

## Your Spring Home Reset

Before spring officially arrives (March 20), it's smart to get a head start on a simple "home refresh" plan; especially if a move might be on your horizon this year. The attached Spring Home Refresh guide breaks it down into manageable, high-impact steps that can make your home **feel** better now and **show** better later.

What I love about this approach is that it's not about taking on a massive remodel. It's about small, strategic improvements that reduce stress, strengthen your position in negotiations, and help your home stand out when buyers start touring. And even if you're not selling, a reset can bring a surprising sense of calm (your future self will thank you).

Here are a few highlights to look for in the guide:

- **Make an assessment early:** Identify repairs and book pros before the spring rush.
- **Keep it show-ready:** Small improvements can boost value and help your home sell faster.
- **Tackle curb appeal:** Little details—mailbox, hardware, walkways—add up to a strong first impression.
- **Use the checklist:** Indoors, outdoors, and exterior touch-ups are all mapped out for you.



## Here's What We've Been Up To



Listed | Offered at \$465,000



Listed | Offered at \$550,000



Sold | Sold at \$985,000

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# FJR & ASSOCIATES UPDATE



## Easy Peach Cobbler

### Fruit Ingredients:

- 10 to 12 cups (1,700g to 2,040g) peaches or other stone fruit (nectarines, plums, etc.), peeled and sliced (Sub fresh berries for some of the sliced fruit, if desired)
- 1 tablespoon (14g) unsalted butter, melted
- 2 tablespoons (28g) lemon juice
- 1 cup (198g) granulated sugar
- 1/4 cup (30g) All-Purpose Flour

### Topping Ingredients:

- 2 cups (240g) All-Purpose Flour
- 1/2 cup (48g) Almond Flour, optional
- 1/2 cup (99g) granulated sugar
- 2 1/2 teaspoons baking powder
- 1/2 teaspoon table salt
- 6 tablespoons (85g) unsalted butter, melted
- 1/2 cup (113g) milk
- 1 large egg
- 1 1/2 teaspoons almond extract
- 3 to 4 teaspoons coarse sparkling sugar or cinnamon sugar, for sprinkling

### Method:

- 1 - Preheat your oven to 425°F. Lightly butter or grease a 9" x 13" pan.
- 2 - For the Fruit: In a medium bowl, combine the fruit, melted butter, and lemon juice, tossing to coat the fruit.
- 3 - In a separate small bowl, whisk together the sugar and flour, then sprinkle over the fruit.
- 4 - Toss gently with a spatula until the fruit is coated, then scoop the fruit into the pan. Pat the inside of the bowl with a clean towel so it's mostly dry.
- 5 - For the Topping: In the same mixing bowl, whisk together the flour(s), sugar, baking powder, and salt. In a separate bowl or a liquid measuring cup, whisk together the melted butter, milk, egg, and almond extract. Pour the wet ingredients into the dry and mix just until thoroughly combined.
- 6 - Dollop the biscuit topping in blobs atop the fruit (3 across and 4 down in a 9" x 13" pan), leaving 1/2" or so between them. Fill in the in-between spaces with any leftover dough. Sprinkle with sugar.
- 7 - Bake the cobbler for 20 minutes. Reduce the oven temperature to 375°F, and bake for an additional 25 minutes, until the biscuits are golden and the filling is bubbly. (Be sure to bake until the biscuits are a deep golden brown, otherwise the biscuits in the center may be under-baked.) Remove the cobbler from the oven and let it cool slightly before serving warm or at room temperature.
- 8 - Store leftover peach cobbler, covered, in the refrigerator for up to 5 days.



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# Spring Home Refresh

Spring doesn't officially start until March 20, but now is a great time to create a plan to spruce up your home, especially if you are a homeowner who is considering selling this year. Even if you're not, or are currently renting, a spring cleaning may help you feel refreshed!

## Tips for Sellers This Spring

### 1 Make an Assessment

Determine what repairs need to be done. Book home service professionals before the spring rush.

### 2 Reduce Last-Minute Stress

Finding problems now can put you in a stronger position during negotiations and potentially save you money at closing.

### 3 Keep Your Home Show-Ready

Improvements can boost the price of your home. A solid first impression can speed up the sale of your home.

## The Benefits of a Spring Home Reset

- Creates calmness and serenity
- Tackling projects now will free up time later
- Offers a clean slate
- A tidy outside fosters neighborhood harmony

FOR SALE

The number one reason current homeowners age 62 and over say they want to sell their home and buy a new one?

To be closer to family and friends.



# Easy Steps to Prep

When you break down your to-do list into strategic steps, it doesn't seem so overwhelming. Use these tips to get started.



## Indoors

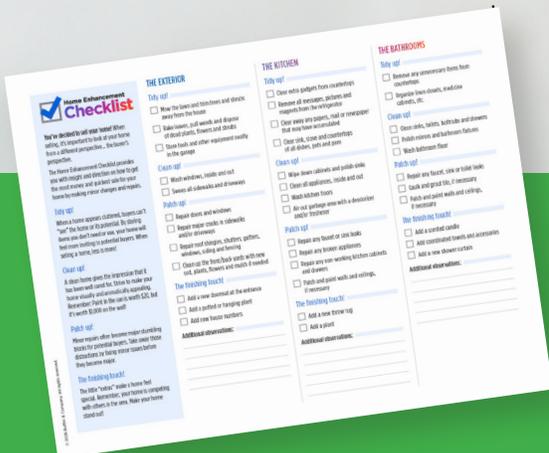
- Declutter and deep clean areas
- Shampoo carpets and polish floors
- Touch-up paint
- Oil squeaky hinges

## Outdoors

- Inspect roofing, siding, gutters, etc.
- Inspect outdoor lighting
- Order spring landscaping needs (mulch, seeds, plants, etc.)
- Schedule service professionals before the spring rush (lawn service, irrigation, etc.)

## Curb Appeal

- Touch up or replace house numbers and mailbox
- Polish door knockers and handles
- Sweep away salt or sand on walkways
- Clean away winter debris



A Home Enhancement Checklist can help you keep track of maintenance tasks in your home. If you're considering selling this year, I can help you create a step-by-step plan to get your home in peak condition, so it stands out, sells quickly and gets you the price you want. Let me know how I can assist you!



# 15 Tips to Keep Your Home Show-Ready

If you're thinking of selling your home this year, take action now to help it stand out, sell faster, and attract the price you want.

- 1 Hire professionals to do a deep cleaning.
- 2 Schedule a pre-listing home inspection to identify problems.
- 3 Contact experts to make major repairs.
- 4 DIY minor repairs.
- 5 Have someone check for odors.
- 6 Declutter everywhere, including closets, attics, basements, and garages.
- 7 Update worn areas with fresh, neutral paint.
- 8 Ensure rooms are well-lit.
- 9 Update bathrooms with new toilet seats and shower curtains.
- 10 Remove heavy drapery and shades.
- 11 Power wash decks, walkways, steps, etc.
- 12 Upgrade landscaping with seasonal plants.
- 13 Remove or update worn outdoor items like swing sets or basketball hoops.
- 14 Complete any projects that haven't been finished.
- 15 Stage rooms for their intended use.

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If I can help with your real estate needs this year, just let me know. I'm here to offer clear, trusted guidance and referrals to any service professional you may need. **And, oh, by the way...I'm never too busy for any of your referrals!**

