

PEAR PEARSON: A MASTER BUILDER OF MANY KENSINGTON HOMES

by Alexandra Wallace
Landmark Historic
Preservation
PreserveSanDiego.com

While many architects and builders worked in Kensington during the 1920s and 1930s, the Spanish Revival style homes designed and constructed by Pear Pearson are among the neighborhood's finest. Although he was not an architect by trade, Pearson received training in drawing architectural plans for homes and commercial properties via a three-year architectural drafting course he took in the late 1910s through the International Correspondence School.

Pear Pearson was born in Prestbakken, Espelund, Sweden on April 6, 1887, and immigrated to the U.S. in 1905. After a short period living in Boston and working



as a waiter, Pearson moved to Denver and worked for the Pullman Company, performing interior finish carpentry in Pullman railroad cars.

In 1910, Pearson married Helen Marie Dahlquist, a native of Finland, and in 1912 the couple moved from Denver to San Francisco. In San Francisco, Pearson worked for the H.H. Winner Company, headed by Henry

H. Winner, an architect who primarily designed banks and hotels, and conducted interior remodels of those types of buildings. During his time employed by Winner, Pearson worked on several bank and hotel remodels throughout California and was associated with the remodeling of the U.S. Grant Hotel in San Diego.

Pearson's professionalism and skill in his industry



is evidenced by numerous letters of recommendation penned by former employers and clients. One such letter provided to Pearson upon completion of a project for the Sacramento Valley Bank and Trust Company in 1916 states:

PEARSON
continued on page 2

PROPOSITION 19 PASSES!

PROPERTY TAX EXEMPTIONS FROM REASSESSMENT

With the passage of Proposition 19, a homeowner who is over 55 years of age, severely disabled or whose home has been substantially damaged by wildfire or natural disaster may transfer the taxable value of their primary residence to:

- A replacement primary residence
- Anywhere in the state
- Regardless of the value of the replacement primary residence (with adjustments if "greater" in value)
- Within two years of the sale
- Up to three times (but without limitation for those whose houses were destroyed by fire)

(See page eleven for more details and answers to questions about this topic. It can affect many people in the community)



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INSIDE:



**CROSSWORD,
SUDOKU & MORE!**
Puzzles & Games - Page 4



CHANA MASALA
Food & Spirits
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Page 5



IN THE HOME
Page 10

And More!

WINNIE'S PICKS!

by Winnie Hanford
of Kensington Video



THE QUEEN'S GAMBIT (2020) (NETFLIX ORIGINAL) Directed by Scott Frank

A young girl growing up in an orphanage during the 1950s is recognized to have exceptional skills at playing chess. As she matures, her skills increase but her addiction to drugs and alcohol poses a challenge to pursuing her talents. She is soon adopted and enters a chess tournament. Her winning streak brings many admirers and jealous rivals. This 7-episode series is one of the most-watched series on Netflix. Don't miss it. It's a Winnie's Pick!!



THE NEIGHBORS SEASONS 1-2 (2016) Directors: Lourens Blok, Maarten Treuniet and Bobby Boermans

This is a drama series from the Netherlands involving the complexities of living in a small planned community where everyone seems to know your business. Peter and Eva are a young married couple who experience personal tragedy early in their marriage. Working through their loss, they befriend a couple who have a checkered past with illegal activities and are in witness protection.



The drama becomes very intense as it soon affects everyone in the neighborhood. This series, also known as New Neighbors, was extremely popular in Europe and can be streamed on Amazon Prime.

AND THEN THERE WERE NONE (ACORN) (2015) Director: Craig Viveiros

WWII is about to begin as the world is poised for a major conflict. Amidst all of this, ten strangers are invited to an estate located on an island off the coast of England. They are greeted by two servants and shown to their accommodations. At dinner, they will see the first clue of their impending disappearance. This taut mystery was written by the infamous Agatha Christie and originally published as *Ten Little Indians*. It has been re-made many times, but I am sure that you will enjoy this 3-part mini-series headed by an amazing cast.



THEORY OF EVERYTHING (2014) Director: James Marsh

Stephen Hawking was one of the most brilliant minds of our century. His achievements and insight into the world of physics left a legacy for all of us as he battled the crippling amyotrophic lateral sclerosis. This memorable docudrama will inspire all of us to achieve over adversity.



Pasteur. Dr. Pasteur was a scientist during the mid-nineteenth century. His work in microbiology was cutting edge even though he had numerous critics. His groundbreaking discovery of vaccines to treat anthrax and rabies, sterilizing medical equipment, and the process of pasteurizing milk, only touches upon a few of his achievements. Paul Muni won the Academy Award for his portrayal of Louis Pasteur. Most movies of this times were somewhat fictionalized, but the main credits of his work and the battles that he fought are worth your time.

THE STORY OF LOUIS PASTEUR (1936) Director: William Dieterle

In the midst of a year of scientific research, I thought it would be worthwhile to view *The Story of Louis*



Rich and I are in good health and staying in our home. We wish everyone good health during this crisis.



If you need to purchase a film or make a copy of an event or wedding, please call my son, Guy, at 619-269-6998 or email him at kensingtonvideo.com.

PEARSON Continued from Front Page

In saying goodbye to you, let us add that as foreman of the work done in our new bank, you showed not only mastery of your business, but a most obliging and courteous attitude towards all with whom you came in contact...there was never one harsh or unpleasant word on either side. The job slid through as if on greased ways.

A 1919 letter written by G. Aubrey Davidson, president of the Southern Trust and Commerce Bank and former president of the 1915-1916 Panama-California Exposition in Balboa Park expressed a similar sentiment:

Mr. Pearson's services [remodel of the bank's branch inside the U.S. Grant Hotel and construction of a bank in El Centro] in this regard were highly satisfactory. He has absolute knowledge of his business and is able to get splendid service out of his men, and in a way that has at all times meant for harmony.

Around 1917, the Pearsons moved to San Diego's North Park neighborhood. Pear, who was exempted from military service during World War I due to a hernia, continued to work on bank and hotel remodels through 1920. By 1921 he was working as a self-employed building contractor, as was his brother John. The earliest known home that Pear constructed, a simple Craftsman style residence at 3602 Villa Terrace in North Park, was historically designated in May 2011.

By the mid-1920s, Pearson was designing and building high-styled homes primarily in the Spanish Revival style, which was extremely popular at that time. However, he also designed in the Monterey, Tudor and Colonial Revival styles. Pearson was a strong proponent of using more hollow clay



tile in housing construction as a fire prevention measure, and for increased durability. In a San Diego Union article dated August 12, 1925, he stated, "We build our stores and commercial buildings to be safe, why not our homes?"

Pearson's earlier designs can mostly be found in the North Park, Point Loma, Mission Hills and Burlingame neighborhoods. After the opening of the Kensington Heights subdivision in 1926, he built several homes on speculation, but was also hired to create custom homes for his clients. His homes exhibit quality workmanship and materials and a strong attention to detail. He seemed to prefer designing homes for corner lots and was skilled at creating beautiful yet functional homes for narrow or otherwise challenging lots.

Some of the homes that Pearson designed and/or built in Kensington include:

- **5318 Canterbury Dr., 1931.** This home was designed by Master Architect Richard S. Requa and built by Pear Pearson for George Forbes, real estate broker and developer of Kensington Heights. Originally a model home, it was historically designated in 2003 as the Forbes / Requa Model House.

- **4302 Adams Ave., 1931.** Pearson designed this two-story Monterey-influenced Spanish Revival home for Augustus and Laura Rehkopf, early settlers of El Centro who operated a dairy ranch there before retiring to Kensington. The residence exhibits

Pearson's mastery of the Monterey and Spanish Revival styles through features such as the deeply recessed front doorway and front focal window, decorative wrought iron window grille, large second-story corner porch, and elaborate chimney top. The home was historically designated in 2012.

- 5302 E. Palisades Rd., circa 1929
- 5282 Marlborough Dr. circa 1929
- 5317 Marlborough Dr., 1930
- 4100 Ridgeway Dr., 1930

During World War II, Pearson and other builders across the U.S. were impacted by the federally mandated halt on civilian new home construction, as building materials were diverted for the war effort. Pearson then applied to a government project designing military housing in Chula Vista. According to his granddaughter Kari Koskinen, he was offered the job but ultimately declined because he believed that the project's quality specifications would not meet his high standards. Instead, from 1942 to 1943, Pearson was the construction foreman in charge of erecting buildings at U.S. Destroyer Base, San Diego for the contracting firm Curry & Young.

Though he did not design and build as many homes in his later years, Pearson continued his career into the 1950's, during which time he built several homes in La Mesa and Borrego Springs. He passed away in 1973. In 2002, the City of San Diego's Historic Resources Board established Pear Pearson as a Master Builder, to the delight of his only child Vernette. Pearson's granddaughter Kari, along with Kiley and Alexandra Wallace of Landmark Historic Preservation, are currently compiling a book about his life and career. ■

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OWN AN OLD HOUSE?

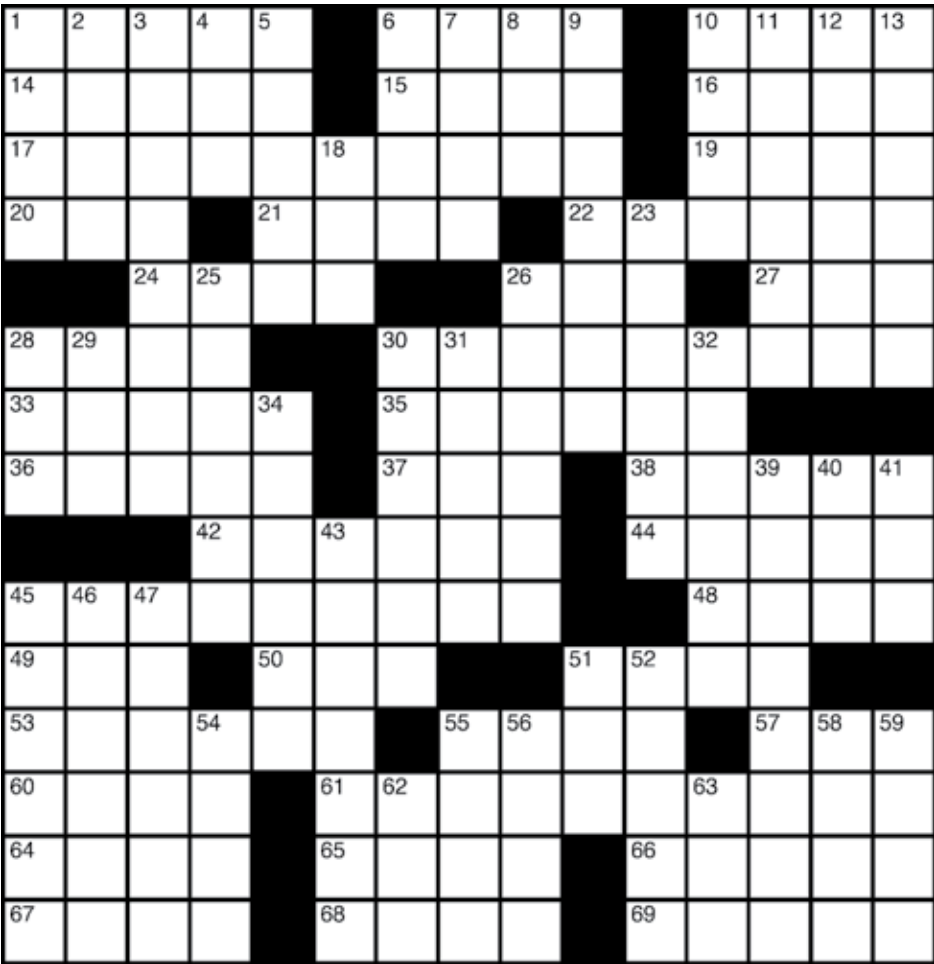


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CROSSWORD
PUZZLE



ACROSS

- 1 Photographer Adams
- 6 "Happy Motoring" company
- 10 Cuba, por ejemplo
- 14 2000s first lady Bush
- 15 Matty of baseball
- 16 Twice-monthly tide
- 17 Crème de la crème
- 19 Kvetch like a fish?
- 20 West of "My Little Chickadee"
- 21 Mr. Peanut prop
- 22 Dental hygienist's gizmo
- 24 Essen's river
- 26 Russian space station for 15 years
- 27 Hurry-scurry
- 28 "___ Yankees"
- 30 Spar without a partner
- 33 Rascal
- 35 "Honor Thy Father" author Gay
- 36 Hawaiian porch
- 37 Ab __: from day one
- 38 Uses a sieve
- 42 Apply, as a brake
- 44 Flynn of "Captain Blood"
- 45 Extremely lame, in modern slang
- 48 Hunky-__: fine
- 49 Toronto's prov.

- 50 Dada co-founder
- 51 Either H in H2O
- 53 Home of the NHL's Senators
- 55 A head
- 57 "Aladdin" monkey
- 60 Old phone feature
- 61 Business manager skilled at reducing expenses
- 64 Shortest-named Great Lake
- 65 Sci-fi's Jabba the ___
- 66 Mars has two
- 67 Aloha State bird
- 68 Jazz and Disco periods
- 69 Popular pie

- 18 Wheels, so to speak
- 23 Game stick with a netted pocket
- 25 Expose
- 26 Sam who owned Cheers
- 28 ISP alternative
- 29 Federal Law known as Obamacare
- 30 Clog
- 31 "Wreaked" state
- 32 Creepy sort
- 34 Tool for two lumberjacks
- 39 Completely, alphabetically speaking
- 40 A.L.'s Blue Jays
- 41 Scheming
- 43 Pain in a canal
- 45 Made of oak, say
- 46 Complete
- 47 Reach, as a goal
- 51 NC State's conf.
- 52 Dull sound
- 54 On the safe side, at sea
- 55 Spanish "this"
- 56 Lawyers: Abbr.
- 58 Mercedes-__
- 59 Big Dipper bear
- 62 Lord's Prayer start
- 63 You, in French

DOWN

- 1 Grad
- 2 Auto parts giant
- 3 Clark Kent, really
- 4 "... __ he drove out of sight": Moore
- 5 Tree that rhymes with a month
- 6 Deserve
- 7 Pivot around
- 8 "Help!"-ful soap pad brand
- 9 Not in the house
- 10 Ancient Andean
- 11 Aquanaut's base
- 12 Texas city in a cowboy song
- 13 Estimated: Abbr.

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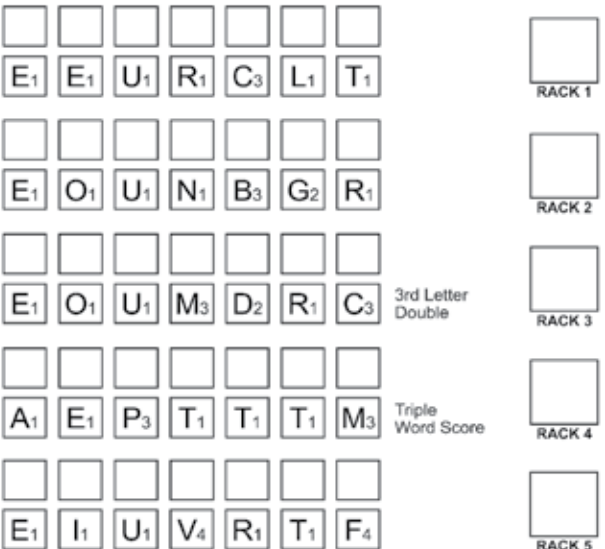
PUZZLE
answers



Table with 2 columns: Row number and Word. It lists the answers for the crossword puzzle, including words like 'ANSWER', 'SOLUTION', and 'PUZZLE'.

SCRABBLE
GRAMS

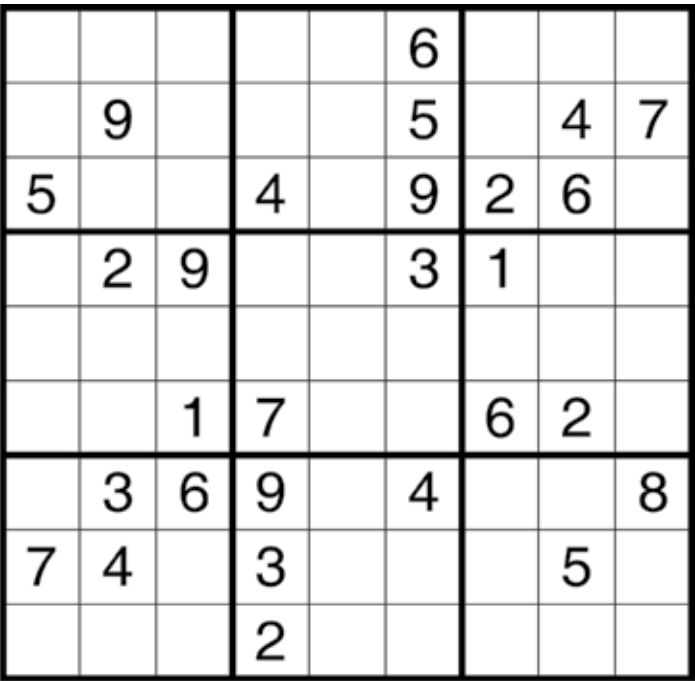
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PAR SCORE 260-270
BEST SCORE 330
FIVE RACK TOTAL
TIME LIMIT: 25 MIN
DIRECTIONS: Make a 2- to 7-letter word from the letters in each row. Add points of each word, using scoring directions at right. Finally, 7-letter words get 50-point bonus. "Blanks" used as any letter have no point value. All the words are in the Official SCRABBLE® Players Dictionary, 5th Edition. SOLUTION TOMORROW
For more information on tournaments and clubs, email NASPA - North American SCRABBLE Players Association info@scrabbleplayers.org. Visit our website - www.scrabbleplayers.org. For puzzle inquiries contact scrgrams@gmail.com 08-02

Sudoku

created by Crosswords Ltd.



Word Search - Presidents



- JEFFERSON
- ROOSEVELT
- ARTHUR
- CLEVELAND
- MCKINLEY
- TAFT
- OBAMA
- POLK
- MADISON
- HARDING
- WILSON
- CLINTON
- COOLIDGE
- WASHINGTON
- TYLER
- EISENHOWER
- JACKSON
- JOHNSON
- TAYLOR
- HAYES

JUMBLE

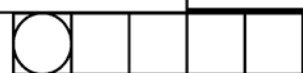
Unscramble these four Jumbles, one letter to each square, to form four ordinary words.

KOLAP

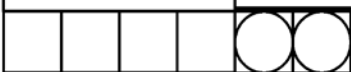


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LUDFI



GENAMA



TGUINO



Print answer here:



THAT SCRAMBLED WORD GAME

by David L. Hoyt and Jeff Knurek



TO COVER THE OPENING OF THE NEW SHOE STORE, THE TV NEWS CREW NEEDED ---

Now arrange the circled letters to form the surprise answer, as suggested by the above cartoon.

MULTIPLE OFFERS...OVERBIDS... ESCALATION...WHAT??

There should be little doubt in anyone’s mind, if you have followed the Real Estate market, that 2020 was a year to behold! In defiance of Covid 19 home sales were robust, highly active and record breaking. Not just in our neighborhood of Kensington but throughout the city. What at first appeared to be a slowdown in March and April soon gave way to spring, summer and fall markets that surprised many.

What caused this to happen? In my mind there were a couple of reasons. First and foremost, extraordinarily low interest rates fueled most buyers because these rates created payments that were even better than the rental equivalent. Assuming, of course, that you have the down payment! Some acquired their down payment from previous homes or condos, some had family participation and some... well, they were good savers!! A lower amount of homes on the market also fueled the frenzy, though it kept some sellers off the market for fear of not knowing where they were going to buy next. Some have attributed the activity to people wanting larger



space for at home work or conversely wanting smaller space to have to maintain. While Covid 19 may have stimulated some of that, I don’t think it was primary.

So what happened in many of the transactions that took place? Multiple offers, offers over list price and escalations clauses. Let’s look at all three. Assuming a property is properly priced, in many cases multiple offers meant buyers competing with aggressively favorable terms to the seller and consequently the

closing price ended up above the list price. Free rent back option, short contingencies, NO contingencies, cash or high down payments, etc. all created a bonus for the seller. A property with eight offers had one satisfied buyer and seven frustrated buyers. A difficult situation!

Escalation clause... “Buyer will pay five thousand dollars over the highest acceptable price seller receives” as an example. Some buyers put a cap on the highest they would pay, some

did not. I have used this myself in several instances. When you have multiple offers with escalation clauses then the seller needs to carefully scrutinize each offer. This is where the listing agent’s experience in dealing with multiple offers becomes critical. Simply putting out “give us your highest and best” is weak at best!

One last aspect of multiple offers is that if there are a few offers that are identical in all components, sometimes the listing agent

will look to who they will be “cooperating” with on the buyer’s side. That can help break the “tie”. I know that I have gotten offers accepted because I am representing the buyer and because we wrote a good offer. Experience and reputation count!!

Will this market madness last into 2021? Don’t know and can’t speculate but low interest rates appear to be here for a while so...we shall see! ■

Mike Tristani
619-501-4000

YOUR MONEY

Edward Jones

FINANCIAL MOVES FOR THE RECENTLY DIVORCED

by David Tam, Edward Jones in Kensington

Divorce is common in our society, but that doesn’t make it any easier to navigate. If you’ve recently finalized a divorce, you’ve likely been coping with uncertainty and tension, but you can still avoid turning an already difficult situation into one that’s even more challenging. How? By making the right financial and investment moves, including the following:

ESTABLISH YOUR SEPARATE FINANCIAL PRESENCE

Even when you were married, you and your spouse might have maintained some separate accounts. But if you only had joint accounts, now is the time to open your own checking, savings and credit accounts.

UPDATE YOUR BUDGET

It’s likely your budget needs updating. Your household income may be lower or may need to be adjusted for alimony or child support (paid or received). Additionally, your living expenses may have shifted, either higher because you’re no longer splitting expenses such as housing or utilities, or possibly lower because you’re no longer supporting your ex’s spending habits. Understanding your new budget will help you feel better informed about your financials options and more in control of your new situation.

PRIORITIZE EMERGENCY SAVINGS

Divorce is expensive and may have depleted



your savings. To get back on your feet, you may want to build an easily accessible source of funds for unexpected drops in income and/or spikes in expenses. If you’re not retired, you may want to keep three to six months’ worth of expenses in emergency savings, although even much smaller amounts can boost your feelings of financial security.

EVALUATE YOUR RETIREMENT PLAN CONTRIBUTIONS

When you were married, you may have been

counting on sharing resources and expenses with your spouse in retirement. But now, you may be solely responsible for your retirement, so if you can afford it, you may want to ramp up your retirement plan contributions. You may want to consult a financial professional about setting and achieving new goals.

THINK ABOUT SOCIAL SECURITY

Your divorce could play a role in the benefits you can receive. Once you are eligible for benefits, if you were married at least 10

years and you haven’t remarried, you might be able to receive up to 50% of your ex-spouse’s benefits, offset by your own benefit. If your ex passes away and you haven’t remarried (or you remarry only after age 60), you could receive 100% of their benefit in place of your own. This could be beneficial if your ex-spouse had a higher income or spent longer in the labor force. Since rules can be complicated, contact your local Social Security office to better understand your situation, and keep a record of your ex’s Social Security number.

REVIEW YOUR BENEFICIARY DESIGNATIONS AND LEGAL DOCUMENTS

You’ll likely need to revise the beneficiary designations on your retirement accounts and life insurance policies. These designations carry a lot of weight and can even supersede the instructions in your will. And, speaking of your will, you’ll likely need to revise it too, along with other legal documents, such as a living trust. Consult with your legal professional to make these revisions.

It can feel like a long road to stability after a divorce—but by following the above suggestions, you may be able to make the trip a little less bumpy—and hopefully shorter—as well. ■

This article was written by Edward Jones for use by your local Edward Jones Financial Advisor.

MARCH 2021

| SUNDAY | MONDAY | TUESDAY | WEDNESDAY | THURSDAY | FRIDAY | SATURDAY |
|--------|--------|---------|-------------------|----------|--------|---------------|
| | 1 | 2 | 3 | 4 | 5 | 6 |
| 7 | 8 | 9 | 10 | 11 | 12 | 13 |
| 14 | 15 | 16 | 17 | 18 | 19 | 20 |
| | | | ST. PATRICK'S DAY | | | SPRING BEGINS |
| 21 | 22 | 23 | 24 | 25 | 26 | 27 |
| | | | | | | |
| 28 | 29 | 30 | 31 | | | |



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|-----------------|-----------------|-----------------|-----------|----------|--------|----------|
| | 1 | 2 | 3 | 4 | 5 | 6 |
| | | GROUNDHOG'S DAY | | | | |
| 7 | 8 | 9 | 10 | 11 | 12 | 13 |
| | | | | | | |
| 14 | 15 | 16 | 17 | 18 | 19 | 20 |
| VALENTINE'S DAY | PRESIDENTS' DAY | | | | | |
| 21 | 22 | 23 | 24 | 25 | 26 | 27 |
| | | | | | | |
| 28 | | | | | | |



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DON'T MISS THESE TOP SEAFOOD TRENDS YOU CAN EASILY TRY AT HOME

Are you spending more time cooking at home due to quarantine and social distancing? Perhaps you're indulging your inner foodie by trying new foods and recipes. These days, many people are flexing their culinary muscles and testing out different trends as a way to brighten up their every day. For your next meal or snack, consider adding these must-try seafood styles and flavors to your menu.

EVERYTHING BAGEL SEASONING SEAFOOD

It all started with the bagel, and now the popular seasoning that mixes poppy seeds, sesame seeds, onion and garlic is being used in new and inventive ways. You can buy the seasoning to sprinkle on favorite dishes, but perhaps where these flavors really shine is when they're combined with delicious seafood such as Everything Bagel Butterfly Shrimp from SeaPak.

These crispy butterfly shrimp are covered in everything bagel seasoning and paired with a cool cream cheese chive dipping sauce. It's specially designed for conventional ovens, toaster ovens and air fryers, so you get to indulge in a delicious new



food craze without extensive kitchen time. Whether it's a savory snack or a scrumptious main course, Everything Bagel Butterfly Shrimp are versatile and delicious.

CREATIVE "SEA-CUTERIE" BOARDS

Traditional charcuterie boards have been around for centuries, featuring classics such as cured meats, olives, pickled vegetables, crackers and nuts. However, being at home has inspired people to

take their charcuterie to new heights and many seafood lovers are designing platters around their favorite protein: seafood.

Known by some as "sea-cuterie," this new take on the classic shared appetizer can feature shrimp and cocktail sauce for dipping or smoked salmon and herbed cream cheese with sliced baguettes for a classy date night. You can take your taste buds on a trip to the Mediterranean by complementing a spread of

olives, artichokes and cherry tomatoes with deliciously salty sardines or anchovies - or even a smoked fish dip. It's tons of fun to customize your offering in unconventional ways—particularly when it involves adding seafood to the mix.

BAKED SEAFOOD DISHES

Want a satisfying crowd-pleaser for dinner? Baked seafood dishes are surging in popularity and are easy to make at home. Thanks to their low-maintenance nature,

casseroles, lasagnas and oven-to-table recipes are getting the seafood treatment from home cooks everywhere.

Many types of fish bake well and are incredible paired with breading or spices and sauce. Salmon with ginger? Stuffed sole with breadcrumbs? Seafood and pasta are an unforgettable dynamic duo.

Baked seafood recipes, like this fan-favorite parmesan shrimp ziti bake, are typically simple, so why not make extra? Leftovers tend to reheat well, and one baking session can provide you with lunches all week long.

SEAFOOD REMIXES

We've all had to get a little more creative in the kitchen this year. For a twist on the traditional, try swapping the protein in your favorite dishes for salmon, shrimp or your favorite kind of seafood.

If you're feeling extra adventurous, you can recreate an entire land-based dish by reimagining it. Tired: Bacon-wrapped sausage bites. Wired: Seaweed-wrapped cod nuggets.

What sea-inspired cuisine will you whip up this month? ■

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DIRECTIONS | SERVES 4 TO 6

1. Chop three-quarters of an onion coarse; reserve the remaining quarter for garnish. Cut cilantro stems into 1-inch lengths. Process chopped onion, cilantro stems, ginger, garlic and half of the serranos in a food processor until finely chopped, scraping down the sides of the bowl as necessary, about 20 seconds. Combine the onion mixture and oil in large saucepan. Cook over medium-high heat, stirring frequently, until the onion is fully softened and beginning to stick to saucepan, 5 to 7 minutes.

2. While the onion mixture cooks, process tomatoes and their juice in the now-empty food processor until smooth, about 30 seconds. Add paprika, cumin, turmeric and fennel seeds to the onion mixture and cook, stirring constantly, until fragrant, about 1 minute. Stir in chickpeas and their liquid and processed tomatoes and bring to boil. Adjust heat to maintain the simmer, then cover and simmer for 15 minutes. While mixture cooks, chop reserved onion fine.

3. Stir garam masala and salt into the chickpea mixture and continue to cook, uncovered and

stirring occasionally, until the chickpeas are softened and sauce is thickened, 8 to 12 minutes longer. Season with salt to taste. Transfer to a wide, shallow serving bowl. Sprinkle with chopped onion, remaining serranos and cilantro leaves and serve, passing lime wedges separately.

Recipe notes: Because the sodium contents of canned chickpeas and tomatoes vary, we include only a small amount of salt in this recipe; season with additional salt at the end of cooking if needed. If you prefer a spicier dish, leave the seeds in the serrano chiles.

CHANA MASALA

INGREDIENTS

- 1 small red onion, quartered, divided
- 10 sprigs fresh cilantro, stems and leaves separated
- 1 (1 1/2-inch) piece ginger, peeled and chopped coarse
- 2 garlic cloves, chopped coarse
- 2 serrano chiles, stemmed, halved, seeded and sliced thin crosswise, divided
- 3 tablespoons vegetable oil
- 1 (14.5-ounce) can whole peeled tomatoes
- 1 teaspoon paprika
- 1 teaspoon ground cumin
- 1/2 teaspoon ground turmeric
- 1/2 teaspoon fennel seeds
- 2 (15-ounce) cans chickpeas, undrained
- 1 1/2 teaspoons garam masala
- 1/2 teaspoon table salt
- Lime wedges

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by Kathryn Weber

It’s time to bring some warmth back into your home. Making your home a cozy refuge can be a fun, easy seasonal task that keeps you feeling warmer and brighter all winter long.

1. FOCUS ON THE HEARTH

Bring your focus inward by rearranging your furniture. If you have a fireplace, pull pieces in toward the center of the room and face them toward the hearth to create a cozy gathering spot for winter entertaining. Extra pillows and throws add warmth even without a roaring fire.

2. COLOR ME HAPPY

Avoid the winter blues by infusing your spaces with pops of cheery color. A bright throw or a boldly patterned pillow will do the trick and will ensure your neutral spaces don’t look stark and cold like the space outside your windows. Brightly colored elements can also last into the spring and summer, so you’ll get more bang for your decorating bucks.

3. REFLECT ALL AVAILABLE LIGHT

Hanging a large mirror on a blank stretch of wall or above a mantel display will reflect light and maximize daylight hours during the wintertime. Turn the mirror into a decorative display by painting the frame an eye-catching color.

4. BRIGHTEN UP YOUR KITCHEN

Even kitchens need a little TLC during the winter months. Adding bold window treatments to your kitchen windows, like bright red or sunshiny yellow curtains, will keep your workspace feeling cheery and bright. Create your own by purchasing a yard of fabric in the color or pattern of your choice, hemming the raw edges and using clip-style curtain rings over rods.

5. BE SEATED IN STYLE

Winter decorating is all about layering on the fabrics. Cover your dining room chairs with simple slipcovers to add warmth and style. (Bonus: If they get spilled on during a family meal, you can always take them off to clean.)

6. LAYER UP IN THE BEDROOM

Give your bedroom a quick style update and prepare it for the season by layering in textured bedding, throws and pillows. A luxurious cashmere or wool throw and soft velvet bed pillows can turn your bedroom into a cozy refuge.

7. ADD SHEEPSKIN FOR WARMTH

For warmer transitions from bed to floor, place a sheepskin rug beside your bed, creating a cozy greeting to feet on brisk winter mornings. Or toss one over an ottoman or a chaise to provide a toasty spot to tuck



chilly toes while reading or relaxing.

8. DRESS UP YOUR HARDWOOD

Although wood floors create a sophisticated style statement year-round, you’ll need to cozy them up for the cold winter months. A fluffy area rug can set off a living room’s main seating area and add warmth and texture underfoot. For a unique style statement, layer one rug on top of another to add more visual interest. If it won’t damage the rug material, consider placing hook-and-loop squares on a couple of points on the smaller rug to help it stay in place and prevent tripping.

9. PILE UP THE THROW PILLOWS

Playful patterns and bold hues give a room color and personality. Choose accent pillows in colors and patterns that match your existing decor to ensure you don’t have to make any more decor adjustments. If you have a window seat, bulk it up with fluffy seat cushions. If space permits, use under-seat storage to house blankets for the season.

10. GIVE YOUR FIREPLACE A FACELIFT

As temperatures dip lower, your focus will naturally shift toward the hearth. Give your fireplace a quick makeover to ensure it’s ready for all that extra

attention. If you plan to use it to burn wood, have a chimney sweep clean it once yearly.

11. HIGHLIGHT THE SCENTS OF THE SEASON

Although decor and accessories can go a long way toward cozying up your home, it’s important to fill it with the smells of the season, too. A fragrant bowl of potpourri—in a wintry scent such as cinnamon, pine needles or evergreen—can do the trick and will fill your home with seasonal cheer. Display the arrangement prominently on a mantel or in a casual dining room tablescape. ■

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by Katie Holdefehr

We’re all familiar with the cyclical process of closet cleaning: It fills up with piles of clothing and shoes and accessories we don’t wear and forget we even own, we let it grow out of control for a year (or two), then we spend an intense 48 hours trying to wrangle it back into order. And the process begins again.

But what if there was a way to skip the exhausting marathon decluttering session and maintain a clutter-free closet? Some organizing experts think it’s possible—as long as you set a few ground rules. Once you’ve done the hard work of decluttering, following these guidelines every day will prevent your closet from descending into chaos. These mini moves, like keeping every item visible and leaving a giveaway bag right on the shelf, may be the secret to a perpetually clean closet.

PRIORITIZE WHERE YOU POSITION THINGS

“Be mindful of accessibility when placing items in the closet,” says Amelia Meena, a professional organizer and founder of Appleshine. “Less frequently used items (bathing suits, snow gear, etc.) should go up high and out of reach. Items you use regularly (everyday wardrobe pieces, kids’ toys or supplies) should be at eye level and easy to access,” she explains. Don’t waste prime real estate by placing your favorite party dress that you only wear a couple times per year in the front of your closet, but save that spot for the go-to white shirt you wear to work every week.

On that same note, don’t



overlook the hard-to-reach spots—they’re perfect for items you don’t need often. “Put out-of-season clothing in stackable bins on the shelf. Handbags can also be stored up high, as can extra bed linens,” recommends Nicole Anzia, the founder of the D.C.-based home organizing company Neatnik. As you return items to your closet each day, consider the next time you’ll likely use that piece. Will you reach for it within a couple days? It belongs in the front. Unlikely you’ll wear those stilettos anytime soon? They belong on the back row of your shoe rack.

GIVE EVERY ITEM A HOME

It may be hard to resist the urge to throw all your clothes or shoes into a big pile, but if you assign each item a specific spot, it gets easier. Sometimes, buying specific organizers for items you own a lot of

can help, explains Anzia. “Don’t let your shoes pile up in a mess on the floor. Use a shoe rack to create more surfaces to store everyday shoes,” she says. Similarly, if you have a large collection of scarves, consider investing in a scarf hanger so you always know where they belong, rather than shoving them into a drawer.

Anzia also recommends adding wall hooks for holding the handbags or pajamas you reach for every day. If you have a home for every item, but your closet is still crammed, take it as a sign. “If you can’t get things in and out easily, you need to purge something,” she says.

KEEP EVERYTHING VISIBLE

One of the most important rules of closet cleaning is that if you can’t see it, you’re probably not going to remember to wear it. To make

sure you’re not accidentally limiting your wardrobe, Karin Socci, the professional organizer behind The Serene Home, says: “Everything should be visible. That means that nothing should be stuck in the back and nothing doubled up on hangers.”

Anzia also thinks visibility is key. “Having everything hung at the same height and on the same hanger makes it easier to see your clothes,” she explains. To save space while keeping the type of hanger consistent, choose a thin, space-saving option. For accessories like jewelry and hats, this guideline means using a clear acrylic jewelry tray or installing wall hooks for your hat collection.

If you commit to following this simple rule every day, it also means one more thing: No more piles. When things are piled, whether clothes or shoes, it’s impossible to see the items at the bottom. Instead,

take a moment to place each item where you can see it. When you can see everything you own, it may also inspire you to get more creative with your wardrobe choices and wear those funky earrings you forgot all about.

ALWAYS BE EDITING

While this may sound overwhelming, editing as you go is actually less taxing than a big purge. And all three professional organizers agree that editing is essential. “If you can get rid of anything that doesn’t belong/fit/work anymore, it will free up valuable (and much needed) space for the rest of your belongings,” Meena says.

To make it easy on yourself, Anzia suggests keeping a giveaway bag right in your closet. “Don’t wait to do the twice-a-year purge that will require a big chunk of time and emotional energy. Instead, put clothes that no longer fit or that you no longer wear in the bag on an ongoing basis,” she says. When the bag is full, drop it off for donation.

If you have a hard time deciding what to let go of, Socci suggests adopting a bit of the Marie Kondo method. Hold the item and ask yourself some tough questions: “Do you love this? Do you like the way it feels? Do you look forward to putting it on?” If the answer is “No,” into the giveaway bag it goes. ■

tips and tricks

by Lauren Phillips

Does any room get quite as cluttered as the living room? This much-used, much-loved multipurpose room seems to have a clutter problem that’s in a class of its own—somehow the discarded socks, abandoned toys, half-read books, crumpled magazines, forgotten phone chargers and more collect in this shared space, and cleaning it all up seems like a never-ending chore.

Preventing the living room from becoming a drop zone is its own challenge, but the problem can be made to feel less pressing if the items that actually belong in the living room are already organized. If there is less in the room already, those mysterious add-ons that always seem to pile up won’t seem so overwhelming—and there may even be more space in which to store them. Plus, once those add-ons are cleared away, the room will feel completely clean, not just halfway there. Toss these unnecessary things for a living room that feels decluttered, at least some of the time.

1. VHS TAPES (AND ANYTHING ELSE THAT’S NOT BEING WATCHED)

Hopefully those old VHS tapes are long gone, but if not, get rid of them, immediately. VHS tapes take up a huge chunk of space, and if they’re



6 THINGS IN YOUR LIVING ROOM YOU SHOULD TOSS RIGHT NOW

not being watched, there’s no point keeping them. Family videos can easily be digitized, either through an app or a service, and everything else can be found online, on DVD or on Blu-ray. Also toss any other DVDs, CDs or anything else that isn’t watched or listened to every year or so.

2. HALF-EMPTY BASKETS

Attempts at corralling clutter are great, unless they end up half-working, leaving stacks of unused (but hopeful) storage containers tucked around the room. An empty basket is less helpful than no basket, and having all

kinds of near-empty storage containers around the room just calls for the purchasing of more clutter with which to fill them. Consolidate baskets and get rid of those that aren’t needed, or move them to another room where they will be used.

3. RATTY THROW BLANKETS

Whether it’s a decorative throw or the fuzzy blanket the whole family curls up under on movie night, once that blanket starts to look ragged (or, worse, carry a mysterious odor), it may be time to say goodbye. Also consider how often the blanket is washed-

-if it gets used every time someone is sick or the pets lie on it often, it could carry just as much dirt, dust and more as unwashed bedsheets. Give it a good washing or give it the boot.

4. SLUMPED THROW PILLOWS

Throw pillows can do wonders for bringing a bit of color and personality into a living room—but they can also bring the atmosphere down if they start looking a little rough around the edges. Some issues, such as stains, can be fixed, but once some pillows are unable to hold their shapes, it’s probably

time to get rid of them. (We won’t even discuss how rarely throw pillows are cleaned.) Keep the cover and just replace the filler, or swap up the look completely; either way, the room will look the better for it.

5. UNUSED ENTERTAINMENT DEVICES

Old DVD players, VHS players, out-of-date streaming devices, speakers—these can take up a lot of space, and if they’re not used, it’s a waste of space. Trade in large, clunky items for smaller, sleeker ones, and throw away or donate anything that doesn’t get used enough. Once they’re gone, there will be more room in the entertainment center or on shelves for items that do get used, such as books, games and picture frames.

6. GAMES WITH MISSING PIECES

Clue isn’t much fun when there’s no Colonel Mustard, the candlestick has gone missing and somehow one of the dice has also vanished. Bite the bullet and toss any board or card games that are missing vital pieces; they can easily be replaced, and a new game may be exactly what family game night needs. ■

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HOW TO CHOOSE AN AREA RUG

by Petra Guglielmetti

When dressing up a room, don’t look to the furniture or the walls—look to the floor! Sometimes a rug is all you need. A rug can be the defining feature of a room or it can blend in and serve a function. No matter your reason for wanting a rug, there are a lot of questions to consider before buying an area rug. Read our all-encompassing guide below to make sure you’re buying the best rug for your space.

WHAT ARE THE TYPES OF AREA RUGS?

Knowing the lingo helps you shop smart. These terms refer to construction methods.

Tufted: Pieces of yarn are punched through a backing then cut to create a smooth surface (called pile). Tufted rugs shed more than others.

Hooked: Though similar to a tufted rug in that loops of yarn are pulled through a backing, the yarn isn’t cut, leaving a looped pile.

Knotted: Pieces of yarn are tied, often by hand, to warp fibers on a loom. It’s the most labor-intensive way to make a rug.

Braided: Lengths of fabric, yarn or natural fibers

are braided then sewn to one another.

Flat-woven: Often called kilims or dhurries, these are woven on a loom, either by hand or machine. There’s no backing, so they are lighter and reversible.

Shag: Any tufted, woven or knotted rug with long, plush pile.

HOW BIG SHOULD MY RUG BE?

Your furniture arrangement and room function should factor as much as room size.

Living room: You want either all the furniture to sit on top of the rug comfortably or all the front legs to be on the rug.

Dining room: Let the chairs guide you. The rug needs to be large enough that the chairs remain on it even when pushed back from the table.

Bedroom: The rug should frame the bed. That means you need an 8-by-10-foot rug for a queen and 9-by-12-foot rug for a king. The front feet of bedside tables can sit on the edge.

WHAT IF I LOVE A RUG THAT’S TOO SMALL?

Layer it. Because bigger often means more expensive, it can be tough to find the right rug in the right size (in

your price range). So layer a small statement rug on top of a less-expensive one that covers more area. One popular combination is tight-weave jute or sisal under a showpiece. When layering, the bottom rug should be smooth so it’s a stable base for the top one.

WHAT IF MY ROOM IS REALLY BIG?

A large, open space benefits from being broken up by two or more rugs. “A rug can make a declaration: The breakfast table is here. Come sit and socialize in this spot,” says Los Angeles-based designer Greg Roth of Home Front Build. If you choose to cover most of the floor, leave a bare border at the wall. A good rule is to stay 6 to 14 inches from the wall, sticking to the wider end of the range in a large room.

WHAT RUGS ARE GOOD FOR HIGH-TRAFFIC AREAS?

In high-traffic areas and homes with kids or pets or both, area rugs can take a serious beating. Sound like your house? Here’s what you need.

Durability: Places like entries, staircases and hallways call for a tight weave or high knot count (100 to 150 per square inch). Hand-tufted or hand-knotted rugs



can handle the pressure. Or try nylon or micro-hooked wool. Avoid plant fibers (jute, hemp, sisal, bamboo) and silk because they break down easily.

Cleanability: “Outdoor rugs look great, and you can take them outside and hose them off,” says L.A.-based interior designer Betsy Burnham. Look for one made from recycled polyester or polypropylene. If you prefer natural fibers, a wool rug with a busy pattern works too. Stick with low pile in the dining room. It’s easier to clean and allows chairs to move easily.

WHAT SHAPE SHOULD MY AREA RUG BE?

There’s no ruling dictating

that your area rug has to be a rectangle. Shop for area rugs in different shapes that complement your home’s furniture and rooms.

Furniture: A rug should echo the shape of the furniture that will sit on it, like a rectangular table-rug combo. Use the same approach in the living room. If you have a rectangular furniture arrangement, “a rectangular rug that encompasses the entire grouping makes the most sense,” says designer Annie Selke, founder of Dash & Albert.

Room: Another strategy is to let the shape of your room dictate your pick. “If a room is narrow and long, avoid a circular (or square) rug. It will alienate

the corners of a room,” says Bob Margies, director of installation for Merida Studio, maker of natural-fiber hand-finished rugs.

DO I NEED A RUG PAD?

“You always need a rug pad. Rugs wear from the bottom up, so the pad is essential to protecting the fibers from constant abrasion,” Roth says. Rug pads also prevent slipping, add cushion and stop the rug from rippling. Look for one that’s 1/4 inch thick and 2 inches smaller than your rug on each side (so it won’t show). ■

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FROM THE CALIFORNIA ASSOCIATION OF REALTORS:

TEN QUESTIONS REGARDING PROPOSITION 19 TRANSFER OF THE TAX BASIS IN THE SALE AND PURCHASE OF A PRINCIPAL RESIDENCE

Q1. What are the most significant changes made by Proposition 19 regarding the transfer of the taxable value of a principal residence?

A1. Proposition 19 makes three significant changes to the portability of one's tax basis from the sale of a principal residence to a replacement principal residence.

First, it allows a seller of a principal residence to transfer the tax basis of that principal residence to the purchase of a replacement principal residence *anywhere* in the State of California. Under prior law, the seller was limited to transfers either within the same county (under Proposition 60) or between a limited number of counties that specifically permitted such taxable value transfers (under Proposition 90).

Second, it allows the transfer of the tax basis of the sold principal residence to the replacement principal residence regardless of value with certain adjustments to the tax basis if the replacement principal property is of "greater value" than the sold principal residence. Under prior law, only transfers of "equal or lesser value" were eligible for the exemption.

And third, Proposition 19 permits such transfers *up to three times* (but unlimited for those whose homes were destroyed or substantially damaged by fire). Prior law allowed such transfers only one time.

Q2. So, under Proposition 19 a seller of a principal residence can transfer the tax basis of the sold principal residence to the purchase of a principal residence anywhere in the State?

A2. Yes.

Q3. Can the replacement property can be of greater value?

A3. Yes, subject to implementing legislation*. Proposition 19 has two provisions regarding the value of a replacement principal residence.

(1) *Equal or Lesser Value:* The replacement primary residence is of equal or lesser value, subject to an inflation index of 105% if purchased within one year of sale, and 110% if purchased within the second year of sale of the original property. The tax basis of the original principal residence may transfer to the replacement principal residence.

(2) *Greater Value:* The replacement residence is of greater value. The taxable value of the replacement primary residence is calculated by adding the difference between the full cash value of the original primary residence and the full cash value of the replacement primary residence to the taxable value of the original primary residence.

Example:

Original Primary Residence (OPR)
Taxable value ... \$400,000
OPR sold for ... \$900,000
Replacement Primary Residence (RPP) purchase ... \$1,000,000
Difference between sale price of OPR and purchase price of RPP is ... \$100,000
Taxable Value of RPP is ... \$400,000 plus \$100,000 ... \$500,000

**Proposition 19 allows the transfer of the existing taxable value of a primary residence to any primary residence "of equal or lesser value." This phrase "of equal or lesser value" has a defined meaning under current law as explained above and will likely be interpreted in exactly the same manner under Proposition 19. Implementing legislation should clarify the issue completely.*

Q4. Who does Proposition 19 apply to?

A4. Proposition 19 applies to a seller of a principal residence who is over 55, severely disabled, or whose home has been substantially damaged by wildfires or other natural disasters.

While Proposition 19 states that it applies to persons who are over 55 years of age, Revenue and Taxation Code Sec. 69.5 defines this to include those who are 55 years of age or older. It is this definition that will likely determine eligibility.

Q5. Who qualifies as "severely disabled?"

A5. Any person who has a physical disability or impairment, whether from birth or by reason of accident or disease, that results in a functional limitation as to employment or substantially limits one or more major life activities of that person, per California Revenue and Tax Code Sec. 74.3. While there is no definition within Proposition 19, the meaning of this phrase is likely the same as contained in the California Revenue and Tax Code.

Q6. How many times can a qualified homeowner take advantage of this tax basis transfer?

A6. Proposition 19 allows both those over 55 and the severely disabled to use this exemption up to three times.

Q7. How often can homeowners who are victims of wildfires or other natural disasters use this exemption?

A7. Proposition 19 does not limit the number of times homeowners, who have had their principal residence substantially damaged due to a qualifying wildfire or other natural disaster, may transfer their tax basis whenever such event occurs.

Q8. When does this portion of Proposition 19 go into effect?

A8. Beginning April 1, 2021, Proposition 19 applies to the transfer of one's tax basis anywhere in the State of California regardless of value.

Q9. I'm over the age of 55 and

want to sell my home now. Under Proposition 19 do I need to wait until April 1, 2021, to purchase another home? How long can I wait?

A9: Current law prior to Proposition 19 states that the purchase of a new home must be made within two years of the sale of the old one. If you have already transferred your property tax base once, you will be ineligible to do so again until after April 1, 2021. While this question is ultimately an issue that will have to be worked out in the implementation process we believe that as long as either the sale of an existing home or the purchase of a new one occurs after April 1, 2021 that the transaction will be eligible for the tax benefits under Proposition 19 as long as both transactions were completed within two years.

As always, our advice to agents is to not give legal or tax advice—especially on an issue that is so consequential and presently has no definitive answer. If an agent has a client who wishes to obtain the tax benefits of Proposition 19 for a transaction that closes prior to April 1, 2021, whether it is buying or selling a property, they should be encouraged to seek the advice of a qualified California real estate attorney or tax advisor.

Q10. Can a replacement property be purchased prior to the original primary residence being sold?

A10. Yes. This is how the current rule under Proposition 60 operates, and Proposition 19 uses nearly identical language. ■

EDITORS NOTE: This article is not intended to be used or construed as tax or legal advice. Please contact your accountant, attorney or other suitable professional for their advice on your particular situation.

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KENSINGTON! • 4737-39 Terrace Drive
Closed at \$1,080,000



KENSINGTON! • 4362 Hilldale Road
Closed at \$1,115,625
(Represented Buyer)



KENSINGTON! • 4940 Canterbury Drive
Closed at \$1,210,000



KENSINGTON! • 4030 Rochester Road
Closed at \$1,210,000



KENSINGTON! • 4721-23 Edgeware Road
Closed at \$1,259,100



KENSINGTON! • 4120 Hilldale Road
Closed at \$1,299,000



KENSINGTON! • 4842 Biona Drive
Closed at \$1,365,000



KENSINGTON! • 4252 Alder Drive
Closed at \$1,464,000



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