



*Eerily beautiful weather in Marin included this recent full moon over Mt. Tam.*

*So much sunshine would be the perfect start for the new year, if not for concerns about our water supply!*

PAT & BOB

# RAVASIO

*For clients and friends of our real estate team.*



JANUARY 2012

## *Building a Better 2012 . . .*

# REAL ESTATE FROM THE GROUND UP

Construction is underway on our new spec house at 228 Madrone Avenue in Larkspur. Our builder for this project is Tim Grogan of Sebastopol, who has built many single family homes and entire subdivisions, including Olive Ridge in Novato. We love his easy going nature, and his firm commitment to a schedule & budget. Thanks to unusually dry weather, we should have a new 4+ bedroom/5 bath home ready for market by this summer! For the interior design, we have selected Marty Osborn, who many of you know has excellent taste and a casual style that is perfect for Marin. Marty also has a special talent for finding bargains, which we also like!



*Builder Tim Grogan and designer Marty Osborn meet at the job site in Larkspur.*

Our other favorite building project now getting underway is the new community plaza and Verde Café at the entrance to Town Park in Corte Madera. We are now working to raise money for amenities on the plaza. The Town has committed to installing a surface of interlocking pavers. The Corte Madera Community Foundation has already raised over \$10,000 for planter boxes, lighting, a drinking fountain, bike racks, bocce ball court and a gas fire pit. It's estimated we'll need at least \$150,000 to complete the plans. The Corte Madera Lions Club will host a Casino night to support the project, and on-site fundraising is planned.



*Lindsay and Tony inside what will soon be a bright and beautiful new café in Corte Madera!*

Benissimo has begun demolition of the interior, but are awaiting final construction permits, which need to pass Health department rules. Lindsay Robbins has been chosen as the contractor for the café project.

We're also very excited to see work begin on the new homes and townhouses to be located in downtown Larkspur on for the former Niven nursery property. The New Home Company is the developer of this perfectly situated new subdivision. We have met the people behind this project and were very impressed with their credentials, and

with their sincere desire to create homes that will be a good fit for the community. We have already been hearing from clients and friends who are potentially interested in owning one of these beautiful new homes. Let us know if we should add you to the list, so you'll get information as it becomes available.

In our efforts to build a great 2012, we're also doing the prep work on several new listings. We hope you'll help spread the word to your friends, colleagues and family members about the quality of the real estate services we provide: quality from the ground up. Thank you for your support of our business!

## NEW LISTINGS COMING SOON:



**CHAPMAN DRIVE, CORTE MADERA**  
Lower Chapman Park! Not on market in 53 years, a 3 bedroom/2 bath ranch with hardwood floors is on a sunny, level, 9000 sq. ft lot, which is perfectly located between Manzanita and Oakdale Avenues. We will be on market around mid February. To be staged by Vicki Paris Robins.

### 120 RICE LANE LARKSPUR.

Rarely available downtown Larkspur town-house, located just behind Magnolia Avenue at Ward Street. Walk to Rulli, Left Bank, etc. Two bedroom/ 2.5 bath with sunny private yard that backs up to the bike path. Development designed by Brock Wagstaff.



### 10 SUMMIT LANE, NOVATO

Beautiful 4 bd/4ba, 4200 square ft newly remodeled home on two acres in Atherton Oaks. Master suite on main floor, very few steps. Will be priced around \$1.1m – excellent value for this much house!



***Call us with any questions about our new listings!***