bank. This latter project will probably proceed first, and will replace the ugly highway standard steel guard rail at the East 34th and Kern Ramble intersection with large limestone blocks that will provide creek bank stabilization as well as serve

to prevent vehicles and pedestrians from falling into the creek and will form a sitting wall.

FROG still needs volunteers for everything from weeding, mowing, watering, and herb garden maintenance to helping build the steps and the storage facility when we obtain funding. With all the heavy rains, the front beds facing Cherrywood Green are getting very overgrown and it is a constant battle to keep up with all the upkeep at the park. Just an hour a month volunteering can make a huge difference! There was recently some graffiti that appeared on the fountain basin, and along with that an outpouring of support/ideas of what to do. The graffiti has disappeared (thank you, we are not sure who/what was done, but it has been removed), however we hope that some of this support/concern/outrage can be directed into direct/concrete support for the Green. The Green would not exist without neighborhood volunteers, and will die without volunteer support. Consider joining FROG (FRIENDS OF the Green), which meets every few months, to receive the reports and notices about the Green.



Kundalini Yoga Class

**Thursdays
7:30–9:00pm**

Begins Sep. 9, 2010
ASBURY METHODIST CHURCH
1605 EAST 38½ STREET

First Class Free
\$10.00 for Individual Classes
\$80.00 for a Ten-Class Pass

To register, please send an e-mail to cherrywoodyoga@gmail.com. Proceeds are donated to CHULA, which sponsors the Cherrywood Art Fair, the Big Artist Little Artist Program, and other art and artful landscape projects on Austin's sunny Eastside. For more information, visit www.chulaleague.org.

Madeleine B. Kadas
(Puran Kaur) (Teacher)

Certified Kundalini Yoga Instructor
 Yoga Yoga Teacher Training, Austin 2009
cherrywoodyoga@gmail.com

CHERRYWOOD ART FAIR

*Submitted by Priscilla Boston,
CHULA Chair*

**The 2010 Cherrywood Art Fair will be here
before you know it!**

On the weekend of December 11-12, the doors of Maplewood Elementary will swing open, and thousands of Austinites will visit the legendary Cherrywood Art Fair for great art, fabulous music, and fantastic food and fun! Save the date, invite your friends, and help us create more buzz by making us your Facebook friend. Plan to come both days. The magnificent silent auction, always a blowout of bargains and finds, has different items on Saturday and Sunday.

Artists Apply!

Want to apply for a booth at the Cherrywood Art Fair? Go to www.cherrywoodartfair.org as only online applications will be accepted for the Art Fair. Only original art—no imports, no junk, no kidding.

Volunteer!

There are plenty of volunteer opportunities available for those who like to party and contribute at the same time. Contact us at cherrywoodartfair@gmail.com if you see something below you are interested in (or suggest something you would LIKE to do):

AREA	RUN THE SHOW	WORKER BEE
Food	Food Manager	Food Worker
Volunteers	Volunteer Recruiter	Volunteer Coordinator
Setup/Breakdown	Setup/Breakdown Coordinator	Setup/Breakdown Worker
Public Relations	Distribution Coordinator	Distribution Worker
Auction	Auction Coordinator	Auction Solicitor
Little/Big Artist	LA/BA Coordinator	LA/BA Support
KidsArt	KidsArt Coordinator	KidsArt Worker
Sponsor	Sponsor Coordinator	Sponsor Solicitor

The 5th Annual Cherrywood Halloween Parade



The bewitching allure of cooler temperatures...time when you can be outdoors, sharing laughs and candy corn with neighbors and family...a wicked, fierce and enchanting evening...let's promenade on Sunday, October 31, at 5:30 p.m. for the 5th Annual Cherrywood Halloween Parade! We'll meet at the corner of 28th and French Place and meander our way to the Cherrywood Green.

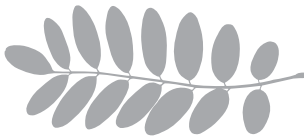
It's pretty scary to think that this annual event is not that far away. This is not only a notice but a call to plan the spookiest Halloween Parade yet. Last year's blowout was great fun and to pull it off again this year we'll need neighbors like you to help organize and prepare. Ideas for this year include (but are not limited to):

- additional games at the Cherrywood Green,
- a costume show/contest for all the cute trick-or-treaters,
- better publicity of the parade and events (scavenger hunt last year went almost unnoticed), and
- neighborhood business sponsored food/drink.

Feel free to contact Jennifer Elsner about any ideas you have. Or better yet, let Jennifer know you want to help create the best Cherrywood Halloween Parade ever! Be on the lookout for updates on the NeighborNet about all the creative, clever and creepy events that are coming. To join in on the creation contact Jennifer at textimage@gmail.com.

12th Cherrywood Plant and Book Swap

The 12th installment of the Cherrywood Plant and Book Swap will be Saturday, October 16 from 9 a.m. to noon. The event has gained momentum over the years and we have quite a few regulars now. People continue to bring interesting and sometimes unusual plants as well pass on growing tips and other lore. So gather up your plants/books and join us for another great swap in October!



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THE FLEA is distributed to more than 1,600 households and rates are very affordable.

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Rebecca Kohout at 415-9876.

GORDONSLIST: We Need Your Advice!

Take a moment to recommend a service (yard work, plumber, mechanic, babysitter, etc.) for your neighbors by posting recommendations on GordonsList at cherrywood.org.

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August 2010 | Rebecca's

HOMEOWNER'S UPDATE

What's Hot in the Cherrywood Neighborhood



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Market Analysis for the past 90 days in the Cherrywood Neighborhood

Average prices and values vary widely within the Cherrywood neighborhood boundaries. For a professional analysis of how your home fits into this market, contact Rebecca at 415-9876 for an appointment.

Average home in Cherrywood is 3 beds, 2 baths.

Average home size is about 1,358 sq. ft.

Average list price is \$269,283.

Average home selling price is \$266,924.

Average price per square foot is \$191.63.

Average time on market is 78 days.

Prices are holding steady from last quarter and sales are slightly higher.

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3302 Merrie Lynn: Darling 2/1 with skylights, stained glass accents and large, treed yard. Call for details.

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If you're planning a move to a larger home, need to relocate, or know someone on the move, call me...

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Neighbors, if you've been waiting for the right time to buy a house in this neighborhood... this is it! Interest rates are at a 45-year low and home prices are slightly dropping. You can't go wrong with these factors!

So if you're considering investing in the the Austin area, call me and let me show what I can do for you.