

GRAND LEGACY

REAL ESTATE NEIGHBORHOOD NEWS

Brought to you by

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HOMES AVAILABLE FOR SALE

Area	Street Address	Sq Ft	List Price	Price / Sq Ft	Bed	Pool	Spa	Lot SF	Sale Type
INVERNESS	82 GREEN ISLE CR	4204	\$475,000	\$113	5	N	N	8712	Regular

HOMES PENDING SALES IN ESCROW

Area	Street Address	Sq Ft	List Price	Price / Sq Ft	Bed	Pool	Spa	Lot SF	Sale Type
ESTATES	2078 TROON DR	4503	\$799,900	\$178	5	Y	Y	23522	Regular
ESTATES	2015 DORAL CT	6933	\$1,100,000	\$159	4	Y	Y	25265	Regular
HIGHLANDS	1801 WALDEN CT	3365	\$302,900	\$90	4	Y	Y	10890	Short Sale
HIGHLANDS	53 GROSSINGER CT	2729	\$340,000	\$125	4	Y	N	6534	Regular
INVERNESS	81 GREEN ISLE CR	4042	\$285,000	\$71	4	Y	N	6970	Short Sale

HOMES SOLD SINCE JUNE 2013

Area	Street Address	Sq Ft	Sold Price	Sold \$ /Sq Ft	Sold Date	Bed	Pool	Spa	Lot SqFt	Sale Type
ESTATES	177 INVERARAY CT	4807	\$750,000	\$156	7/12	4	N	N	20909	Short Sale
ESTATES	159 AUGUSTA ST	6086	\$799,000	\$131	6/10	6	Y	Y	23201	Short Sale
GALLERY	1967 TROON DR	3405	\$441,000	\$129	6/21	5	N	N	12632	Regular
HIGHLANDS	1839 INDIAN BEND DR	2216	\$310,000	\$139	7/16	3	Y	Y	8712	Regular
HIGHLANDS	1849 INDIAN BEND DR	3365	\$325,000	\$96	7/29	4	Y	Y	6970	Bank Owned
INVERNESS	91 TETON PINES DR	3963	\$460,000	\$116	7/19	4	Y	Y	6970	Regular

AUGUST'S HOT TIP OF THE MONTH

Shower and Sink Faucet Cartridge Problem?

You probably would never see this particular item in your home because it is covered up. These are the cartridges that are turned by the handles of the faucets in the bathrooms/showers. They work by turning to mix the Hot & Cold water and can go bad due to the plastic/rubber drying out. It is a good idea to run your faucets monthly in bathrooms that do not get regular use.

You can notice it needs replacement when you turn the hot water handle on and the stream of water stops or stays cold. The repair of this problem is fairly easy, however, unless you have some kind of plumbing experience, I recommend that you call a licensed plumber to replace the cartridge. If you have a name brand faucet such as Kohler/Delta, they have a lifetime warranty and you may receive a replacement at no cost by contacting the manufacturer. Most of the time it is a simple clip to remove the faucet, pull out the cartridge, replace with a new one & then replace the clip. Easier said than done for most of us!



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**YOUR GRAND LEGACY
 NEWSLETTER**

THE MARKET IS HOT!!!

We Have Buyers Ready!

Allow Us to SELL Your House Today!!

Call Charlie & Ellen Fahr 702-595-4881

Or Email at EllenLVRE@aol.com



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