

# **HEAD SPINNING**

# Weird Winter

Mad dogs off the leash, reverse car chases, Santa hydrants and other crazy stuff goin' down | by Steve Wilson

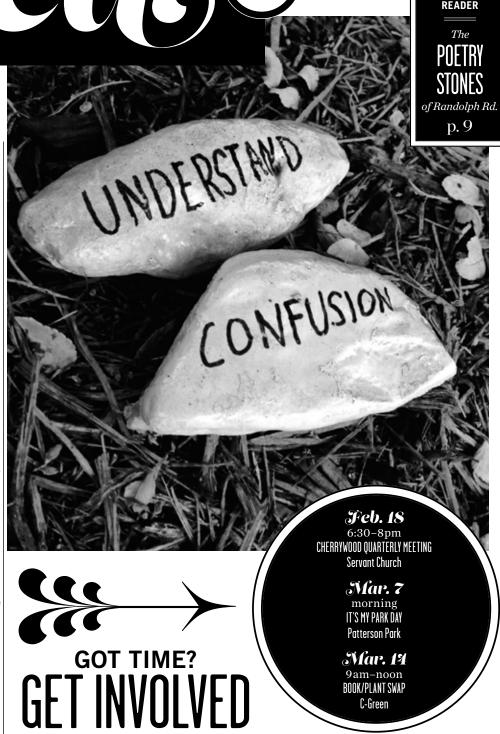
inter brought out the strange in Cherrywood, more so than usual. Here's a look at some of the more bizarre happenings in the hood from November to February.

#### SERIAL DOG ATTACKS

An anonymous neighbor posted to the NeighborNet about getting bitten by a gray dog on Dancy and 32nd while riding his bike. He described a thin, 60-ish woman whose dog slipped free of its collar, rushed at him and chomped his left hand down to the bone. The owner and dog fled the scene, leaving the man to get 17 painful rabies shots at St. David's. Two other neighbors posted coorborating the story.

Later, in January, Janet Seibert posted about the same dog on the loose again in the same area when it charged her and her dog. The same gray-haired owner ran up, exclaiming, "I'm sorry, I'm sorry. He got out and I haven't been able to get him." As the owner chased the dog away, Seibert asked her if this was the same dog who attacked someone in November. "No!" the woman said with no shortage of irritation.

Out for a jog an hour later, Glen Reed encountered the same dog rushing up to him in the same area. Reed had to stand behind a parked car to avoid the dog as the owner loomed ineffectually nearby. A man who seemed to be the woman's partner pulled up in a car and tried to entice the dog in, but it had no interest. The couple succeeded in luring the dog down the street without a word of apology or even acknowledgement to Reed.



Listen, friend, Game of Thrones doesn't premiere until April 12, so there's still time to volunteer around the hood. (pgs. 2-3).

#### << SANTA HYDRANT

In December, the fire hydrant at Werner and Concordia donned a Santa hat and beard. Rumor has it he saved Christmas by delivering gifts through the water pipes of the world when Santa came down with a case of botulism. Ever the loyal Cherrywooder, Santa Hydrant declined an invitation to come live at the North Pole.

#### REVERSE CAR CHASE

Then, in January, "Stephen" posted this missive to the listery: "Walking with my wife down Concordia today ... at the 37th St. intersection we saw a speeding car DRIVING BACKWARDS heading West on Concordia, followed very closely by another car honking wildly. Shortly after [I said] "this is something you don't see everyday," the backwards car sideswiped a black parked car, which prompted the following car to another round of wild honking." The cars sped out of sight.



Santa Hydrant saved Christmas by delivering soggy gifts through the world's water pipes. PHOTO BY TIM LOVING

#### 38 ½ SIDEWALK RESTORATION

But none of these occurences compare with the strangest one of all: After years of crushing our pedestrian hopes and dreams, the city repaved the sidewalks on 38 ½, a classy encore to the Maplewood Ave. sidewalk it installed this summer.

# what gives? Glacial Pace

Climate change may have imperiled the Arctic, but this Huffy "Glacier" ain't goin' nowhere—it's rotted at Maplewood Elementary for over two years. Parent lore has it that a father chained it to the rack on a bet with his kid to see how long it would stay.



#### PHOTO BY VIVIEN LOVING

# TXDOT'S 1-35 PLANS THRILL AND CHILL

In November, TxDOT presented Cherrywooders with an overview of its plans for I-35. TxDOT has proposed adding two new traffic lanes, one northbound and one southbound, to the lower deck. To build these "Future Transit Corridors," TxDOT will have to rebuild the slanted retaining walls between the access roads and main lanes of I-35 as vertical walls. It will also replace all ramps with new, fewer ramps through Segment 4, where Cherrywood's west boundary lay.

TxDOT's proposed new 38 ½ Street ramp exits the northbound lower level of I-35 at Edgewood. To make room, the northbound access road from 32nd St. north to 38 ½ street would be moved further east into Cherrywood, eliminating some properties in the process.

Some attendees expressed concern about the ramp eliminating adjacent properties and increasing traffic on 38 ½ St. In a straw vote following the presentation, a slight majority were against the ramp, though many abstained.

More info: Mobility35.org

– Jules Kniolek

# **4020 UPDATE: SUMMER START**

PSW Real Estate spokesperson Glen Coleman confirms that construction will start in mid-summer at 4020 Airport Blvd. Depending on which neighborhood association you ask, that's the burial ground for an ancient civilization whose spirits may or may not want to be disturbed. PSW now estimates 16 to 19 single-family detached townhomes on 30 ft. lots (garage access through an alley off Airport).

- Steve Wilson



**★** Plan special events and meetings

> Design posters and handouts

Review land-use notices and changes 🌣 Write about neighborhood news

Well, it just so happens we can put them to good use.

More info: steering@cherrywood.org

# **Stay Connected**

FACEBOOK www.facebook.com/cna.austin

CNA WEBSITE www.cherrywood.org
NEIGHBORNET groups.yahoo.com/group/NeighborNet
DUPLEX NATION NET groups.yahoo.com/group/DuplexNation

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.

# CHERRYWOOD NEIGHBORHOOD ASSOCIATION

# Meetings



# Wednesday, Feb. 18 Cherrywood Quarterly Meeting @ Servant Church 6:30–8 pm

**AGENDA:** Posted at Cherrywood Coffeehouse and more locations

#### **RECURRING MEETINGS**

FIRST WEDNESDAYS: Land Use and Transportation Committee ... 7:15–9 pm

SECOND MONDAYS: Friends Willowbrook Reach/Patterson Park ... 6:30 pm

SECOND TUESDAYS: Austin Neighborhood Council East Sector ... noon–1 pm

SECOND TUESDAYS: Blackland Neighborhood Association ..... 6 pm

SECOND WEDNESDAYS: CNA Steering Committee Meeting ..... 6:30–8 pm

THIRD TUESDAYS: CherryBiz Working Group Meeting ..... 1–2 pm

THIRD SATURDAYS: Mueller Neighborhood Association Meeting ... 10 am

FOURTH MONDAYS: Upper Boggy Creek Neighborhood Team .... 7–8:30 pm

FOURTH WEDNESDAYS: Austin Neighborhoods Council ..... 7–9 pm

## **TRANSITIONS**

# PCC (Mostly) Moves from C-Wood

Regina Rogoff explains what will stay behind | by Steve Wilson

n December, St. David's Foundation awarded People's Community Clinic a \$10 million grant to build its new headquarters in Northeast Austin at 1101 Camino La Costa. The 45-year-old clinic will open the new 54,000-square-foot space by November 2015, doubling its 10,000 underserved and uninsured patients. Meanwhile, PCC will turn its Cherrywood facility at 2909 N. I-35 into a clinic for prenatal and women's health services. We spoke about the move with Regina Rogoff, a Cherrywood resident since 1973 and CEO of PCC since 2003.

#### Why did PCC move here in 1993?

**Rogoff:** Cherrywood at the time was fairly central to the people we were serving. The neighborhood's population has changed. It's not as campus-centric as it used to be. It's more family-oriented now.

#### What inspired the move this time?

**Rogoff:** We're landlocked and maxed-out on space. We're overusing this building because don't have parking capacity. We're very grateful to the neighborhood for not complaining when our parking has spilled over into the streets. We're just so cramped here that we can't grow. Plus 50 percent of our patients live in the zip codes centered



Regina Rogoff, CEO of People's Community Clinic and Cherrywooder since 1973, plans to turn PCC's Cherrywood location into a prenatal and women's health service clinic after the main office moves. PHOTO BY CASEY CHAPMAN ROSS

on where we're moving. Only 15 percent of patients live in a two-mile radius of our location now.

# But you'll still use the Cherrywood building, right?

ROGOFF: We plan to keep this building. It will likely be used as a prenatal and women's health site. That way we can grow our other lines of business, including pediatric, adolescent and adult health care, as well as health promotion and prevention services. This is my neighborhood and I really appreciate that the community here has supported us.

# MAPLEWOOD ELEMENTARY Grade Time

The school's official State of Texas 2013-2014 Report Card

#### PERFORMANCE INDEX

- Student Achievement: 75 (Target: 55)
- Student Progress: 44 (Target: 33)
- Closing Performance Gaps: 36 (Target: 28)
- Postsecondary Readiness: 38 (Target: 12)

**2014 ACCOUNTABILITY RATING:** Met Standard **DISTINCTION DESIGNATIONS:** Reading/ELA

# **ENROLLMENT BY RACE/ETHNICITY**

African American: 17.3% Hispanic: 36.5%

White: 36.1% Asian: 2.2%

Two or More Races: 7.4%

#### **ENROLLMENT BY STUDENT GROUP**

Economically Disadvantaged: 48.9% English Language Learners: 12.3% Special Education: 7.6%

#### **CLASS SIZE AVERAGES**

Kindergarten: 16.6

Grade 1: 17.3

Grade 2: 16.7

Grade 3: 14.4

Grade 4: 16.1 Grade 5: 17.9

Grade 5: 17.9 Grade 6: 19.5

# CHERRYWOOD CALENDAR OF CULTURAL EVENTS

## CHERRYWOOD COFFEEHOUSE

**Tuesdays** 10 pm *Open-Mic Comedy* 

Thursdays-Saturdays  $7\,\mathrm{pm}$  Music

**Sundays** 10 am *Kids Music* 

Monday–Friday 8am Free Hatha Yoga

#### **BUTTERFLY BAR**

**Tuesdays** 7 pm Trivia

**Thursdays** 6:30 pm Hoopy Hour

Fridays 5 pm

Happy Hour Music

#### MI MADRES

**Third Thursdays** 7–9 pm *Lotería* 

**Fourth Saturdays** 7–10 pm  $Salsa\ Night$ 

**4/11** 12–8pm 25th Anniversary Party

# IN.GREDIENTS 11/14-16, 11/21-22, 12/12 & 12/19

Music on Porch (7–9 pm)

**Wednesdays** 5 pm *Happy Hour* 

**Thursdays** 7–11 pm Triva/Comedy

First Fridays 7 pm Block Party in the Flood
Cherrywood Coffeehouse,
Vortex, El Sapo and more
March 17–22
Cherrywood businesses didn't have their
SXSW schedules complete at presstime,
but pop on by most any place in the hood
(maybe even a yard or two) to catch a
free music show.

#### VORTEX REP. CO.

**3/14, 4/11** 11 am–5 pm *Handmade Art Market* **2/21–22** 2–6 pm

 $\begin{array}{c} OUTsider\ Art\ Fair \\ 4/10-18\ 8\ pm \end{array}$ 

Prostitute & Cow

# SCHOOLHOUSE PUB 2nd Mondays

7–9 pm *Libations 101* 

# SALVAGE VANGUARD

**2/18–22** 8 pm *OUTsider Fest*  **4/9–11** 8 pm *Fusebox Festival* 

# 

# Community Garden Needs Green (as in, Cash)

Anybody got a fundraising idea for Patterson Park Community Garden? That woud be swell | by Marc Smolen

n December, Patterson Park Community Garden received a grant for \$17,187 from Austin Parks Foundation. We plan on starting construction of the garden by the end of

That's the good news. Here's the challenge: As a condition of the grant, we must raise at least \$5,700 in matching donations. You can make tax-deductible donations to the garden online through the Sustainable Food Center at http://tinyurl.com/p3mcuuc. Specify "for Patterson Park CG" on the comment line.

We also need labor from potential



Just \$5,700 more and it'll be good to go! PHOTO BY JENNIFER POTTER-MILLER

gardeners to assist with the construction.

We have several plots available for anyone interested in gardening with us.

#### Share your Garden Fundraising idea!

A sponsored movie night? Beet-eating contest? A jewelry heist, perhaps? Whatever your fundraising idea for the community garden may be, we'd love to hear it. Shoot an email to: smolen@sbcglobal.net.

#### Give to the Garden

http://tinyurl.com/p3mcuuc Specify "for Patterson Park CG"

And on a related note, Friends of Patterson Park needs a new chair. Any interest? Contact smolen@sbcglobal.net.

BTW: It's My Park Day, March 3. Show up in the morn to spruce up the place.

# { GREEN SPACES }



WILLOWBROOK REACH UPDATE: Remember three months ago when the city removed some trees from the Reach and it was a bummer? Well, this time a pecan tree fell over the creek channel and it's cool—good for the wildlife (the plant, animal and hyperactive child varieties). Also, congrats to David Boston, named a finalist in Austin's Keep Austin Beautiful Awards. He received the honor along with City of Austin Environmental Scientist Staryn Wagner in early February

for "Beautification," though the duo and Friends and Lovers of Willowbrook Reach do so much more to keep the space one of the gems of Cherywood. More info: lclippard@gmail.com

TREE PLANTING UPDATE: 586 total trees planted since Mikes Damal and Sullivan plus many others have spread trees through throughout the neighborhood over the years.

# URBAN FARM UPDATE:



Farm members planted for spring after the new year, putting in spinach, lettuce, radishes and more, including a selection of herbs worthy of a Simon & Garfunkel album. A new greenhouse under construction at one of the plots will accomodate seedlings. Want hyper-local produce and eggs? Become a member through subscription, work-share, or half and half.

More info: terry.dyke@cherrywood.org

PHOTOS BY JENNIFER POTTER-MILLER

# SENSE AND SUSTAINABILITY

# Swap It!

Cherrywood pioneered the Book and Plant Swap (March 14, 9 a.m.-noon at Cherrywood Green), and if it don't beat all but people just can't get enough of the concept! Meet the two new swaps on Cherrywood's sustainable scene:

## x→Austin Sustainable Swap

Cherrywood Coffeehouse 3rd Saturdays, noon-4 p.m.

Handmade jewelry, lotions, potpourri, massages and other stuff up for trade, plus demonstrations.

## ☞ Spring Cleaning Kids Clothing Swap Asbury Servant Church

March 7, 10-11:30 a.m.

Ditch old threads, get new ones.

# RACCOON TOWN UPDATE

# Trees in Training

Having "stabilized" the stream at 4005 Maplewood Ave. (a.k.a. "Raccoon Town"), the city got all hot and bothered about planting native seedlings there too. But they're little ones, we're talking twigs, so the city put up that ugly plastic orange fencing stuff to give them a fighting chance. Seriously, unless you belong to the clan of garbage-trolling procyonidae that rule that part of Cherrywood, don't trample around back there.

# 

# EAST Meets Best (of Cherrywood)

Cherrywood artists open studio doors for East Side-wide event | by Sarah Biggerstaff

y friend and I used Caitlin Alexander's colorful Cherrywood EAST map to find every studio on foot during the first cold and rainy weekend of EAST. Each studio was unparalleled in uniqueness and exhibited a different take on what art means or could mean today. One of our favorite moments took place at Studio 43 at French Place. Christine Nall had created a magnificent welcoming installation called "Divide by Six" in her backyard where we gathered in a circle

with other EAST visitors and Cherrywood neighbors to enjoy the mango margaritas and hot chocolate so graciously provided by the host. We were strangers brought together by an art installation, which of course provoked great conversation and laughter amongst us. EAST was an inspiring and eye-opening experience that made me even more grateful and proud



to live in Cherrywood.







PHOTOS BY JENNIFER POTTER-MILLE

Makin' the scene at EAST in Cherrywood. Clockwise from left: Chase Kreger (Pascal Simon in background), Sarah Collins, Erik Tragus, Jessica Wagne, Jennifer Balkan and Studio 43 at French Place.



COURTESY OF

# **GMUSIC**

Musician and Cherrywooder Nic Armstrong held a guitar in the Austin Google Fiber ad. Would it have killed the company to let him play a little bit too? Geez, it ain't like they don't have the money!



# PRONG DIRECTION

Not as freaky as the coyote spotted in the hood over the summer but still kinda strange, neighbors spotted a deer on Ardenwood in December. Maybe it made its way down from Boggy Creek, or maybe it was a forest spirit warning us to recycle and stuff.



COURTESY OF WARNER BROS.

# PLANE CLAIM TO FAME

No, all those planes flying over Mueller lately aren't being flown by 70s-era pilots who time-travelled through the Bermuda Triangle and don't realize the airport's moved. Bergstrom Airport simply sent air traffic that way while it fixed up its east runway.

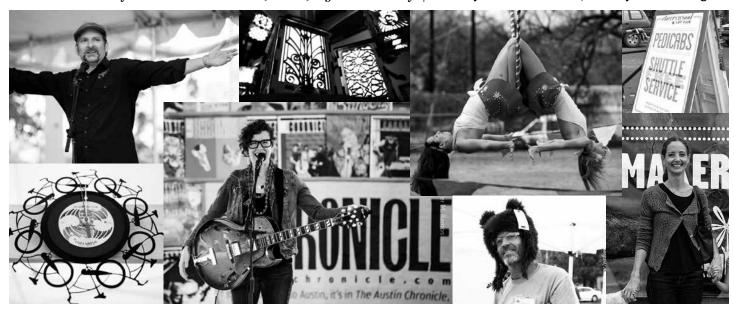
# Bring on the Tacky!

 $37th\,Street\,is\,dead.\,Long\,live\,Cherrywood\,Lights.\mid$  Photos by Jennifer Potter-Miller



# Art Fair Among Us

 $13 th\ annual\ Cherrywood\ Art\ Fair:\ It\ came,\ it\ saw,\ it\ gave\ to\ charity.\ |\ {\tt Photos}\ \ {\tt by\ Jennifer\ M.\ Ramos,\ courtesy\ of\ Chula\ League}$ 



# **MERCANTILE WATCH**

# Gangs, Hookers, Blood and Tacos

As Mi Madres turns 25, Rosa and Aurelio Torres recall the birth of an East Austin Icon | by Jennifer Potter-Miller

#### What inspired you to launch in 1990?

Aurelio: The economy was bad. Downtown was a shambles. So we decided that we wanted to open a restaurant but we didn't have a lot of means. But we had a ton of passion! So we opened a place at MLK and Comal, and it was called El Comal. We had some partners and after three months they were gone. They were never to be seen again.

Anyways, I saw a small ad [for a new location] in the paper. It was on the East side, and nobody wanted to come here. There were lots of problems, lots of gang activity. But it was close to UT.

We came in and the lady said, "I want \$40,000 right now." I had \$500 in my pocket, and I owed it to somebody else! ... Finally, I said to her, "Every week I'm going to give you \$500. If one week I don't comply with that, you can take it away from me and you don't owe me one red cent. At that time this place was making \$50 a day. So that was \$250 minus inventory and expenses. It was me and my wife and one helper, our son. I had a chart that I made and I would look at it and say "what if one day I made \$1,000? Wow, it's going to be awesome!" And I kept dreaming. Because when you don't have money, you dream. We had young kids, we had to pay the rent and all of that. And I said "Never mind, at least we can eat here."

But every week, from week 1, I religiously paid \$500. When you are congruent with what you want, with the passion that you



provide, someone up there will provide. And that's what happened. That was the beginning of Mi Madre's.

## How did you develop the menu?

**Aurelio:** We went to Taco Cabana and they had these liiiiittle bitty tacos like this, and I said "we can do better than that!"

#### Did you serve just breakfast initially?

Rosa: No just breakfast, until 2 p.m.
Aurelio: Monday through Friday.

# No weekend tacos? How did people survive?!

**Aurelio:** One day we decided let's come in on Saturday to clean the place. And we can sell if people come, but we'll be cleaning. Then people started noticing and suddenly it was the busiest day of the week.

#### What about the gangs?

**Aurelio:** It was really hard in the beginning, because there were so many gangs. People would get hurt and come in bleeding. **Rosa:** There were a lot of prostitutes, and

they would come in the morning and hang out. I even knew their nicknames. I would come out and say, "This is my corner, I have to work here, so you have to go." Two or three times the police took some of them.

#### When did you stop seeing that?

**Rosa:** About three years after we opened. We started attracting a lot of police here, and to this day they still come early in the morning. So they know we have police here and hopefully they don't come back.

## The neighborhood's changed a lot

Aurelio: We saw the young mothers with their baby strollers, and I said, "Wow, this is bliss." It means you are safe, you are enjoying the neighborhood, and it says we belong. We live here in the neighborhood because we believe in it, and wanted to be part of the change, and have lights on this corner. We made sure there is something happening for people to gather, get their friends together, and enjoy a nice meal. Those simple things. The emotional attachment of being in a place that they enjoy, where they are safe.

# cherrybiz Pop-Up

In December, CherryBiz held its first Pop-Up Holiday Market at in.gredients' First Friday. Businesses sold original print works and posters, fabric arts and succulents. Many thanks to in.gredients for hosting and to the artists and makers who participated: Brittney Benton, Denise Delagarza, Emily Hum, Jennifer Potter-Miller, Jessica Wagner and Kellan Stover.



PHOTO BY JENNIFER POTTER-MILLE

CherryBiz, a hyper-local business community, also hosts happy hours for knowledge exchange. Next up: A health and care fair and a building and home maintenance forum. – Cara Fealy-Choate

# Gherry Biz Happy Hour March 3 5:30pm-7pm "So you want to build an art studio?" Fannie Mae Stewart Conservatory 1902 E 22nd St.

# Me&My Statue

Our lawn ornaments, ourselves | by Steve Wilson

# RANDOLPH RD. Smitten in Stone

s far as Mike Stefanik knows, his front yard poetry rock garden writes itself much of the time. The window of his home office (he makes the *Austin Events* calendar) overlooks the pile of stones he painted with words from a zen magnetic poetry kit, but he rarely sees anyone stopping to write with it. "Somehow it usually changes when I'm not looking," he says.

Nevertheless, he likes what he sees out there A few of this fave creations: "this calmed us," "reality is the moon" and "today is the one."

Over the holidays, Stefanik puts out red and green stones with seasonal words like "jolly" to blend with perrenials like "enlightenment." He also recently installed a chalkboard wall below the rock garden, but it doesn't see much action. "Some people did some nice drawings of dogs once. Another person came by every day for a while and added a new drawing of a flower to their collage. That was pretty cool."

Stefanik plans to make a hashtag sign so people can post their stone poems on Twitter. He also wants to install a front-yard fortune-telling plinko board, "but who knows if that will ever happen."

More from Mike: bigweekendcalendars.com More stones: pg. 9





#### PHOTO BY JENNIFER POTTER-MILLER

# Cyborg Smash Cherrywood!

ere's the IMDB entry on the 2008 straight-to-DVD feature film, *Cyborg:* "In a fit of mad inspiration, UT student Alex Roessler, working under deadline for a class, builds a fake monster from rusty old machine parts and the bones of cows and coyotes found amid the garbage littering his uncle's ranch in Welder, TX. With an ice cream machine for its torso and the typebars of a typewriter for its claws, "Cyborg" is a tongue-incheek hit at his class presentation. But fun time's over when errant radiation from Google Fiber's new Austin network brings Cyborg to life!

In search of his creator, Cyborg rampages his way to the East Side enclave of Cherrywood, chomping a tree-killing Asplunda truck in two; smashing bumper-to-bumper rows of cars hogging up space on residential streets; razing whole duplexes, carports and other structures built outside the city code.

In the end, a jaded Cherrywood Coffeehouse barista and a wildly unpredicatable acupuncturist from Turtle Dragon Herb & Tea Company join forces to take down Cyborg in the West Bank Dry Cleaning parking lot, which marks the first time that chained off expanse of pavement has served any real use.

Cyborg, lifeless again, is mounted on the porch of Roessler's sister on Breeze Terrace, a threat to no one. Or is he? Cyborg swivels his head to look straight into the camera and smile. Eyes glow red. Fade to black."

# $\{$ The Cherrywood reader $\}$

# THE POETRY STONES OF RANDOLPH RD. $\mid$ by Random Passers-by



Got a short story, poem, play, manifesto or constitution you'd like to share for this space? Send it to flea@cherrywood.org.

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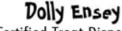
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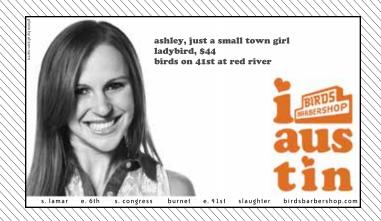
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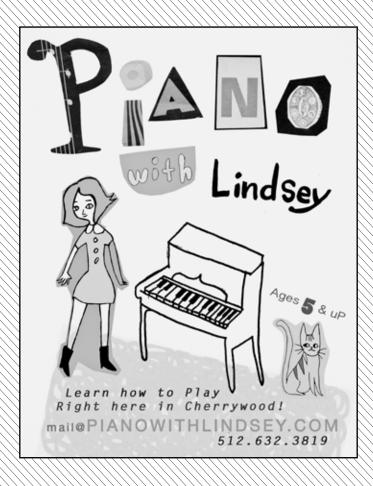
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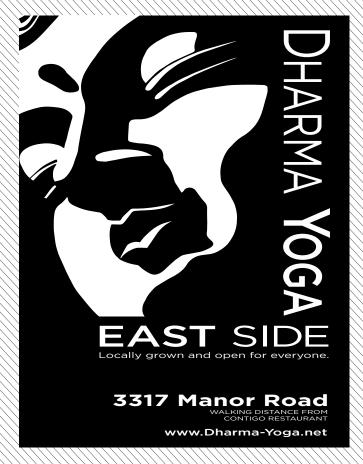
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# Tiffany Hentrup

Loan Officer
UFCU Mortgage Services
NMLS ID #509718
(512) 997-4608
THentrup@ufcu.org
ufcu-TiffanyHentrup.com

UFCU NMLS #441215 8303 N MoPac Expressway Austin, TX 78759

# Realty Austin & Jackie





- Awarded 2013 Realty Austir Rising Award
- Realty Austin recognized for Lowest Days on Market of any Austin Real Estate Firm in 2013

## Jackie Ogier

REALTOR\*
ABR, GRI
Realty Austin
(512) 507-8167
JackleOgler@realtyau

1209 W. 5th Street, #300 Austin, Texas, 78703

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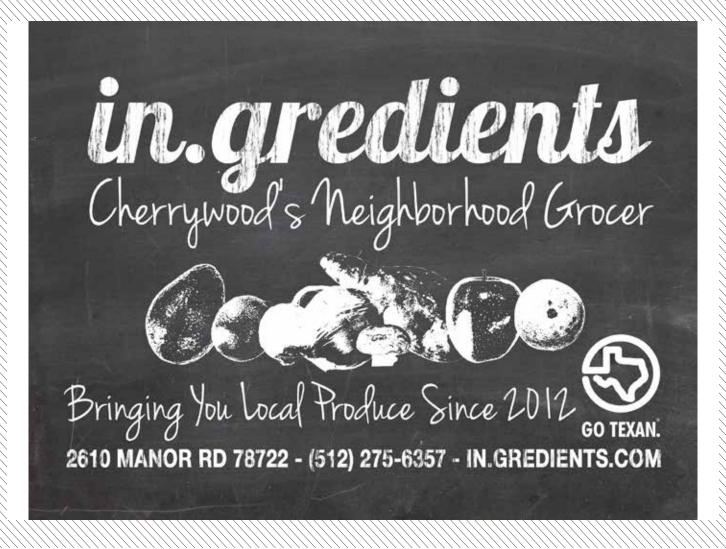


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# WHAT'S HOT IN CHERRYWOOD

# Austin-area home sales set records for the month of December, annual home sales volume in 2014

According to the December 2014 and Year-End 2014 Multiple Listing Service (MLS) report released today by the Austin Board of REALTORS\*, the Austin-area housing market set a record for single-family home sales volume for the month of December, as well as a record for annual home sales volume in 2014. This marked the fourth-straight year of annual home sales increases.

Housing inventory levels remained low in 2014, despite breaking an 18-month trend of monthly decreases in the second quarter of 2014. In December, Austin-area monthly housing inventory was 2.2 months, 0.2 months higher than December 2013 but still well below the 6.5-month inventory level the Real Estate Center at Texas A&M University cites as a balanced housing market.

The Austin-area housing market is consistent, but so are its challenges. More homes on the market, at all price ranges and throughout all areas of Austin, will be crucial to maintaining Austin's affordability in 2015. As one of the fastest growing metropolitan areas in the U.S. we must look to our new city council for a regulatory environment that stimulates and grows housing stock in a healthy, sustainable way.

# Feng Shui Tips for Your Home Paintings in the Bedroom

Do not hang pictures of fierce animals, abstract subjects or water in the bedroom. Elsewhere, water is very good fengshui, but in the bedroom it suggests financial loss.

# Cherrywood Real Estate Report

Information below is based on active, pending and sold homes within our Cherrywood boundaries. The data derives from a total of 17 homes sold or on the market for the period from November 1, 2014 to February 1, 2015.

Homes sold in the past 90 days: 7 Homes currently pending sale: 4

Homes actively listed: 6

Average home for sale: 3 beds, 2 bath. Average size home for sale: 1,431 sq. ft.

Average list price: \$406,132.

Average home's selling price: \$446,843. Average price per square feet: \$314.60

Average time on market: 62 days.

If you have your last issue of this report from November, you can see that while homes are about the same size, they are selling for significantly more than 90 days ago. Neighbors are aware of the value in their homes and are making significant updates to help fetch top dollar in today's market.

If you'd like to know how your homes measures up to other properties in the area, call me and let's set up an appointment to discuss your values!



I've been a Cherrywood resident since 1972. Call me if you're planning a move to a larger home, need to relocate, or know someone on the move.

Let me show you want I can do for you and how I can make your next move the best move of your life!













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