



CalaveraHills.info!

Newsletter & Community Support Information

Presented by Steve & Sue Landis, Keller Williams Realty, Tel: 760.715.6017



Dear Calavera Hills Friends,

It's hard to believe that Thanksgiving is almost here! Although there's nothing like a few Santa Ana weekends to put our minds back to Summer activities.

This month we have a feature article on Legoland, one of the great attractions that's really close to Calavera Hills. It's quite a fun place to spend time, and if you have an annual membership, you can spend a lot of time there at a very reasonable price!

We are also highlighting other businesses that Calavera Hills residents are involved in. Last month it was Tiffany Rashkin's *Arbonne* business. This month we have three additional businesses to let you know about. You'll also be able to find each of these on the 'Biz Net' page of the www.CalaveraHills.info website if you ever want to look them up again. Also, please let us know if you have a business that you want to advertise and we'll create an announcement for you for the newsletter and then put it on the website.

Our first ever Fall Community Garage sale saw over 90 families/homes participate and people sold everything from furniture to rabbits! See the article on page 3.

We've also included the regular features of:

- Announcements
- Real Estate Market Update

We hope you enjoy it!

Warm Regards,

Sue & Steve Landis

P.S. Our business is based on referrals. If you know anyone that is thinking about buying or selling a property and would like expert advice and first-class service, let us know. We appreciate your referrals very much and we'd like to thank you in advance for thinking of us!

In this issue...



Learn about Legoland, our most famous attraction!



The September Garage Sale – over 90 participants!



Several New Calavera Hills Businesses! – See them on page 5

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6005 Hidden Valley Road, Suite 200, Carlsbad, CA 92011
Direct. 760.715.6017 Fax. 760.434.5478
Email. Info@LandisRealEstate.com
www.LandisRealEstate.com



LEGOLAND – A background and a tour

There are four LEGOLAND parks scattered around the world – the first was in Denmark, the second in Windsor England and Carlsbad was the third, opening in March of 1999. The last



The entrance to LEGOLAND



Over 30 million LEGO bricks went into all the models around the park

Park to open was in Günzburg Germany in 2002. Although the parks are 70% owned by Merlin Entertainments, 30% is still owned by LEGO, the famous Danish toy maker. The Lego 'bricks' are the well-known toy that goes into much of the scenery at the park. Over 30 million bricks were used to create the models set up around the Carlsbad park. According to LEGO there have been over 300 billion bricks manufactured worldwide!

The park is designed for children ages 2-12 and their families, combining interactive attractions, family activities, shows, restaurants, shops and LEGO models.

The park has variable hours depending on the time of year. It's open most days in the Summer, but closed many Tuesdays and Wednesdays in the off-seasons. The hours vary as well, but 10am – 5pm (or 7pm) is the norm. Please check LEGOLAND's schedule and hours before you go at www.LEGOLANDCA.COM.

The admission price is \$57 (for 13-59 years of age) and \$44 (for 3-12). However, for just under the price of two one-day admission tickets you can purchase an annual membership



A boat ride from Miniland USA marina takes you by many well-known sites built with LEGO bricks



Our nephew Remy (2), from New Zealand, looks on and gives you a sense for the size of the displays



Now it's Remy's turn to try to build something!



Sue's sister Kirsty and Remy on one of over 50 rides and attractions

pass (\$106 & \$86 respectively). Parking is not included – it averages about \$10. However you can buy annual memberships, for slightly more money, that will cover the cost of parking as well.

LEGOLAND is always creating new attractions in the park. Recently they launched the popular 'Pirate Shores' area which is a great example of the creativity and fun that is the hallmark of LEGOLAND. Here's how they describe one of the four parts of Pirate Shores... *"**Splash Battle** with its ship-themed vehicles puts you behind your own water cannon as you navigate through pirate-infested waters. Aim your cannon and take your best watery shot at spectators and other riders. But this is pirate territory so beware, because all of your targets are armed and ready to retaliate. All the while you'll be surrounded by magnificent blustery pirate scenes of detailed LEGO models."* Lastly, they advertise an area for 'lost parents' which is where you can find your kids if they run off or if they can't find you!



Winston Churchill, cigar and all!

[Calavera Hills Fall Community Garage Sale – September 23rd](#)

We had another fun day in Calavera Hills when over 90 families/homes participated in the Fall Community Garage Sale – that was the most we've had participate. There was the usual variety of quality goods for sale and in addition to spending a sunny Saturday in the driveway, people made a few dollars as well! The award for the most creative item for sale goes to the Andersons on Contour Place – they had rabbits for sale (note the interest below by a local dog named Jazz!) **The next Calavera Hills Spring Community Garage Sale is scheduled for Saturday, April 14th 2007, 7am – 12noon**



Announcements:

Stay On Top Of The Real Estate Market!!

Sign up for these two eNewsletters online at www.LandisRealEstate.com, 'eNewsletters' page



This monthly eNewsletter *Real Estate Update* will provide you with a variety of articles and analysis on matters relating to real estate and wealth building. You'll find articles that look at the national market, the local market and everything in-between! Topics such as financing, demographic trends, buying and selling strategies, home remodeling, credit scoring, and interest rates and much more! We hope you find it valuable!

The Active Investor will be your source for investing news and advice. There will be practical articles on how to finance your properties, strategies for holding or flipping and ways to leverage the Keller Williams network of investors and Realtors around the country and overseas. Find out about our investor seminars, where we will reveal more ideas and opportunities for you to make money investing in real estate. We hope you find it valuable!



Ava Integrative Medicine

www.AvaIntegrativeMedicine.com

Dr. Audrey and Dr. Ken Stanley, residents of Summerhouse, have recently opened a Medspa on Vista Way!

The name of their business is Ava Integrative Medicine and they offer laser hair removal, photo rejuvenation to remove sun spots and red spots, botox, restylane, cosmoderm and leg vein treatments. Audrey does acupuncture for a variety of medical conditions including stress, pain management, and tobacco cessation.

Look great this Fall! Give the Stanleys a call!
 2741 Vista Way, Suite 201 Tel: (760) 494-7864
 Email: avaintegrativemed@sbcglobal.net

Open House!! Wednesday, November 15th, 4pm - 7:30pm. Food, wine, raffles!!

The Stanleys are both board certified physicians with 17 years of medical experience between them.

Calavera Hills Special!! 10% off all procedures for residents.
Valid thru 12/29/06

Introducing LaundryPure™



Joe Amendola, a Foothill Avenue resident, has started a new business selling air & water purification systems that are ecologically safe and clean. His first product is LaundryPure which attaches to your washing machine and cleans without detergent or hot water. It cleans without leaving residue or odors, lengthens the life of fabrics and saves our environment. Not bad for one inexpensive device!! Call Joe for a complete explanation, demonstration and pricing.

Health Enhancing Life Products

(888) 579-0554
amendola@ecoquestintl.com
www.EcoQuestIntl.com/Amendola





Shaun Golden, of Hummock Drive, has a new Fitness Training Service. He can train at your home, a beach, a park or in AssuredFitness' private studio gym. They are ISSA Certified and provide custom programs to address one or more of the following:

Prenatal & postpartum fitness • Weight loss • Body toning and sculpting • Weight management • Strength training
 Aerobic training • Circuit training • Lifestyle management
 Enhanced performance • Nutritional counseling • Body composition

Calavera Hills residents get one free introductory session plus a discount on certain services!

For more information call: (760) 470-7286 or visit online at www.AssuredFitness.com

Real Estate Market Update

After a noticeable slow-down in the real estate market for the first 9 months of the year, the current seasonal slow-down for the holidays seems even slower than normal. There are buyers coming back into the market, however, with the National Association of Realtors showing an increase of 4.3% of homes in escrow over the prior month. Even Alan Greenspan has said that the worst is behind us. Greenspan continued to say that "housing market activity is unlikely to continue to be a drag on overall economic growth as unsold inventories clear out and stabilize against sales levels." "This is not the bottom, but the worst is behind us," Greenspan said at a conference organized by financial services firm Charles Schwab.

It is a great time to buy for homeowners and/or investors that have the financial position to make a move in the current market. The combination of lower prices and low interest rates make this a very attractive environment to consider buying an investment property or trading up to your dream home.

Even though the market does seem slow locally, there are buyers ready to make offers on homes that are aggressively priced. Buyers are concerned about the market declining further and eating into their equity. That's why they are looking for below-market pricing – to provide a margin for possible continued softness in the market. This makes it that much more competitive for sellers to attract offers on their homes. Inventory remains high with 27 homes on the Multiple Listing Service in Calavera Hills versus 12 in early November 2005.

REAL ESTATE SALES – Detached Homes Market Report for Barrington, Nantucket, Sheffield, Capistrano, Montara, Ravinia and Summerhouse neighborhoods of Calavera Hills

Active Listings

ESF = Estimated Square Feet LP/SF = List price per square foot DOM = Days On Market

Address	Neighborhood	Beds	Baths	ESF	LP/SF	List Price	DOM
Promontory Place	Barrington	3	2.5	2160	\$338	\$729,000	1
Pleasant Vale Drive	Ravinia	5	3	2705	\$271	\$732,990	84
Stoneridge Road	Nantucket	3	3	2050	\$327	\$670,000	28
Bluff Court	Barrington	4	2.5	2160	\$312	\$674,500	129
Foothill Avenue	Nantucket	4	3	2765	\$249	\$689,000	46

Granite Court	Montara	4	3	2031	\$339	\$689,000	20
Barranca Court	Barrington	3	3	1954	\$397	\$695,000 - \$775,000	27
Rich Field Drive	Barrington	4	4	2804	\$260	\$699,000 - \$730,000	23
Rich Field Drive	Barrington	4	3	2165	\$337	\$729,000	14
Ravine Drive	Ravina	5	3	2705	\$272	\$735,990	39
Stoneridge Road	Nantucket	4	3	2760	\$279	\$739,000 - \$769,000	13
Levee Drive	Nantucket	4	3	2765	\$282	\$749,000 - \$779,000	49
Crownpoint Court	Capistrano	4	2.5	2726	\$275	\$749,000	48
Sand Court	Montara	4	3	2691	\$290	\$749,995 - \$779,995	89
Crater Rim Road	Ravina	4	3	2876	\$262	\$753,990	69
Rock Ridge Road	Montara	5	3	2871	\$278	\$769,000 - \$799,000	175
Saddle Drive	Capistrano	3	2.5	2726	\$284	\$774,000	75
Sand Court	Montara	3	3	2691	\$295	\$775,000 - \$795,000	103
Strata Dr.	Sheffield	4	3.5	3190	\$267	\$775,000 - \$850,876	12
Rock Ridge Road	Montara	4	2.5	2855	\$276	\$789,000	14
Rock Ridge Road	Montara	5	3.5	2622	\$317	\$789,888 - \$829,888	118
Plateau Place	Capistrano	4	3	2913	\$273	\$795,000	53
Plateau Place	Capistrano	5	3.5	3190	\$277	\$825,000 - \$885,000	31
Granite Court	Montara	4	3	2800	\$304	\$830,000 - \$850,000	68
Gorge Place	Sheffield	4	3	2871	\$300	\$860,000	40
Granite Court	Montara	4	3	2861	\$313	\$865,000 - \$895,000	30
Bayview Place	Sheffield	4	3	3365	\$279	\$939,000	128
Averages		4	3.02	2,677	\$294	\$783,409	56

Pending

The Landis Team Listings!

OMD = Off Market Date (e.g. offer accepted)

Address	Neighborhood	Bed	Bath	ESF	LP/SF	List Price	OMD	DOM
Strata Drive	Sheffield	4	3	2579	\$290	\$699,000 - \$749,000	10/31/2006	38
Pleasant Vale Dr.	Ravina	4	3	2597	\$271	\$704,990	10/23/2006	120
Sand Court	Montara	4	3	2031	\$369	\$719,000 - \$749,000	09/07/2006	34
Strata Drive	Sheffield	5	3	2865	\$265	\$719,900 - \$759,900	11/04/2006	86
Pleasant Vale Dr.	Ravina	5	3	2705	\$275	\$743,000	10/23/2006	63
Averages		5	3.00	2,555	\$294	\$754,376		68

Sold

Sold by the Landis Team!

SP/SF = Sold price per Square Foot

COE = Close of Escrow

Address	Neighborhood	Beds	Baths	ESF	Sold Price	SP/SF	COE	DOM
3513 Rock Ridge Road	Montara	3	3	1658	\$653,500	\$394	05/18/2006	181
3575 Rock Ridge Road	Montara	4	3	2163	\$710,000	\$328	07/11/2006	108
3428 Pleasant Vale Dr.	Ravina	5	3	2705	\$750,000	\$277	10/27/2006	32
3470 Moon Field Drive	Summerhouse	4	3	2170	\$615,000	\$283	08/30/2006	34
3441 Ravine Drive	Ravina	3	2.5	2170	\$630,000	\$290	08/04/2006	167
3479 Rich Field Drive	Barrington	3	3	2164	\$650,000	\$300	07/07/2006	70
3486 Rich Field Drive	Barrington	4	3	2164	\$665,000	\$307	08/25/2006	58
3647 Barranca Court	Barrington	4	2.5	2160	\$685,000	\$317	11/01/2006	37
3475 Moon Field Drive	Summerhouse	4	4	2804	\$698,000	\$249	10/18/2006	150
3464 Pleasant Vale Dr.	Ravina	4	3	2170	\$699,990	\$323	08/01/2006	85
3941 Foothill Avenue	Nantucket	4	3	2585	\$720,000	\$279	08/31/2006	26
3907 Stoneridge Road	Nantucket	4	3	2765	\$750,000	\$271	08/11/2006	24
3602 Contour Place	Sheffield	4	3	2579	\$760,000	\$295	7/05/2006	5
3603 Promontory Place	Barrington	4	3	2287	\$775,000	\$339	10/13/2006	15
3431 Pleasant Vale Dr.	Ravina	5	3	0	\$779,990	\$0	08/03/2006	19
3733 Saddle Drive	Capistrano	4	3.5	3190	\$800,000	\$251	07/27/2006	12
3570 Gorge Place	Montara	5	3	2865	\$810,000	\$283	06/05/2006	52
3657 Strata Drive	Sheffield	5	3	2865	\$815,000	\$284	05/05/2006	96
3718 Saddle Drive	Capistrano	4	2.5	2913	\$830,000	\$285	05/05/2006	70
3697 Strata Drive	Sheffield	5	3	3373	\$845,000	\$251	06/29/2006	83
3563 Rock Ridge Road	Montara	4	4	2822	\$849,990	\$301	07/19/2006	248
3507 Rock Ridge Road	Montara	4	3	2872	\$859,990	\$299	04/28/2006	3
3804 Crownpoint Ct.	Capistrano	4	3	2913	\$875,000	\$300	08/31/2006	49
Averages		4	3.06	2,568	\$749,019	\$283		69

This information was compiled by the Landis Real Estate Team on Nov 07, 2006 from the Multiple Listing Service. If your home is currently listed with another company, please do not consider this a solicitation.

REAL ESTATE SALES - Attached

Mystic Point neighborhood of Calavera Hills

Active Listings

ESF = Estimated Square Feet LP/SF = List price per square foot DOM = Days On Market *Single-Family Attached Homes

Address	Neighborhood	Beds	Baths	ESF	LP/SF	List Price	DOM
Peninsula Drive	Mystic Point	3	2.5	1411	\$351	\$425,000 - \$495,000	93
Backshore Court	Mystic Point	3	3	1411	\$354	\$479,000 - \$499,000	30
Peninsula Drive	Mystic Point	3	2.5	1411	\$372	\$525,000	32
Averages		3	2.67	1411	\$359	\$506,333	52

Pending

OMD = Off Market Date (e.g. offer accepted)

Address	Neighborhood	Bed	Bath	ESF	LP/SF	List Price	OMD	DOM
Karst Road	Mystic Point	2	2	1363	\$283	\$386,400	10/08/2006	12
Karst Road	Mystic Point	2	2	1363	\$284	\$387,400	10/16/2006	20
Jetty Point	Mystic Point	3	2.5	1535	\$293	\$420,000 - \$450,000	10/11/2006	61
Jetty Point	Mystic Point	3	2.5	1411	\$319	\$450,000	10/28/2006	91
Averages		3	2.25	1418	\$295	\$418,450		46

Sold

SP/SF = Sold price per Square Foot COE = Close of Escrow

Address	Neighborhood	Beds	Baths	ESF	Sold Price	SP/SF	COE	DOM
3682 Jetty Point	Mystic Point	3	2.5	1411	\$420,000	\$298	10/20/2006	107
3697 Jetty Point	Mystic Point	3	2	1363	\$445,000	\$326	05/24/2006	169
4049 Peninsula Drive	Mystic Point	3	2	1411	\$450,300	\$319	08/10/2006	19
4095 Peninsula Drive	Mystic Point	3	2.5	1535	\$454,300	\$296	08/29/2006	45
4068 Peninsula Drive	Mystic Point	2	2	1363	\$461,200	\$338	06/13/2006	58
4046 Peninsula Drive	Mystic Point	2	2	1363	\$472,931	\$347	06/13/2006	33
4044 Peninsula Drive	Mystic Point	3	2.5	1411	\$529,615	\$375	05/22/2006	12
3689 Jetty Point	Mystic Point	3	2.5	1535	\$535,000	\$349	06/14/2006	42
3653 Jetty Point	Mystic Point	3	2.5	1535	\$535,000	\$349	05/03/2006	18
3752 Jetty Point	Mystic Point	3	2.5	1535	\$545,000	\$355	06/12/2006	27
Averages		3	2.3	1446	\$484,834	\$335		53

This information was compiled by the Landis Real Estate Team on November 6, 2006 from the Multiple Listing Service. If your home is currently listed with another company, please do not consider this a solicitation.