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7241 HUFFMAN ROAD

\$240,000

2 Bedrooms 1 Bath

1,318 apx. sq. ft.

14,519 apx. sq. ft. lot size (1/3 acre)

Get away from it all in this cute little hillside chalet. Big yard to play in. Expansive deck to relax on. Plenty of parking. Storage beneath home and in shed (which has both heat and power). Ladder to open loft from living room. Some hardwood floors. This unique hillside property could use some love, but priced accordingly.



2440 DENNIS WAY

\$295,000

3 Bedrooms 2 Baths 2-Car Garage

1,536 apx. sq. ft residence

16,000 apx. sq. ft. lot

Private woodland setting with great view of mountains. Easy access to shopping and outdoor recreation. Small semi-permanent greenhouse and vegi garden in back yard.

Directions: South on Old Seward from Dearmoun, turn left on Dennis Way. Home on right at end of street.

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Congratulations to the following sellers and dwellers:

- Marie
- Mike & Glenna
- Carolyn
- Sam

AROUND TOWN

Oxygen & Octane, Oct. 8-10, Dena'ina Ctr, FREE

Alcan Highway Lecture, Oct 29, 2 p.m., UAA

Alyeska Mystery Train, Oct 30-31, 2:15 p.m.

American Bluegrass Masters, Nov. 6, 7:30 p.m., PAC

Turkey Trot, Nov. 20, 1:30-3 p.m., Russian Jack Chalet

Great Alaska Shootout, Nov. 23-27, Sullivan Arena



12830 WELLSFORD CIRCLE \$383,000

3 Bedrooms | 2.5Bath | 2-Car Garage
2,398 apx. sq. ft.

More info and photos at
www.alaskarealestate.com
enter MLS #10-10594.

Attractive Kempton Hills home, both spacious and comfortable. Covered porch, fenced backyard. All bedrooms upstairs. Large master bedroom with private bath, jetted tub, deck, and walk-in closet.

Directions: South on Lake Otis from Huffman. Turn left on Kempton Hills and left on Wellsford Circle. Home on left.

Thanks for your referrals!

"I have been very happy with my homes, but homes really are no more than the people who live in them."

Nancy Reagan quotes (American Actress and First Lady (1981-89), wife of Ronald Reagan, 40th US president. b.1921)

3075 SECLUSION COVE DRIVE \$268,000

3 Bedrooms | 2.5 Baths | 2-Car Garage

1,425 sq. ft.

Beautiful townhouse in Southport on cul-de-sac. Huge shared backyard, lots of sun. Hardly lived in. Massive wall of windows lets the sun pour in!

More info and photos at www.alaskarealestate.com MLS #10-9700.

Directions: South on Minnesota, exit west at 100th. Turn left at the 4-way stop onto Southport. Turn right on Seclusion Cove Drive. Last access road on right.



TECHNOLOGY UPDATE

Paula and I have been exploring several new (to us) technologies that enhance our ability to gather and spread information about homes for sale. One is the QR Code. QR stands for Quick Response. It is a barcode which, when scanned by a smart phone like iPhone, Blackberry, and many others, will leap to a website embedded in the code. In other words, scan the code on one of our Home-For-Sale flyers and the listing will appear on your phone. The funny-looking picture on the back of this newsletter is the QR Code taking you to our website. You will need a QR Reader on your phone for the scanner to work, but if you Google "QR Code Reader" you will see many options.

Another app for smart phones is called Smarter Agent. If you send a text that says "Dynamic" (without the quote marks) to 87778. It will text you back a link to the Smarter Agent app which you then download. Smarter Agent lets you look up information about properties for sale while you're out and about. You can search by GPS location, by address, by map, and others. Pretty cool all right.

I update my Facebook page "Larry Lindstam, Realtor" frequently with news and information that you can use.

The Municipality of Anchorage offers loads of information at their website. At My Neighborhood (<http://neighborhood.muni.org/>) type in an address and select info about Education, Health, Local Services, Political, Property Info, Public Safety, or Recreation. At the muni's Property Assessment site (<http://redirect.muni.org/propappraisal/public.html>) type in an address and find out what the property taxes are.

Did you know that Enstar, Chugach Electric, or MLP will tell you the high, low, and average monthly cost for the past year at any address in their service area?

I have been updating my website to include How-To information for both buyers and sellers. This is a basic guide through the real estate transaction process. That's at <http://www.lindstam.com>.

Since the mortgage melt-down in the Lower-48, the federal government has instituted a myriad of new regulations regarding mortgages: who can qualify, how to qualify, credit score use, appraiser selection, qualifying properties, and more. It is imperative that you choose a loan originator carefully. You want someone who communicates well with clients, has experience, continuous education, and institutional support.

RECIPE: CHEWY DRIED FRUIT BARS

- 1/2 cup butter
- 3/4 cup brown sugar, packed
- 1/2 cup molasses
- 1 egg
- 1 tsp. cinnamon
- 1/2 tsp. baking soda
- 1/4 tsp. each ground ginger and ground cloves
- 1 cup flour
- 3/4 cup whole-wheat flour
- 1 cup chopped walnuts
- 1 cup chopped dried fruit (apricots, figs, dates, apples, whatever)

Beat butter, sugar, and molasses until smooth. Add egg and beat until well combined. Stir in cinnamon, soda, ginger, and cloves; then stir in flour and whole-wheat flour, nuts, and dried fruit until evenly moistened. Spread dough in a greased 10x15" baking pan. Bake at 350° until cooky begins to pull from sides of pan, about 25 minutes. Let cool in pan on a rack, then cut into 24 equal bars. Serve, or store airtight up to 3 days. Makes 24 bars.

