

NORTHWOOD NEWS

Published Bimonthly by the Northwood-Four Corners Civic Association ■ February 2007

Couple Attacked While Walking on Loxford Terrace

[The author prefers not to have her identity published. —Ed.]

I walk alone lots of times when my husband or friend couldn't walk and never had any problems until 2006.

On 1 December 2006, my husband and I were walking our four-mile walk at 5:15 p.m., as we have done for the past 30 years. As we were coming down Loxford Terrace past the back of Northwood High School, we heard some people walking behind us. As we got to the 900 block of Loxford, one guy hit my husband first in the neck, knocked him partially down, and the second person hit him in the back and he went down. The

first guy then got up and slugged me in the face and knocked me down. When I got up, my husband chased them, but I told him that he shouldn't go after them, not knowing what they would do.

They were two black men between the ages of 18 to 20. The one who hit me was a little taller than 5'4". I do know that they must live in the area *[or at least be familiar with it—Ed.]* because they didn't attack us until they got to the area where there was a pathway to the woods. They knew exactly when to attack. They didn't say anything when they did this and they didn't take anything as we didn't have anything to take.

We called the police right away from one of the nearby houses on Loxford. We waited for the police for about half an hour, but we decided to go home and wait there for them.

The police finally came about one-and-a-half hours later and, after taking our story, they said that they don't come to this neighborhood because it is safe. I told them that they should be coming to this neighborhood. They told us things we should do to protect ourselves and then they said they would check down in the area. They also said

that these kids—since they will get away with this—will probably do it again until they get caught.

We would like to get the word out to people in our neighborhood because so many people are walking and jogging at night. ■

Next Meeting on 14 February

The next NFCCA meeting will be held on Wednesday, 14 February 2007 at 7:30 p.m. at the North Four Corners Rec Center. The Rec Center is located at the end of Southwood Road, just off Edgewood Drive.

All residents of the Northwood-Four Corners-Forest Knolls area are invited to attend and express their views. Please note that only paid members of the NFCCA are eligible to vote. ■

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PRESIDENT'S MESSAGE

Halfway into the first month of 2007 and NFCCA is already quite busy. We've already had one neighborhood get-together (see article on the yard sale, page 6) testified on proposed council actions, and spoken about our park proposal, sustainable development, community transportation needs, and government accountability at the County Executive's Town Hall Meeting. We have also attended the swearing-in ceremonies for many of our newly elected officials (see the article for an updated contact list, page 4) to keep NFCCA on the decision makers' radar. Whew! With so much going on, we are already making good use of the new NFCCA list-serve to post late-breaking news and input opportunities. Please consider joining; it's easy and totally free. If you want to check it out, go to <http://groups.yahoo.com/group/nfcca>.

This is just the beginning, of course; there will be a plethora of NFCCA activities throughout the year. Look for a tree planting in the spring and our annual Earth Day creek cleanup. Don't forget that Montgomery County's Police Chief is coming to our April meeting. During the summer we will have another pool party, as well as Neighborhood Night Out. All of these events, as well as our pursuit of community issues, depend upon your participation and support. Whether you have lots of time or just a few moments to spare, we can use your help and expertise. The more we work together for our community, the more we become a community.

So best wishes for 2007 and happy Chinese New Year. I hope to see you at our next meeting on February 14th.

—Carole Barth

like 2007, the Executive recommends and the Council approves a capital budget for the next fiscal year. Sometimes there are also amendments to the existing six-year CIP. In January, Ike Leggett submitted proposed amendments which include nearly \$50 million additional funding for Montgomery County Public Schools (MCPS) and Montgomery College. Part of the additional MCPS funding is to be used to develop a comprehensive plan for reducing the number of portable classrooms. For more details, go to the OMB website at www.montgomerycountymd.gov/content/omb/FYo8/ciprec/pdf/agence_message.pdf.

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NORTHWOOD NEWS

Northwood News is published by the Northwood-Four Corners Civic Association. The NFCCA represents the 1,493 households in the area bounded by Colesville Rd. (Rte. 29), University Blvd. (Rte. 193), Caddington Ave., and the Northwest Branch.

Any resident of this area is eligible to join the NFCCA. Annual dues are \$10 per household and may be paid at any Association meeting or mailed to the treasurer.

Northwood News is published five times a year—in October, December, February, April, and June. To place an ad or discuss a story, please contact the editor.

Editor

Jacquie Bokow
10603 Cavalier Drive
Silver Spring, MD 20901
301.593.8566
nfcca@verizon.net

More on the MoCo Budget Process: Slicing the Pie, Part II

By Carole Barth
Capital Budget

The capital budget funds county construction projects. These projects are prioritized in the CIP—or Capital Improvements Program—document, which is developed in even-numbered years. The CIP lays out a six-year schedule of actions (planning, design, and construction) for all the programs the county intends to undertake.

Last year, we were suc-

cessful in changing the 2007-2012 CIP for the development of North Four Corners Park. The County Council directed Park and Planning to develop meaningful alternatives to their soccer field design and to provide up-to-date information on the demand for soccer fields. Park and Planning will present this new approach to the Council in 2008 when the Council begins work on the next CIP.

In odd-numbered years,

Dinner Time is Good for Families

By Yihung Mohs

Although recent years have shown an increase in family dinners, the statistics remain sobering. When it comes to family mealtimes, evidently, a lot of us say one thing but do another. According to Tufts University, national studies show that more than 80 percent of parents consider eating dinner with their children very important, but less than 50 percent actually sit down together on a daily basis. What's more, these percentages decrease as children get older. Sports practices, dance lessons, and hanging out with friends take their toll on family mealtime. Add to that a teenager's increasing independence—physically, emotionally and financially—and you have fewer and fewer family mealtimes at a time when vulnerable teens need them more than ever.

Science is just now validating what many parents of yesteryear knew all along: eating together regularly as a family brings with it many diverse and sometimes surprising benefits. Children, however, seem to benefit the most from family dinners, with improved grades, higher IQs, greater self-esteem, fewer behavioral and eating disorders, less stress, less depression and risk of suicide, and overall better behavior than their peers.

Among the more surprising benefits of family mealtimes are those related to social and academic performance. Children who enjoy regular dinners with their par-

ents tend to have higher academic scores, higher IQs, better vocabularies, nicer manners, higher self-esteem, and fewer problem behaviors like smoking, alcohol and drug use, promiscuity and fighting. They also experience fewer eating disorders, less depression and have a lower risk of suicide. ■

MoCo Budget

(continued from page 2)

Then let the County Council know how you feel about the proposed amendments.

Operating Budget Process

There's been a change in the process I described in the last *Northwood News*. The County Executive scheduled five budget forums throughout the County in January to seek input from residents about Fiscal Year 2008 Operating Budget priorities. In his press release announcing the meetings, Leggett said, "I want a county government that is responsive, accountable, and effective, and to accomplish that, I need to hear from county residents." As we go to press these sessions are in progress, so we'll talk about them at the February meeting.

In the meantime, you can participate without attending a budget forum; either email the Executive directly or fill out an online survey. The survey form is on the county's website at www.montgomerycounty.md.gov. Just click on the online form link under the FY '08 Budget heading. ■

NFCCA BOARD

The Board of Directors for the Northwood-Four Corners Civic Association meets five times a year, in October, December, February, April, and June. Current officers for 2006-2007 are:

President

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How to Reach Our Brand-New Elected Officials

By Linda Perlman

The November 2006 general election resulted in many changes in our elected officials. Here are the current elected officials—all Democrats—who represent the Forest Knolls-Northwood-Four Corners area in the federal, state, and county government and their contact information.

United States Senate

■ Barbara A. Mikulski. Hart Senate Office Building, Suite 503, Washington, DC 20510; 202.224.4654; web: www.mikulski.senate.gov. Member of U.S. Senate since 1987.

■ Benjamin L. Cardin. Dirksen Senate Office Building, Suite B406, Washington, DC 20510; 202.224.4524; web: www.cardin.senate.gov. Elected to the U.S. Senate in November 2006.

U.S. House of Representatives, 8th Congressional District

■ Christopher Van Hollen, Jr. Longworth House Office Building, Suite 1707, Washington, DC 20515; 202.225.5341; web: www.vanhollen.house.gov. Member of the U.S. House of Representatives since 2003.

Maryland Governor

■ Martin O'Malley. State

House, 100 State Circle, Annapolis, MD 21401; 410.974.3901, toll free 800.811.8336; web: www.gov.state.md.us. Elected Governor in November 2006.

Maryland Senate, District 19

■ Michael G. Lenett. James Senate Office Building, room 202, 100 College Avenue, Annapolis, MD 21401; 301.858.3151, toll free 800.492.7122, ext. 3151; email: michael.lenett@senate.state.md.us. Elected to the Maryland Senate in November 2006.

Maryland House of Delegates, District 19

■ Henry ("Hank") B. Heller. Lowe House Office Building, room 429, 84 College Avenue, Annapolis, MD 21401; 301.858.3528, toll free 800.492.7122, ext. 3528; email: henry.heller@house.state.md.us. Member of the Maryland House of Delegates since 1987.

■ Benjamin F. Kramer. Lowe House Office Building, room 226, 84 College Avenue, Annapolis, MD 21401; 301.858.3045, toll free 800.492.7122, ext. 3045; email: benjamin.kramer@house.state.md.us. Elected to the Maryland House of Delegates in November 2006.

■ Roger Manno. Lowe House Office Building, room 226, 84 College Avenue, An-

napolis, MD 21401; 301.858.3001, toll free 800.492.7122, ext. 3001; email: roger.manno@house.state.md.us. Elected to the Maryland House of Delegates in November 2006.

Montgomery County Executive

■ Isiah ("Ike") Leggett. Executive Office Building, 101 Monroe Street, Rockville, MD 20850; 240.777.2500; email: ocemail@montgomerycountymd.gov. Elected as County Executive in November 2006.

Montgomery County Council, District 4

■ Marilyn Praisner. 100 Maryland Avenue, Rockville, MD 20850; 240.777.7968; email: Councilmember.Praisner@montgomerycountymd.gov. Member of the Montgomery County Council since 1990 (current Council President).

Board of Education, District 4 (non-partisan)

■ Christopher S. Barclay. Carver Educational Services Center, Room 123, 850 Hungerford Drive, Rockville, MD 20850; 301.279.3617; email: boe@mcpsmd.org. Appointed on 9 December 2006, to fill the vacant District 4 seat (vacancy resulting from the election of Valerie Ervin to the Montgomery County Council) on the Board of Education; term expires 2008. ■

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11/18/2006–1/17/2007**

<u>Active</u>	<u>List Price</u>	<u>Style</u>	<u>Bedrms</u>	<u>Full Baths</u>	<u>Half Bath</u>	<u>Days on Market</u>
827 Caddington Ave.	\$449,950	Split Level	4	1	1	145
1003 Caddington Ave.	\$449,950	Rambler	4	2	0	90
10707 Eastwood Ave.	\$442,500	Cape Cod	3	2	0	33
418 Eisner Street	\$459,000	Colonial	4	2	1	7
317 Ladson Road	\$429,000	Cape Cod	4	1	0	31
10802 Lombardy Road	\$500,000	Bilevel	4	2	0	90
1132 Loxford Terrace	\$469,900	Split Level	4	2	0	49
508 Royalton Road	\$399,900	Cape Cod	4	2	0	13
215 Thistle Drive	\$474,800	Split Level	5	2	1	144
<u>Contract</u>						
312 Dennis Ave.	\$487,500	Colonial	5	2	0	138
10702 Eastwood Ave.	\$459,000	Cape Cod	5	2	1	38
10713 Lockridge Drive	\$449,000	Rambler	4	3	0	92
830 Loxford Terrace	\$490,000	Colonial	4	2	1	142
205 Thistle Drive	\$429,000	Split Level	4	2	0	81
<u>Sold</u>						
1021 Chiswell Lane	\$489,000	Other	5	2	1	61
11008 Lombardy Road	\$429,000	Rambler	3	2	0	121
819 Loxford Terrace	\$499,000	Rambler	4	3	0	35
912 Loxford Terrace	\$469,900	Split Level	4	2	1	57

** Information deemed reliable but not guaranteed **

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One Neighbor's Trash Can Be Another's Treasure

By Beth Ginter

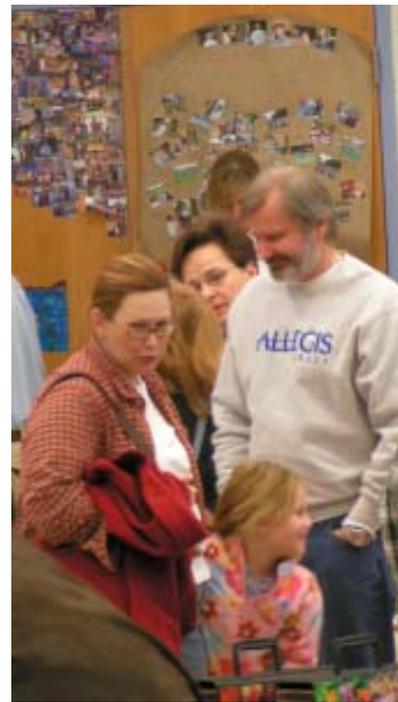
Twenty-five neighbors and their families and friends achieved their New Year's resolution of clearing out some furniture, clothing, electronics, baby items, and assorted household items at the NFCCA Community "Yard" Sale, which was held at Forest Knolls Elementary School on January 13. In addition to clearing out our basements and padding our wallets, we caught up with old friends, met new folks, sampled some tasty treats, and some enjoyed a bit of bargaining with shoppers.

Many thanks to everyone

who participated in the sale, to those who came to shop, and to the sellers who generously donated baked goods. From the bake sale, we raised more than \$50 from muffins, cookies, coffee, and water, which will be applied toward the cost of the event.

Special thanks are due to Maureen Carrington, our resident mortgage loan expert, who donated hot coffee for the bake sale through her business, Foundation Mortgage Corporation. Maureen also donated the holders for the signs that were placed around the neighborhood before the

sale. Inspired by Maureen's generosity, my landscape design



business, The Honeybee Group, donated the cost of printing the signs. ■



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LETTERS TO THE EDITOR

Dear Ms. Bokow,

I am writing to you regarding your article, "The Case of the Purloined Paper," in the December 2006 edition of *Northwood News*. As a dog owner and a subscriber to the Sunday edition of *The Washington Post*, I was both disheartened and appalled by your words, suggesting that a dog owner stole your newspaper for the sole purpose of using the delivery bag for the removal of pet waste.

By your own count, the Northwood-Four Corners Civic Association represents just shy of 1,500 households. According to their website, *The Washington Post* delivers upwards of five million newspapers per day. And as for dog owners in the neighborhood, all you have to do is look around, and it's a veritable kennel.

Why all the number crunching? Your attempt to smoke-out the culprit who you are accusing of stealing your paper is insanely impossible, if not laughably ridiculous. I would venture to guess that a large percentage of homeowners in the neighborhood who receive *The Washington Post* and own a dog, use the delivery bag to pick up waste from time to time. To accuse people based on some elaborate, ill-conceived, *CSI*-like detective drudgery is as repugnant as the editor of the neighborhood newsletter using said outlet for a personal issue, which could surely be addressed in a more appropriate setting. May I make a sug-

gestion? Perhaps you could stay up all night and catch the bandit in action, instead of agitating the community with your dilemma.

Your article, in no uncertain terms, calls for our fellow neighbors to engage in Gestapo-like spy-tactics, in an attempt to reveal the brigand who is stealing your Sunday paper. This is simply terrifying, and as a dog owner and *Washington Post* subscriber, I am offended. Is it inconceivable that your paper simply isn't being delivered? Perhaps your subscription ran out due to overdue subscription fees. There are countless possibilities other than your "suspect pet owners" hypothesis.

Next time, please contact *The Washington Post* circulation department to report missing papers, instead of pretending you are Nancy Drew.

Happy Holidays.

Your friendly neighbors,
dog owners, and *Washington Post* subscribers
—Andrew Brill, Kinsman View Circle

Editor's Response:

You're not the first person to raise this. You are completely right. I was a week behind schedule, short on stories, and did both stories on that page up quickly to fill the space (I received two other emails concerning both stories, whose authors declined permission to print their letters).

I was not, however, suggesting the dog owner stole

my paper to use the bag. I was suggesting she used the dogs as "cover" for her theft. I'm sorry that was not clear. I do call the Post each time, and they have redelivered my paper.

I guess my real purpose was to let the thief know that she'd been spotted and to alert others that someone in our own neighborhood was committing this petty theft regularly.

I appreciate your feedback, and the fact that you didn't ask me to remove your name from the distribution list as one woman did!

Condemnation

By David Rotenstein

Talk about your mixed messages: since late fall of 2006 the "Northwood-Four Corners" gateway sign at the corner of Sutherland and Timberwood Avenues has been juxtaposed against a two-story brick house condemned by the MoCo Div. of Code Enforcement as unsafe for human occupancy.

Germantown resident Mirna Arreano bought the house in 2005 and has used it as a rental property. According to housing code inspector Alvin Clarkson, there was a roof leak that resulted in damage to the interior of the 60-year-old house. Clarkson said that the owner is anxious to resolve the problems and he added that repairs have been delayed because the tenant had difficulty removing personal belongings. ■



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Northwood Update

November 16, 2006 - January 15, 2007

1 SOLD

Average Net Sale Price: \$422,098 Average DOM: 121

5 UNDER CONTRACT (1/15/07)

Average DOM: 72

508 ROYALTON RD	\$399,900
205 THISTLE DR	\$429,000
10713 LOCKRIDGE DR	\$449,000
10702 EASTWOOD AVE	\$459,000
312 DENNIS AVE	\$487,500

6 ACTIVE (1/15/07)

25 KINSMAN VIEW CIR	\$393,000
317 LADSON RD	\$429,000
10707 EASTWOOD AVE	\$442,500
418 EISNER ST	\$459,000
215 THISTLE DR	\$474,800
10802 LOMBARDY RD	\$500,000

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Sound Off: The Law on Neighborhood Noise

By Linda Perlman

Are you bothered by continuous loud amplified music every weekend emanating from your neighbor's deck? Are you awakened at 6 a.m. every Saturday morning by the sound of your neighbor's chain saw? Does your neighbor's noisy HVAC system or exhaust fan prevent you from enjoying being outside? Noise will always be present in an urban environment. But, when sound becomes noise—a loud, discordant, or disagreeable sound or sounds—it becomes a quality of life issue disturbing your normal activities and interfering with the peaceful enjoyment of your property. Persistent exposure to high levels of noise can result in psychological stress and hearing damage.

Montgomery County has a comprehensive noise control ordinance (Chapter 31B, *Montgomery County Code*) which seeks to control and reduce overall noise levels to reasonable limits. The county's ordinance sets maximum allowable sound level limits. Sound levels are measured at the nearest receiving property line using sound meters. Different sound levels apply to residential and nonresidential zones and during daytime and nighttime hours. The residential standards, expressed as A-weighted decibels, are 65 dBA for daytime hours (7 a.m. to 9 p.m., Monday through Friday, and 9 a.m. to 9 a.m. weekends and holidays) and 55 dBA for nighttime hours (9 p.m. to 7 a.m. Monday through Friday, and 9 p.m. to 9 a.m., week-

ends and holidays).

These sound level standards are designed as outdoor property line measurements and do not apply to indoor noise. The sound level limits also are not applied to the non-amplified human voice, such as the sound of singing or shouting. Further, between 7 a.m. and 5 p.m. on weekdays, there are higher standards for construction noise in recognition that construction activities necessarily result in temporary increases in noise levels.

Because of federal and state law preemption, the county's noise control ordinance does not apply to federal and state projects or facilities or to aircraft, railroads, and motor vehicles on public roadways.

The noise control ordinance states that a person, which includes a group of individuals as well as a corporation or other business entity, must not "cause or permit" noise exceeding the applicable sound level limits of the ordinance. The noise control ordinance is enforced by the Montgomery County Department of Environmental Protection (DEP)—call 240.777.7710 and ask to speak with an Environmental Protection Specialist in DEP's Noise Program—or by a police officer. Noise from animal sources, such as barking dogs, is delegated to the Division of Animal Control.

Because most noise violations occur when an enforcement officer with a sound level meter is not present or indoors between apartments or townhouse units, the noise

control ordinance includes a provision for a "noise disturbance violation" and allows citizens to file two-party noise complaints. A noise disturbance does not depend on sound level measurements; rather, a noise disturbance is defined as sound that is "unpleasant, annoying, offensive, loud, or obnoxious." The two key elements of a noise disturbance are that the noise is "unusual for the time of day or location where it is produced or heard" and that the noise "unreasonably interferes with the proper use and enjoyment of property or the lawful conduct of business." Noise disturbance complaints must be filed and signed by two or more witnesses to the noise disturbance.

Many neighbor-to-neighbor noise problems can be resolved by talking to the neighbor who may be unaware that he or she is creating a noise disturbance. If the parties are unable to resolve the noise problem through person-to-person communication and both parties agree, then mediation may be an effective means of solving the noise dispute (contact the Conflict Resolution Center of Montgomery County at 301.942.7700 or the Maryland Mediation and Conflict Resolution Office at 410.841.2260).

Under the county noise control ordinance, once a violation of the sound levels standards is established or the enforcement officer has determined that there is probable cause to sustain a noise distur-

(continued on page 11)

Noise

(continued from page 10) bance complaint, then DEP will issue a Violation Notice and Correction Order, stating the nature of the violation and specifying the necessary corrective action. If the noise violation is abated, then DEP will not take further action. In cases where abatement of the noise violation requires the replacement or retrofit of equipment (for example, a standby-generator that does not meet the sound level standards) or the construction of an enclosure or sound barrier for equipment or facilities, DEP also may require a violator to submit and follow a plan to achieve compliance with the noise control ordinance within a reasonable time.

If the noise violation continues, recurs, or is flagrant, or for construction-related noise violations, then a civil citation or ticket may be issued. A Class A violation has a maximum fine of \$500 for the first offense. In addition to the monetary fine, an Abatement Order, to deter further violations, can be entered by the District Court of Maryland. Violation of an Abatement Order may result in further monetary penalties and/or in detention of the violator for contempt of court.

Further information about the Montgomery County's noise control ordinance and program, and on filing a Citizen's Two-Party Noise Disturbance Complaint, is available at www.montgomerycountymd.gov/dep. ■

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Northwood Real Estate Report

January 2007

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Northwood Settled Properties (January 1, 2006 – December 31, 2006)

Address	Sale Price	Style	BR	BA	DOM	Address	Sale Price	Style	BR	BA	DOM
409 Belton Rd	\$459,000	Rambler	3	2	49	15 Kinsman View Cir	\$380,000	Townhouse	3	2/2	11
414 Belton Ct	\$455,000	Rambler	3	2	21	119 Kinsman View Cir	\$393,750	Townhouse	3	2/2	31
811 Caddington Ave	\$477,500	Rambler	4	2/1	72	311 Ladson Rd	\$399,000	Cape Cod	4	2	27
821 Caddington Ave	\$485,000	Split Level	4	2/1	11	316 Ladson Rd	\$345,000	Rambler	2	1	60
1108 Caddington Ave	\$430,000	Split Level	4	1/1	26	319 Ladson Rd	\$430,000	Cape Cod	3	1	1
1121 Caddington Ave	\$455,000	Split Level	3	2/1	20	10610 Lockridge Dr	\$500,000	Rambler	5	3	22
1407 Caddington Ave	\$515,000	Split Foyer	4	3/1	49	10707 Lombardy Rd	\$425,000	Rambler	4	2	67
10610 Cavalier Dr	\$442,000	Rambler	4	2	8	11008 Lombardy Rd	\$439,000	Rambler	3	2	121
1013 Chiswell Ln	\$447,000	Split Level	3	2/1	26	11203 Lombardy Rd	\$480,000	Rambler	3	2	10
1021 Chiswell Ln	\$495,000	Split Foyer	5	2/1	61	819 Loxford Ter	\$499,000	Rambler	4	3	35
1023 Chiswell Ln	\$450,000	Split Foyer	5	2/1	92	844 Loxford Ter	\$439,000	Split Level	4	2/1	11
305 Dennis Ave	\$380,000	Rambler	3	1/1	9	912 Loxford Ter	\$469,900	Split Level	4	2/1	57
407 Dennis Ave	\$450,000	Rambler	3	2/1	19	1119 Loxford Ter	\$460,000	Split Level	4	1/1	14
10612 Eastwood Ave	\$458,500	Cape Cod	5	2	14	805 Malta Ln	\$459,000	Split Level	4	1/1	19
10613 Eastwood Ave	\$430,000	Cape Cod	4	2	147	905 Malta Ln	\$495,000	Rambler	3	2/1	35
10619 Eastwood Ave	\$435,900	Cape Cod	3	2	59	10821 Margate Rd	\$451,000	Rambler	4	3	3
10424 Edgewood Ave	\$690,000	Cape Cod	4	3	0	10416 Mountain Quail Rd	\$565,000	Colonial	5	4	8
10432 Edgewood Ave	\$512,500	Cape Cod	3	2	75	10422 Mountain Quail Rd	\$565,000	Colonial	5	4	6
10611 Edgewood Ave	\$459,000	Rambler	4	1/1	111	10709 Ordway Dr	\$396,000	Split Level	3	2	6
500 Eisner St	\$445,000	Rambler	4	2	6	304 Pinewood Ave	\$465,000	Cape Cod	3	2	82
11108 Foxglove Ln	\$415,000	Split Level	3	2/1	16	1100 Playford Ln	\$469,000	Split Level	4	2	33
10601 Glenwild Rd	\$485,000	Rambler	5	2/1	14	1101 Playford Ln	\$460,000	Split Foyer	5	3	38
10609 Glenwild Rd	\$479,000	Bilevel	4	3	26	505 Royalton Rd	\$461,000	Cape Cod	4	3	50
10705 Glenwild Rd	\$485,000	Rambler	4	2	49	510 Royalton Rd	\$449,000	Cape Cod	5	1/1	74
215 Hannes St	\$428,000	Rambler	4	2	6	140 Southwood Ave	\$485,000	Colonial	4	2/1	87
303 Irwin St	\$415,000	Split Level	3	2/1	99	10205 Sutherland Rd	\$515,000	Colonial	3	1/1	42
511 Kerwin Ct	\$425,000	Cape Cod	4	2	17	601 University Blvd W	\$530,000	Cape Cod	5	3	96
513 Kerwin Ct	\$456,000	Cape Cod	4	2/1	7	705 University Blvd W	\$470,000	Split Level	5	3	103
						120 Woodridge Ave	\$449,900	Cape Cod	4	2/1	8

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This is not intended as a solicitation if your property is already listed with a real estate agent.