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COMMUNITY PROFILE

Desire, demand fuel red-hot El Dorado Hills market

By Mark Billingsley

Homes are hard to come by in El Dorado Hills right now, as the few resale homes and the scant new homes that go on the market are snatched up quickly.

That speaks to the allure of El Dorado Hills, an unincorporated town of just under 50,000 inhabitants on the far western side of El Dorado County along Highway 50.

“Sales at our communities in El Dorado Hills are brisk as we are still seeing quite a bit of Bay Area buyers,” Lennar Division Manager Michelle Velky said. “El Dorado Hills is the desired location right now in the Sacramento region.”

Lennar now offers self-guided tours of the luxury homes at its three communities in Bass Lake Hills. Once potential buyers enter some pieces of information they are given a special code to access the models at Hawk View, Sapphire Cliff and Emerald Peak. The company is still holding appointments with

FAST FACTS

- Location: 22 miles east of Sacramento (Capitol)
- County: El Dorado
- Founded: 1959
- Population: 45,599
- Size: 48.6 square miles
- Government: Unincorporated, County Board of Supervisors

sale agents.

Hawk View at Bass Lake Hills offers a collection of four home designs available in both single and two-story layouts.

Offering two-story home designs, Sapphire Cliff is a new collection of single-family homes for sale with floor plans with as many as 4,253 square feet, five bedrooms, four-and-a-half bathrooms and three-car garages.

Emerald Peak also offers single- and two-story home designs with floor plans ranging from 2,527 to 3,762 square feet with as many as five bedrooms four-and-a-half bathrooms and three-car garages.

All floor plans at the



El Dorado Hills Town Center will soon have luxury residences. Town Center is a place with fine and casual dining, lake views, shopping, and a movie theater.

three communities offer the Next Gen Home Within A Home plan for multigenerational living. Some Next Gen floor plans have attached suites under one roof that can be transformed into a home office, gym or countless other needs. Homes at Hawk View have as many as 2,500 square feet with three bedrooms and three bathrooms. Most homes at Hawk View enjoy views of the foothills and the Sierra Nevada, the San Joaquin Valley and city lights of Folsom and Sacramento and surrounding areas. Sunsets are spectacular for those lucky enough to have western facing views.

Every home also comes complete with Lennar’s signature Everything’s Included program, which provides added value and style with upgrades and features at no additional cost, Velky said. Those features include solar, granite countertops, stainless steel appliances and smart-home technology. Serrano is the largest

homes development in El Dorado Hills. The Parker Development Co. first acquired the more than 3,500 acres in 1989 and survived a brutal recession that lasted into late 1994. When the economic time was right, Bill Parker, the developer, started design-

SEE PROFILE, PAGE 2

Revere in rescue: celebrating luxury in the Foothills

Last month, Blue Mountain Communities was proud to unveil two highly anticipated model homes at the highly sought-after neighborhood, Revere in Rescue.

The grand opening was a great success with many prospective buyers checking out what this hot new community has to offer. Revere in Rescue currently has two model homes open and ready to tour. With prices starting in the \$800,000’s and homesites from ¼ to ¾ acres, these homes are proving to be an incredible value. The first model, the Lassen, is a spacious single-story home with all the room a household needs for ultimate comfort. At 2,526 square feet and with two-, three-, or four-bedroom floor plan options, this home is perfect for families that want modern luxury away from the crowds.

The Lassen features large, airy rooms with ex-



The single-story Lassen home at Revere in Rescue has proven to be popular for its remarkably high ceilings, expansive windows, and overall floorplan design. Models are now open daily to tour.

pensive windows, tons of natural light, luxury amenities like a fireplace, walk-in pantry, and three-car garage (which can become a two-car garage with a flex room). All of this is packed into a chic and modern exterior design that has incredible curb appeal.

“We were thrilled to hear many home shoppers react to the use of windows and tall ceiling heights,” stated Joe Klusnick, marketing director for Blue Mountain Communities. “All homes at Revere have been specifically designed with these two features to bring a

leveled-up element of grandeur, not common in most new homes.” Those looking for something a little larger can head next door to the second model home: the 3,457-square foot Shasta. This two-story space emits beauty and elegance with gorgeous flooring, unique fixtures, and an impressive kitchen. It’s modeled with a down stairs multi-gen suite which and also be option as a dedicated media room that is perfect for family movie nights. The Shasta has up to six bedroom options, which makes it a

perfect choice for large families who want to live in the peace of nature (without sacrificing any amenities). Revere is located just east of El Dorado Hills, only half an hour’s drive from Sacramento, and under two hours from Lake Tahoe or the Bay area. Residents can easily spend a weekend exploring, before retreating to their own oasis.

“The location really doesn’t get any better. There are top-ranked schools, shopping, and other must-have amenities of modern life right in Rescue. For any major conveniences, consider Costco, Target, Regal Imax movie theater, and the like, El Dorado Hills and Folsom only a few minutes away,” continued Klusnick. Models and sales office at Revere in Rescue are open daily from 10:00 am to 6:00 pm. To learn more and schedule a tour, please call (530) 771-7369, text (707) 898-3020 or visit www.BlueMountainCommunities.com

7535 Cork Tree Lane-5 Acres within the North Vineyard Station Development Area

NEW LISTING at \$950,000

This property is located on 5 acres in a developing area. It could be perfect for a homeowner looking for land in a great location. It is also in the North Vineyard Station Specific Plan. It looks like the property is suitable for low to medium density development per the land use map on the county website. Buyer to confirm all information with Sacramento county.

RAY HENSON, License #00949880
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LENNAR HOMES REQUEST FOR BIDS July 29th, 2021 @ 1:00 PM

PV 400 – Sewer Trunk, TCA & Sewer, Trail -
Public Improvement Bid Package can be found at;
<https://lennar.box.com/s/3wecxoegl13mt0p615d8r0wxf15ppv2w>

The work includes: Grading, Roadway Facilities, Drainage Facilities, Sewer Facilities, Water Facilities, Recycled Water Facilities, Miscellaneous, Final Erosion, and Class I Trail. This work is considered reimbursable to the developer and therefore the work is to be built using prevailing wage requirements with certified payroll will be required. E-mail all pre bid RFI’s related to plans and contracting to Albert Guidice with Lennar Homes by email Albert.Guidice@Lennar.com

All of the above request for proposals (RFP’s) must comply with the following conditions:

Contractor shall comply with the prevailing wage laws of the California Labor Cod (California Labor Code sections 1720 through 1861) and any and all other such local prevailing wage laws, rules and regulations (collectively, “Prevailing Wage Laws”) applicable to the work including, without limitations, all obligations under the prevailing wage rates, apprenticeship standards, and all noticing and record keeping requirements. The wage rates specified by the Director of Industrial Relations are available online at <http://www.dir.ca.gov/DLSR/PWD/index.htm>. The awarded contractor and all subcontractors listed shall be registered with the State of California Department of Industrial Relations as a Public Works Contractor prior to the time and date that bid proposals are due. All second and lower tier subcontractors working on the project shall be registered with the 4 Department of Industrial Relations as a Public Works Contractor prior to working on the project. Contractor represents that Contractor is registered with the Department of Industrial Relations in compliance with the Department of Industrial Relations pursuant to Labor Code section 1725.5. During the performance of the work, contractor and all subcontractors shall have a continuing legal obligation to maintain current registration with the department of Industrial Relations. Contractor is hereby notified that the project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.



A single-story home within gated community resembles a small village with exterior designs reminiscent of classic Tuscan villas paired with sleek, and modern interior designs.

A contemporary styled single story home in the Westwood Homes

BY NICK SADEK SOTHEYB'S INTERNATIONAL REALTY

The most recently finished new home in the Plaza de la Fuente community in Wilhaggin now

comes complete with an architecturally designed and installed back yard . The home is open for tours with a new price improvement of \$1,475,000. 729 Estates Drive, Sacra-

mento, California offers a fresh take on single-story living with a roomy, open-concept floor plan, two bedrooms,office, two and a half baths, 3 car garage, a chef's kitchen with a colos-

sal center island and soaring ceilings lit by natural light. Indoor living area is just under 3100 sq.ft. This eclectic community of only eight homes sur-round an Old World-in-



Submitted Photo

A chef's kitchen with a colossal center island and soaring ceilings lit by natural light.

spired plaza complete with stone pavers, large canopy trees and a fountain. This gated community resembles a small village with exterior designs reminiscent of classic Tuscan villas paired with sleek, modern interior designs. Exterior accents include shutters, balconies, cast stone, tile roofs and intricate ironwork with each home offering a low maintenance backyard perfect for frequent travelers or individuals seeking to enjoy a fuss-free yard. Floor plans range from 2773 sq. ft. to 4320 sq. ft. and feature tower elements, wrought iron balconies,

colonnades and arcades of ornamental columns and masonry pilasters. Numerous gliding French doors open onto covered loggias and courtyards blending the indoor and outdoor living experience. There are only 3 homes remaining to be built. Westwood Homes are renowned for their award winning design, exceptional craftsmanship and timeless quality. Serious inquiries are encouraged to contact Nick Sadek or Christopher Hayhoe of Nick Sadek Sotheby's International Realty. Nick can be reached at 916-966-4444 and Christopher can be reached at 916-397-7733.

Profile

CONTINUED, FROM PAGE 1

ing roads and building infrastructure. It took 18 months to build the roads, the 18-hole championship golf course and clubhouse, he said. It wasn't until the Spring of 1996 when the first lots were sold.

Twenty-five years later there are more than 4,400 homes in Serrano of which just 650 are custom homes. The rest are high-end, production homes, Parker said.

The last custom home was finished along the 13th fairway early this year, Parker said.

Builders in El Dorado Hills have experienced years of incredible sales and that continues through 2021 despite inventory levels at historic lows, at least in the resale market. New homes are selling almost as fast as the final nail is driven.

Woodside Homes has sold out at Collina at Serrano. Lennar Homes sold out Sienna Ridge Estates at Serrano.

El Dorado Hills Boulevard is approximately four miles long that runs north and south, and serves as the main thoroughfare through the thriving community.

Homes to the west and north of Highway 50 tend to be older, especially those on "the ridge" that overlook the San Joaquin Valley and have some of the most spectacular sunset views

anywhere in the Sacramento metropolitan region.

Homes to the east and south of El Dorado Hills Boulevard skew newer, including those in Serrano and neighborhoods off of Latrobe Road.

El Dorado Hills residents are served by three school districts: Buckeye Union Elementary School District, Rescue Union Elementary School District and El Dorado Union High School District.

Oak Ridge High School is the only public high school located in El Dorado Hills and is one of the top public high schools in the region. It's ranked 170th of all schools in California by U.S. News & World Report, and 1,114 in the nation. The elementary and middle schools that feed into Oak Ridge are also high-performing public schools, although there are options for parochial and private schooling.

Lennar's Heritage at El Dorado and K Hovnanian's Four Seasons are active-adult communities for those age "55 and better." Four Seasons is south of White Rock Road and Heritage El Dorado is just south of Four Seasons.

Heritage is a collection of four smaller communities — Estates, Mosaic, Legends and Reflections. Each of the homes, regardless of community, is built with what Lennar calls Thoughtful Design. Features include wider doorways,



SCOTT LORENZO

Kalitheia Park has a beautiful view of Folsom Lake.



SCOTT LORENZO

Saratoga Estates Manzanita is a new Elliott Homes development that is going up near Highway 50.

lower appliances and light switches and walk-in showers for easier accessibility.

The resale market in El Dorado Hills continues to be one of the most competitive in the Sacramento metropolitan area, according to a redfin.com market analysis.

Some of the hottest homes sell for more than 10 percent over asking price and within a couple of days. The median sales price for homes in El Dorado

Hills over the last 60 days is \$910,000. That's an increase of 37.4 percent over this time last year.

The lowest priced resale home is \$550,00 for a 1,756 square-foot, three-bedroom, two-bathroom home. The highest price listed is \$3.99 million for eight bedrooms and eight bathrooms in 9,600 square feet.

Mark Billingsley is a Carmichael-based freelance writer.



SCOTT LORENZO

Kalitheia Park has a beautiful view of Folsom Lake.



SCOTT LORENZO

Ridgeview Park is just one of the many community parks in the area.



SCOTT LORENZO

The rolling hills, the wide open nature areas, and the numerous pedestrian trails makes for enjoyable walks, runs or biking.

To save precious water, new homes are a great solution

By Michael Strech
NORTH STATE BUILDING INDUSTRY ASSOCIATION

California is once again dealing with a serious drought. The state received far below normal rainfall and snowfall last winter, and as a results our reservoirs are extremely low. Folsom Lake, for example, is the lowest it's been at this time of year since 1977 and holds just a third of the amount of water it normally would.

In response, Gov. Newsom this month called on Californians to voluntarily reduce their water use by 15%. State agencies will be closely monitoring progress on voluntary conservation and other metrics to determine if additional drought response actions are needed in the weeks and months

to come. As a result, many prospective homebuyers in the Sacramento area are concerned about how they can conserve water without major changes to their lifestyle. One way to do so is to buy a new home.

That's because today's new homes are built with the latest water-saving technology that dramatically reduces water use. Amazingly enough, today's new homes use half as much water as homes built before 1980. A family living in a typical new three-bedroom single-family home will use about 46,500 gallons of water for internal use – a savings of 47,000 gallons compared to homes built before 1980 and a savings of over 20,500 gallons from homes built in the early 1990s.

New homes save so much water because they are equipped with efficient water-saving appliances, faucets and toilets. While homes built in the past few decades also feature some of these water-saving features, the appliances and plumbing in today's new homes have the latest technology that makes them not only efficient but effective. Washing machines, dishwashers and toilets do a great job while saving thousands of gallons of water every year.

Many builders are also exploring other new water-saving technologies, such as smart water systems that track how much water each fixture uses, allowing homeowners to set conservation goals and provide an early warning if there is a water leak somewhere in the system.

Other options often available include such products as dual-flush toilets, tankless water heaters and recirculating hot water systems that no longer make people have to allow gallons of cold water to run down the drain until the needed hot water reaches the faucet.

But where new homes have an especially large water-saving advantage over homes built just a decade ago is outside the house.

Modern landscaping designs reduce the amount of water-consuming turf and feature drought-resistant plants that need far less water than plants that used to be commonly used. These designs still include areas of grass for kids and dogs to play on but reduce the water consumption of a family living in a

new home by about 20%, or about 12,000 gallons a year

In addition, new California homes are equipped with smart Irrigation controllers that uses local weather data to determine when and how much to water.

Some systems also feature soil moisture-based control technologies that water plants based on their needs by measuring the amount of moisture in the soil and tailoring the irrigation schedule accordingly.

So if you're in the market for a home and want to live in one that will allow you to use far less water than you would in an older home, take a look at the hundreds of new home communities in the greater Sacramento area.

You'll find the home that meets your needs and saves water besides!

AT HOME

This is the art you should buy, based on your personality

By Gabrielle Savoie
DOMAINE/TNS

Tell me who you are, and I will tell you what art to buy. People often get nervous when buying art: “Will it match my decor? Will I like it over time? Is this an artist worth investing in?” We say: Throw all those questions out the window — it’s time to focus on your personality instead. The wonderful thing about art is you get to reflect a piece of your personality on your wall through a beautiful photograph or a vibrant print. No matter what your interests or character traits, there is an artist out there who perfectly represents who you are.

Are you a die-hard sartorialist? Do you love traveling, or do you live to escape to the beach? Today, we’re playing curator by dissecting 11 personality types and making art recommendations based on your tastes and interests. From black-and-white photography to graphic prints and abstract painting, we have a little something for every taste and budget. Which art personality are you?

THE MINIMALIST

If you’re a minimalist at heart, chances are you don’t want a busy colorful painting to take over your carefully edited decor space. Instead, pick monochrome pieces with texture or graphic interest. Black and white doesn’t

have to mean boring.

THE SHUTTERBUG

If you enjoy snapping away on vacation or even around your city, we’ll make it easy for you. Have your own photography blown up and framed, or collect the photography of other artists. For a more edited look, print your work in black and white.

THE NATURE LOVER

If you like the outdoors, you’ll love staring at beautiful nature all day long even more. Take your pick of greenery from painted landscapes to stunning nature photography, and live your very own “Planet Earth.” It’s like bringing the outside into a whole new level.

THE STREET KID

Channel the cool kid in you, and give your home an urban edge. If you love all things street art, skateboarding and alternative music, you’re in luck. Tons of photographers these days are snapping candid shots of cool kids everywhere, and street art is having a revival. Better yet, these pieces are usually affordable.

THE COMEDIAN

If people praise your sharp sense of humor, transfer this over to your walls with some humorous and quirky art. Choose an artist who specializes in irony, or print your own memorable quote. You’ll



Getty Images

If you like the outdoors, you’ll love staring at beautiful nature art all day long even more.

never be short of things to talk about when having people over.

THE GRAPHIC DESIGNER

If you’re a graphic designer or an architect, you probably love clean graphic lines. Transfer this onto your walls with a series of graphic prints. Color-coordinate artwork with your decor, or run wild with bright eclectic prints.

THE SARTORIALIST

From Anna Wintour to Kate Moss, you live and breathe fashion. While your closet is probably filled to the brim with designer tags, your walls could also use

some of your sartorial sense of style. Fashion photography is what you need on your walls.

THE EXPLORER

You often dream of faraway places, you always have a passport in your purse, and you’re constantly a hop and a step away from your next trip. Collect photographic souvenirs, and cover your walls with photography from past trips or from trips you’re hoping to take. It’ll be like escaping a little every time you get home.

THE COLLECTOR

In every aspect of your

life, you’re a collector. You know what you love, but you’re also smart about your purchases, and you want to invest in pieces that will increase in value over time. Do your research, and invest in promising up-and-coming artists. Just don’t forget to love what you buy.

THE BEACH BUM

You escape to the beach every chance you get, and you live and breathe salty air. Your art pick is clear: You need to adorn your home with coastal prints so you always have a piece of the beach with you. It’s much more beautiful than a dusty

seashell collection.

THE TRADITIONALIST

You’re a traditionalist as far as decor goes, and you might be reticent to add more contemporary art to your decor, but that’s exactly what you should try to embrace. Classic decor comes to life when mixed with bold modern art. Start slowly with monochrome pieces that will make an instant statement in your home. Get the latest on home decor trends, design ideas, shopping guides and food news, and take a look inside your favorite celebrity homes on [DomaineHome.com](#).

Explore More...



Lassen Home with Agrarian Architecture at Revere in Rescue



13' to 19' Ceiling Heights are a Notable Feature in the Lassen Home at Revere in Rescue

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HOME

Ways to use brick and stone to enhance your home

Choosing the right materials is an essential step in planning a home remodel or renovation. Options like brick and stone can add style, comfort and beauty to homes.

With a diverse array of colors, textures and sizes to choose from, there are options to suit practically any design aesthetic, whether it's traditional, contemporary or somewhere in between. Because brick and stone materials provide strength, permanence, sustainability and beauty, it's possible to balance function with appearance.

Before choosing your brick or stone material, it's a good idea to explore the vast color options, varying textures and sizes. You might even consider combining different materials to create accents that add interest and support the design of your home.

If you like the idea of incorporating brick or stone into your design but are not sure where it fits, consider these popular choices:

Accent Walls: If you're concerned about overpowering a room, an accent wall is a simple way to add the appealing look of brick or stone in moderation.

The wall can add character and dimension that either stands out or blends into the overall design, depending on the colors and textures you choose.

Kitchens: From flooring to island accents, back-splashes and beyond, the

options are plentiful for introducing brick or stone into kitchen design. Whether you're going for a modern look or something more traditional, quality is a top priority in high-use areas like the kitchen. Choose materials from a reliable source like Glen-Gery, which offers more than 600 brick and stone products in a vast variety of sizes, textures and colors.

Bar Surrounds: This feature tends to be a focal point in its own right but adding brick or stone can make your bar area a real showstopper while capturing the color tones of the rest of the room.

Archways: Defining the transition from one space to the next adds an architectural design element that can either carry your design theme from one room of the house to the next or signal a transition toward a new motif, depending on the material you choose.

UNBEATABLE BENEFITS OF BRICK

Resilience: Brick is incredibly resilient. It's weather and storm-proof. As a result, it's better able to withstand the diverse weather conditions across North America from natural disasters to extreme heat in fire-prone regions. Brick is also termite resistant.

Low Maintenance: Brick does not require any painting, coating or varnishing in order to maintain its aesthetic and durability.

Fireproof: Brick is non-combustible and doesn't assist the spread of fire,



The options are plentiful for introducing brick or stone into kitchen design.

Family Feature

making it ideal for building in wildfire-prone areas. Clay bricks normally don't suffer any structural damage after a fire and can be re-used, even as load-bearing walls.

Design Flexibility: Brick comes in styles to suit any building project and is a popular material choice among architects and designers because of its design flexibility, strong

structural capabilities and intricate detailing.

Noise Cancelling: Whether between rooms within a home or from outside noise, brick provides sound insulation. "

Durable: Brick is long-lasting. Unlike other man-made materials, brick doesn't get tired, so your brick home remains weather- and age-proof over

time.

Energy Efficient: Brick is a high-density material, meaning it can effectively absorb and store heat energy to help keep your home cooler in the summer and warmer in the winter. Its ability to average temperature extremes can make a noticeable difference in comfort while also reducing energy bills.

Natural: Brick is manu-

factured from naturally occurring materials and does not emit volatile organic compounds as many lightweight products do. With virtually no emissions and high thermal mass, brick is also a good choice for health-conscious homeowners with acute allergies or sensitivities to weather.

— Family Features

DESIGN RECIPES

10 tips for home selling season

By Cathy Hobbs
TRIBUNE NEWS SERVICE

Whether the desire is to upsize, downsize or relocate to a different state or town, what are the best ways to prepare a property for sale? Depending on where you live, competition may also be fierce. Sellers need to prepare and present their property in the best possible light to help ensure the highest equity of return.

Here are some of our top tips for those looking to sell their properties in the current season.

- 1. Use a professional real estate agent.** The right real estate agent — one who knows your market — can go a long way to make sure your property is properly priced and presented.
- 2. Invest in repairs.** Most buyers want properties that are move-in ready. Unfortunately, even minor repairs may be viewed as worry, work and money.
- 3. Find a real estate agent who invests in marketing and technology.** The agent will need to be able to present and showcase your property in multiple ways, including virtually and via social media platforms.
- 4. Hire a professional stager.** Staging is a powerful marketing tool in which a property is prepared and styled to appeal to the largest number of potential buyers.
- 5. Ensure curb appeal.**

Your property should be just as appealing on the outside as it is on the inside.

This is especially important as it will impact photography as well as potential buyers who may drive by your property prior to scheduling a viewing.

6. Be realistic when it comes to price. A property that undergoes multiple price reductions may be viewed as less desirable.

7. Invest in upgrades. Kitchens and bathrooms still sell homes. Investing in items such as a new oven or refrigerator can add value.

8. Add lighting. A light and bright home will have more attractiveness and appeal than a dark and gloomy one. From adding recessed lighting to in-

tegrating floor lamps and table lamps, adding as much as light as possible is key.

9. Paint. This is one of the least expensive cosmetic changes a homeowner can do. It can go a long way to helping a property appear clean and fresh.

10. Don't delay. While your need to sell may or may not impact your timeline, with interest rates still low, real estate remains an attractive investment. Cathy Hobbs, based in New York City, is an Emmy Award-winning television host and a nationally known interior design and home staging expert with offices in New York City, Boston and Washington, D.C. Contact her at info@cathyhobbs.com or visit her website at www.cathyhobbs.com.



TNS

The same kitchen, after staging. Upgrades include painting cabinetry, and installing vinyl flooring and new appliances.

REAL ESTATE

Real Estate is a special advertising section of The Sacramento Bee. Articles about new homes are press releases from builders. Submissions are subject to editing, and publication is not guaranteed.

ACCOUNT EXECUTIVE | **Roger Tafoya**
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rtafoya@sacbee.com

UPCOMING COVER FEATURES

REAL ESTATE spotlights Sacramento-area cities and neighborhoods weekly. This schedule is subject to change:

Sierra Oaks	July 21
Land Park	July 30
Folsom	August 6
Woodland	August 13
Granite Bay	August 20
Arden Arcade	August 27
Wilhaggin Del Dayo	September 3
Citrus Heights	September 10
Greenhaven/Pocket	September 17
Midtown Sacramento	September 24
Tahoe Park	October 1
Antelope	October 8
Roseville	October 15
Laguna	October 22
Cameron Park	October 29
Orangevale	November 5
East Sacramento	November 12
Fair Oaks	November 19

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