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Larry Lindstam, REALTOR®

907-242-1819

Paula Lindstam, REALTOR®

paula@lindstam.com

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# Sellers & Dwellers



## 22356 Whispering Birch \$240,000

This ranch-style house sits on one of the most beautiful lots I've ever seen. It's just over 1.3 acres in Peters Creek. A multitude of birch trees encircle the fairly level lot and provide seclusion. The house has 2 bedrooms, 1 bath, and a 2-car garage. The living area is approximately 1,232 sq. ft. The garage is roomy.

Visit [www.alaskarealestate.com](http://www.alaskarealestate.com) and use MLS# 07-13325 to see more pictures and get more info.

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### Congratulations to the following Sellers & Dwellers:

- Sara
- Bobby
- Norma
- Rea & Reiko

The Alaska Multiple Listing Service is easy to use, offering a wide variety of search options. Visit

[www.alaskarealestate.com](http://www.alaskarealestate.com)

and check it out!

# 10 Things to Take the Trauma Out of Home Buying



1. Find a real estate agent that's simpatico. Home-buying is not only a big financial commitment, but also an emotional one. It's critical that the agent you chose is both skilled and a good fit with your personality.

2. Remember, there's no "right" time to buy, any more than there's a right time to sell. If you find a home now, don't try to second-guess the interest rates or the housing market by waiting. Changes don't usually occur fast enough to make that much difference in price, and a good home won't stay on the market long.

3. Don't ask for too many opinions. It's natural to want reassurance for such a big decision, but too many ideas will make it much harder to make a decision.

4. Accept that no house is ever perfect. Focus in on the things that are most important to you and let the minor ones go.

5. Don't try to be a killer negotiator. Negotiation is definitely a part of the real estate process, but trying to "win" by getting an extra-low price may lose you the home you love.

6. Remember your home doesn't exist in a vacuum. Don't get so caught up in the physical aspects of the house itself—room size, kitchen—that you forget such issues as amenities, noise level, etc., that have a big impact on what it's like to live in your new home.

7. Don't wait until you've found a home and made an offer to get approved for a mortgage, investigate insurance availability, and consider a schedule for moving. Presenting an offer contingent on a lot of unresolved issues will make your bid much less attractive to sellers.

8. Factor in maintenance and repair costs in your post-home buying budget. Even if you buy a new home, there will be some costs. Don't leave yourself short and let your home deteriorate.

9. Accept that a little buyer's remorse is inevitable and will probably pass. Buying a home, especially for the first time, is a big commitment, but it also yields big benefits.

10. Choose a home first because you love it; then think about appreciation. While U.S. homes have appreciated an average of 5.4 percent annually over from 1998 to 2002, a home's most important role is as a comfortable, safe place to live.



# Income Property

## 3711 Core Court

\$393,000

This fourplex is located near Dimond and Jewel Lake. It features one three-bedroom and three two-bedroom units. The property has a fenced yard, an enclosed entryway, and a spacious laundry room with income producing coin-operated washer and dryer.

The three-bedroom unit was recently updated with new flooring, paint, and lighting. All units are currently rented and are easy, easy to rent.

You can find out more about this property by visiting my website at [www.lindstam.com](http://www.lindstam.com) or by visiting the Multiple Listing Service website at [www.alaskarealestate.com](http://www.alaskarealestate.com). Enter MLS #07-11321.



The highest compliment I receive is your referral of friends and relatives.

# RECIPES: Beef Brisk et & Cornbread



Paula’s Texas aunt would make this brisket for her New Year’s parties, along with black-eyed peas for luck.

**Beef Brisket:** Mix together equal parts of liquid smoke (1/2 bottle will do) and Worcestershire sauce. Pour over brisket in browning bag. Bake at 300° for 4 hours.

The cornbread recipe is a result of trial and error, finally perfected.

Cornbread:

- 1 cup corn meal
- 1 cup flour
- 1/2 tsp. soda
- 1/2 tsp. sugar
- 1-1/2 tsp. baking powder
- 3/4 tsp. salt
- 1/3 cup oil
- 2 eggs, beaten
- 1 17-oz. can creamed corn
- 1 cup grated cheese

Buttermilk

Heat skillet in 375° degree oven. Mix dry ingredients together and liquid ingredients together. Mix dry with liquid. Thin batter slightly with buttermilk. Put a little oil in skillet. Pour batter into hot skillet. Bake at 375° for about 30 minutes.



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**Paula Lindstam, REALTOR®**

**paula@lindstam.com**



*Serving Alaskans Since 1970*

Dynamic Properties  
3111 C Street, Ste. 100  
Anchorage, AK 99503

Phone: 907-242-1819  
Fax: 907-345-0444  
E-mail: larry@lindstam.com

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