

# Chit Chat

News for Home and Living

SEPTEMBER 2014

## Independence Day 2014

For the 17th consecutive year, we (and some of our dearest friends) set out at 6:00 a.m. and personally hand-delivered approximately 2,000 American flags to the "Wood Streets" neighborhood on the morning of July 4th, our country's Independence Day! As we do every year, after patriotically walking from yard to yard, we treated everyone to a yummy breakfast at a local restaurant.

We hope you enjoyed the festive flags and look forward to our annual patriotic gesture again next year!

Your neighbors,

*Tara and April*



*From left to right: Bethany and Kyler, David, Steve, Leah, April, Eddie, Sue, Jonathan, Heidi, Brooklynn and Twinkie, Elsie, Tara, Teri, Gracie, Verious, Gregg, Debbie*

## Inside Chit Chat

**Real Estate Activity (Available and Sold)**

**Welcome New Clients**

**Win Money — Submit Your Quiz Answer**

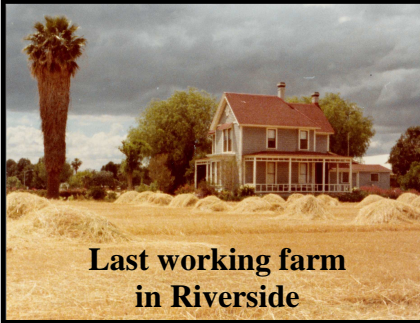
**Neighborhood News (Farmers Markets)**

**NOWS September meeting**

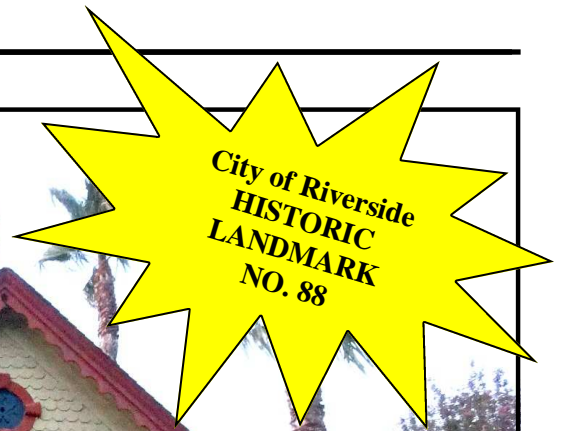
## The Power of Constraints

So often we spend time complaining about the things that are withheld from us. But constraints are not the enemy. Every artist, athlete, and entrepreneur has a limited amount of resources from which to build. We all have constraints; the limitations just determine the size of the canvas you have to work with. What you paint is up to you. You don't need a grand or impressive schedule — just commit to a sustainable process.

1. If you're 5-feet tall and playing basketball, you figure out more creative ways to score than the 7-foot tall player.
2. If you're a photographer and show up with just one lens, then figure a way to capture the beauty with the only gear you have.
3. If you can only spare 15 minutes each day to write, then make each paragraph a work of art.
4. If you only have 30 minutes to work out, then sweat hard and make those 30 minutes work for you!



**Last working farm  
in Riverside**



**\$699,900**

**5211 Central Avenue, Riverside**

This 1888 Victorian farmhouse (the “Henry M. Streeter House”) is Riverside Historic Landmark No. 88, and was built on 40 acres of alfalfa and citrus property for Mr. Henry Streeter, a state senator, who drafted legislation which led to the creation of Riverside County in 1893.

The current owners are only the 4th family to own this home in 126 years, and this was the last working farm in Riverside.

This 4 bedroom, 2 bathroom, approx 2300 sq ft home (which also has a guest house) sits upon one acre now, is on par with The Heritage House as far as museum quality originality, in addition to tasteful modern day conveniences such as a remodeled chef’s kitchen, remodeled bathrooms, central air/heat, and a master bedroom suite with walk-in closet.

The attic (third floor) is large enough to convert into more living square footage if necessary.

Almost one acre of land, it’s dotted with 24 citrus trees, pomegranate, mulberry, loquat and fig, and the driveway is lined with the “Ragged Robin” rosebushes (introduced in 1825) that also line historical Victoria Avenue.

The property has a conditional use permit for a tea house (known as “The Streeter Tea House”).

*~ for color photos of this home and more information, go to [www.TheSisterTeam.com](http://www.TheSisterTeam.com) ~*





**\$534,900**

**5426 Brockton Avenue, Riverside**

This stunning turn-of-the-century “Wood Streets” Craftsman which evokes true old-world craftsmanship with modern amenities on a private double lot with room for a pool, will make your senses tingle!

The original house was built in 1913 and is approximately 2300 sq ft.

In addition, you’ll be amazed to find a large permitted bonus room that is 1638 sq ft, which could be converted to a few extra rooms, or used as a large yoga, dance, or photography studio (the possibilities are endless, and the City has provided a conditional use permit in the past).

Brand new exterior paint, updated electrical and plumbing, two A/C units, 9-yr-old roof, main floor bedroom and bathroom for guests, in addition to 3 upstairs bedrooms and bathroom. Upstairs laundry too!

Updated eat-in kitchen with sile stone counters, dishwasher, gas stove, refrigerator, and walk-in pantry. Large formal dining room with gorgeous original built-in glass-fronted hutch, plate rails, and hardwood floors. Private yard (just under half an acre) boasts old growth shade trees, dog run area, and lovely wraparound porch!

*~ for color photos of this home and more information, go to **www.TheSisterTeam.com** ~*

**No one lists and sells more historic homes (for the past 17 years)  
in the historic Wood Streets neighborhood than  
“The Sister Team”, your local Realtors!**

**AVAILABLE**



**\$259,900 — 4410 Oakwood Place**

Adorable California Bungalow in the “Wood Streets” neighborhood! This 2-bedroom, 1-bath home has beautiful hardwood floors, eat-in kitchen overlooking lush backyard, and is one of the lowest priced homes in the neighborhood!

**AVAILABLE**



**\$324,900 — 3990 Redwood Drive**

California Bungalow has been featured on posters of Riverside! Two spacious bedrooms plus a sitting room/library, 2 baths, and 1270 sq ft. Updated kitchen, copper plumbing, claw foot tub, Located at base of Mt. Rubidoux!

**IN ESCROW**



**\$349,900 — 6035 Riverside Ave**

Highly desired 1927 Tudor-style home with approx 1500 sq ft, 3 bedrooms, 1 bath, updated kitchen, updated electrical and plumbing, central air/heat, barrel ceiling in living room, and 2-car garage. Walking distance to Riverside Plaza!

**IN ESCROW**



**\$425,000 — 3565 Beechwood Place**

One of the most desired locations in the historic Wood Streets! Built in 1935, this home boasts a refurbished built-in pool/spa, permitted guest house, as well as an eat-in kitchen, hardwood floors, and a basement! Sold in 1 day!



**Allow our experience and knowledge to benefit you,  
whether you're selling or buying!!  
Not only have we lived in this neighborhood for  
25 years, but we work and play here too!**



**SOLD**

**Sold for \$320,000**  
**4755 Oakwood Place**  
3 bdrm/2 bath, 1600 sq ft



**SOLD**

**Sold for \$480,000**  
**5471 Magnolia Avenue**  
4 bdrm/3 bath, 2100 sq ft



**SOLD**

**Sold for \$369,900**  
**3869 Rosewood Place**  
3 bdrm/2 bath, 1305 sq ft



**SOLD**

**Sold for \$259,900**  
**4226 Larchwood Place**  
2 bdrm/1 bath, 1000 sq ft



**SOLD**

**Sold for \$354,000**  
**5270 Kendall Street**  
5 bdrm/3 bath, 1900 sq ft, pool



**SOLD**

**Sold for \$310,000**  
**4032 Maplewood Place**  
3 bdrm/2 bath, 1624 sq ft



**SOLD**

**Sold for \$360,000**  
**3762 Elmwood Court**  
3 bdrm/2 bath, 1780 sq ft



**SOLD**

**Sold for \$279,900**  
**3770 Elmwood Court**  
2 bdrm/1 bath, 1078 sq ft



**SOLD**

**Sold for \$247,000**  
**4080 Rosewood Place**  
2 bdrm/1 bath, 1004 sq ft

## Welcome New Clients!

*Friends Referring Friends:  
A great referral is when  
you introduce someone you care about,  
to someone you trust...*

Justin Taylor and Jaymi Gigler (referred by  
Sue Coryell)  
Monte Harris and Family  
Rod and Denise Perry  
The Rice Family  
Jimmy and Renae Rios  
Nicole Rodriguez  
Eric Sosa and Christopher Cunningham (past and  
treasured clients)  
Josh Stevens and Mandy Medina

*We love giving recognition to our new friends and  
our wonderful existing clients who are kind enough  
to refer their friends and relatives to us.*

**Absolutely NO ONE  
sells more homes in  
*The Wood Streets*  
neighborhood than  
“The Sister Team”!!**

we **LIVE** in the neighborhood,  
we **WORK** in the neighborhood,  
we **KNOW** the neighborhood,  
we **SELL** the neighborhood!!!

**[www.TheSisterTeam.com](http://www.TheSisterTeam.com)**

## September Quiz Question

**What is the four-word name for the  
highest military decoration given to a  
member of the U.S. armed  
forces?**

*Everyone (any age)  
responding by calling or  
e-mailing us with the correct  
answer will be entered into a  
drawing for:*

**a \$25 VISA  
gift card to use  
wherever you like,  
just like cash!**



*Drawing to be held on 09/30/2014*

## Apr/May Quiz Answer

**Question:** What does an apiculturist  
study?

**Answer:** An apiculturist studies bees,  
especially on a commercial scale  
for the sale of honey.

**Congratulations to  
Anthony Hormello**

Your name was selected at random  
from all of the correct quiz entries  
and you'll receive  
a \$25 VISA gift card!

# Neighborhood News



## September is Fruit and Veggies Month



There are a few Farmers Markets in Riverside, so please make time to not only shop for fresh fruits, vegetables, flowers, hummus and fresh baked bread, but to support local farmers!

1. Riverside Certified Farmers Market — Sear's Parking lot on Arlington — Fri 8 am to 12 pm
2. Kaiser Permanente Farmers Market — 10800 Magnolia Ave, La Sierra — Fri 10 am to 2 pm
3. Downtown Farmers Market — Main Street between 5th & 6th Streets by The Mission Inn — Sat 8 am to 1 pm
4. Galleria at Tyler Farmers Market — Galleria at Tyler in Barnes & Noble parking lot — Sun 8:30 am to 12:30 pm
5. Orangecrest Certified Farmers Market — Orange Terrace Community Center — Sun 9 am to 1 pm



*I see "The Sister Team" in your future!*

## Neighbors of the Wood Streets Association (NOWS)

NOWS belongs to YOU (the Wood Streets residents). It is a fantastic resource for neighborhood and citywide information and news. If you're unable to attend the meetings, which are every other month on the **3rd**

**Thursday at 6:30 p.m.** at the RCC Alumni House at 3564 Ramona Drive, then please sign up to be on the email monthly newsletter list at [nowsnews1@gmail.com](mailto:nowsnews1@gmail.com)

so you can be kept informed of guest speakers and other upcoming agenda. The next two meetings: **9/18/2014** and **11/20/2014**.



## Lost and Found

The teenager lost a contact lens while playing basketball in his driveway. After a brief, fruitless search, he gave up. His mother took up the cause and within minutes found the lens.

"How did you do that?" he asked.

"We weren't looking for the same thing," she explained.

"You were looking for a small piece of plastic. I was looking for \$150."



Please spay or neuter your indoor and outdoor pets!

It's the most important thing we can do to help dogs and cats. Don't breed or buy, while shelter pets die. Opt to adopt!







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Chit Chat

Place  
Stamp  
Here

## *Happy 12th Birthday, Chit Chat!*

This 8-page Chit Chat newsletter, that we have been personally writing and distributing door-to-door to over 2,100 homes every issue, is celebrating its 12th birthday!!

For those of you who have not been in the neighborhood as long as us, you'll be surprised to know that we were delivering real estate tips, sales stats, American flags, and lots of goodies (candy, note pads, calendars, etc.) for more than 5 years *before* the inception of the Chit Chat; that means we've been a **real estate presence** in this neighborhood for **17 years!**

No other Realtors come close to our success here. Absolutely no one lists *and* sells more homes in the Wood Streets than "The Sister Team". This is due to our full-time and long-term commitment to the real estate industry (25 years), our knowledge of the Southern California real estate market, and our personal involvement with every single transaction.

Not only do we live here and work here, but we ride our bikes and take walks throughout this amazing and wonderful neighborhood!



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