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**COMPASS**

1953 San Elijo Avenue  
 Cardiff, CA 92007



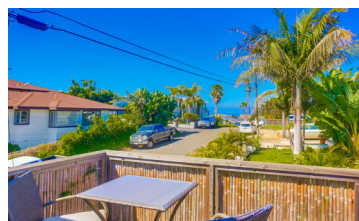
LEARN MORE ABOUT US AT [WWW.CASPERSENBROTHERS.COM](http://WWW.CASPERSENBROTHERS.COM)

## Featured Listings by The Caspersen Brothers

Seems like you'd want the best marketer, negotiator and project manager when it comes to such an important asset like your home. We have the influence and ability to get exceptional results. If or when the time comes, we'd love to be of service.



ACTIVE

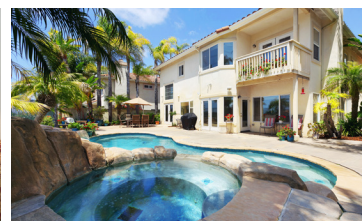


**1624 N COAST HWY 101 #52**

1 BED | 1 BATH | 550 SQ. FT. | **LISTED FOR \$274,000**  
[101TINYHOME.COM](http://101TINYHOME.COM)



ACTIVE



**1386 NIGHTSHADE ROAD**

4 BEDS | 3 BATHS | 2,867 SQ. FT. | **LISTED FOR \$1,139,000**  
[1386NIGHTSHADE.COM](http://1386NIGHTSHADE.COM)

## RECENT SUCCESS BY THE CASPERSEN BROTHERS



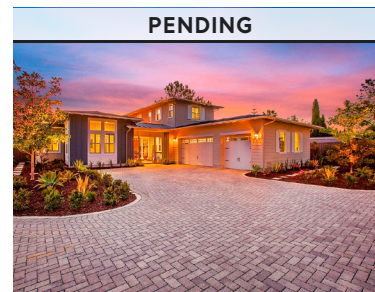
PENDING

**1722 MACKINNON AVENUE**  
 LISTED FOR \$1,299,000



PENDING

**1909 FRED A LANE**  
 LISTED FOR \$1,299,000



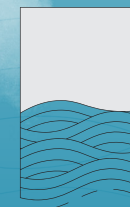
PENDING

**964 URANIA AVENUE**  
 LISTED FOR \$2,295,000



SOLD

**270 SHARP PLACE**  
 SOLD FOR \$1,101,270



Caspersen Brothers  
 & Associates  
 REAL ESTATE

## COASTAL LEUCADIA

Real Estate Market Report | May 2020

COMPASS

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## What You Can Do to Get Your House Ready to Sell

Believe it or not, there are lots of things you can do to prep your house for a sale without even going to the store.

Your real estate plans don't have to be completely on hold even while we've hit the pause button on other parts of daily life.

Tackling small projects are easy and necessary wins if you're thinking of listing your house and making a move.

Clean Beyond the Basics	Organize Your Space	Freshen Up Your Walls
Beyond disinfecting all of your high-touch surfaces, it's a great time to buckle down on the tasks you usually avoid doing. <ul style="list-style-type: none"><li>• Clean your vents and baseboards</li><li>• Empty and wipe down your bathroom cabinets and drawers</li></ul>	There's no shortage of home organization projects that can yield big results, and the options below won't require a trip to the store. <ul style="list-style-type: none"><li>• Clean out and organize your closets</li><li>• Tidy up your entryway and clean your door mats</li></ul>	Walls may not be the first thing you think of when it comes to home projects, but a few updates can make a big difference. <ul style="list-style-type: none"><li>• Touch up your interior wall paint</li><li>• Swap out any personalized photos and frames</li></ul>
Evaluate Your Lighting	Dig Into Your Kitchen	Tidy Up Your Yard
Lighting is one of the most important elements in design, and our homes can go from stark and unwelcoming to cozy and warm just by swapping out a few bulbs. <ul style="list-style-type: none"><li>• Replace your light bulbs</li><li>• Clean your lamps and shades</li><li>• Wash your curtains and blinds</li></ul>	Beyond the regular duties of washing dishes or cleaning out the fridge, the tasks below will help your kitchen look and function better. <ul style="list-style-type: none"><li>• Clean out and organize your pantry</li><li>• Wipe down and declutter your cabinets</li></ul>	Whether you have a small outdoor balcony or a sprawling yard, here are a few places to start. <ul style="list-style-type: none"><li>• Sweep your patio and deck</li><li>• Clean and prep your planters</li><li>• Scrub your outdoor furniture</li></ul>

## COASTAL LEUCADIA

### Real Estate Market Report

#### Coastal Leucadia Homes Currently Active

STATUS	STREET NAME	BEDS	BATHS	EST. SQUARE FEET*	LIST PRICE	LIST DATE
Active	Rockport Court	2	3	1,800	\$874,999	03/24/20
Active	N Vulcan Avenue	3	2	1,500	\$925,000	04/07/20
Active	Nantucket Court	2	3	1,800	\$929,000	04/30/20
Active	Tabletop Way	3	3	2,500	\$1,899,999	04/16/20
Active	Coral Cove Way	5	4	3,000	\$1,998,000	11/12/19
Active	Eolus Avenue	4	5	3,600	\$2,690,000	08/01/19
Active	Eolus Avenue	5	6	4,000	\$3,250,000	01/26/20
Active	Sheridan Road	6	6	5,600	\$4,495,000	05/01/20

#### Coastal Leucadia Homes Currently Pending

STATUS	STREET NAME	BEDS	BATHS	EST. SQUARE FEET*	LIST PRICE	LIST DATE
Pending	Rockport Court	2	2	1,300	\$750,000	04/24/20
Pending	Hymettus Avenue	3	3	2,300	\$1,750,000	04/23/20

#### Coastal Leucadia Homes Sold In The Past 75 Days

STATUS	ADDRESS	BEDS	BATHS	EST. SQUARE FEET	SOLD PRICE	SOLD DATE
Sold	1381 N Vulcan Avenue	2	1	944	\$1,092,000	04/24/20
Sold	986 Hygeia Avenue	3	3	2,228	\$1,750,000	04/20/20
Sold	1549 N Vulcan Avenue #50	1	1	260	\$81,450	04/03/20
Sold	1941 N Vulcan Avenue	3	3	1,763	\$1,395,000	03/19/20
Sold	481 La Costa Avenue	4	3	2,214	\$1,375,000	03/11/20
Sold	1208 Hermes Avenue	2	3	1,893	\$1,385,000	03/11/20
Sold	511 Rockport Court	2	2	1,659	\$890,000	02/27/20
Sold	1186 Eolus Avnue	4	3	2,534	\$1,725,000	02/21/20

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