



All Executives
Tucson, AZ



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The Ledford, Clark, & Black Team

Real Estate Newsletter

Created especially for

Our Friends

By

Dick Clark
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Have a wonderful summer!



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Our July Featured Properties



Rare Eastside Find!
4BR/2BA with a Pool in Desert Palms Park! Spacious bedrooms, LR/DR and family room with fireplace. Kitchen with breakfast bar and

loads of counter space. Great bones! Mature landscaping. Offered at \$292,000.

District 16! 3BR/2BA split plan with soaring ceilings, nooks and niches, large kitchen with breakfast bar and nook that opens to family room, and formal LR/DR. Covered patio, and mature landscaping in beautiful backyard with lush, green grass. Near schools, shopping, and restaurants. Offered at \$359,900.



For more information on these featured homes and other properties, please contact Cheryl (202-5423), Dick (202-5424), or Susan (202-5422).

Best Kitchens Are All In The Layout

Every home builder knows that a drop-dead-gorgeous kitchen will sell a house, and the kitchens in model homes always look fabulous. But fabulous-looking kitchens can be impossible to work in. To avoid such a distressing situation in your house, spend some time in the kitchens that grab you and study them carefully. Pay particular attention to the sink and appliance locations, the size of the food prep area, the cabinetry and the lighting because these are the things that will make your kitchen a joy or a pain to work in.

The most efficient arrangement for the sink and stove, and one preferred by most professional chefs, is a galley with a single aisle. The stove and sink are opposite of each other, so that you merely turn 180 degrees from one to the other. You want the sink and stove to be separated by only a few steps. There is no best spot for the refrigerator; it just needs to be near the stove and sink.

When there's a cook top and wall oven instead of a range, the oven can be to one side. A microwave should be convenient to the food prep area because you may be using it as you prepare a meal. The food prep area needn't be huge, especially if you tend to spread out onto whatever counter space is available as you fix a meal.

The cabinet doors may have grabbed your attention, but selecting a cabinet on this basis is like choosing a book by its cover. Do the base cabinets have two pullout shelves? These make it easier to reach an item at the back because you don't have to remove everything in front of it first. Open a drawer to check the drawer box. If it's made of particleboard, the sides will be covered in a melamine-type paper and the corners will be stapled. If it's wood, which is more durable, you'll see dovetailed joints at the corners. When you look around the kitchen, you should see ambient fixtures in the ceiling, which provide general light, and task fixtures over the sink, stove and cabinets, which provide brighter light over a smaller area.

Recessed cans in the ceiling give more even and pleasing lighting than the standard florescent fixture. If the counter and appliance layout, the cabinets and the lighting pass muster, move onto the countertops and the floor. These will further enhance the look of your kitchen.

[By Katherine Salant, Inman News](#)

July 1, 2006

Volume 5, Issue 7



REAL ESTATE NEWS

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This newsletter is published as a source of general information about real estate and is not intended to solicit properties currently offered by other agents.

The highest compliment you can give us is a referral to your friends and family.
We thank you for your confidence and trust!

The Sharing Space

Personal Fitness Training and Martial Arts Classes! Affordable for all at the 49er's Clubhouse. Pick up a brochure in the clubhouse with all the information. You may also see or call Kelly Clements at 520-867-6241 or Kelly@AvatorFitness.biz.

Responsible teenager will provide quality childcare, house sitting, or pet sitting. Please call Danielle @ 749-3248.

"Mike Takerian at Sunstreet Mortgage has over 20 years experience and provides prompt and personal service at very competitive rates. Call Direct (520)547-4143 or Cell (520)906-2047. Email: mtakerian@sunstreetmortgage.com." Niki and Jason.

Exp. Childcare Provider has 2 openings, infants and up, FTI PT, Rita Ranch area, CPR/First Aid Cert., Flexible hrs. Call Mechele 664-2262.

Southern Arizona AIDS Foundation (SAAF) presents, "Seniors and the AIDS Crisis", to retirement communities & senior organizations. Contact Pamela Mathewson at 628-7223 to schedule or for more information. Funded through United Way's Southern Arizona Compassion Initiative.

Mary Kay Miracle Sets, Day & Night Solution Sets 25% off! Call Gabriela 940-8361 for no obligation appointment or www.marykay.com/gsesteaga.

MOVE OVER SCRAPBOOKERS...STORYBOOKING IS THE RAGE! Call Carrie at 520-603-8094, or email carrie@designyourheritage.com.

MUST SELL: Living Room Sofa, Oversized Chair w/Ottoman, & Coffee Table. Great Condition. Dark Green & Navy. \$700 OBO-Amy 760-7602.

Black 2003 Pontiac Grand Am 4 Door, Automatic, Power windows, Power Door Locks, Cruise Control. 27,000 miles. \$9,200. Call Jim 730-0921.

The Assistance League Thrift Shop accepts donations. Profits benefit needy Tucson families. Tax deductible receipts available. 1307 N Alvernon. Call 326-1589 for more information. Thank you for your contributions.

DJ Corey Herrs, "You pick 'em, I play 'em". Over 20,000 songs available, plus dance lights, fog machine, karaoke, and concert sounds. Weddings, birthdays, office parties, any occasion for a reasonable price. Contact Hard Corey 574-9717 or cjherrs@hotmail.com.

Creative Memories, Illustrate your life. Call Lisa 867-8111. www.mycmsite.com/lisakist, kisttwice@cox.net.

New Partylite Consultant would love to give you free products. Call Sharon at 323-8397, or email at zonabudman@aol.com and find out more.

Wilson Art Flooring, 60 sq ft, 24 planks, Walnut color -\$50. 15 Speed Man's Cross Breed Free Spirit Bike. Like new - \$50. Call 663-0868.

Beautiful Ivory Color Baby Grand Samick Piano with bench. Asking \$2800. Call 664-1532.

Mary Kay Products! Powerhouse Skin Care & Captivating Color. www.marykay.com/lmartzke or 400-9424 for complimentary facial and makeover.

All Mary Kay Holiday Gift Sets, Limited Edition, Discontinued items 20% off! Day & Night Solution Sets sale -\$36. Call for an appointment--Only takes 20 minutes to find out if the Mary Kay Opportunity is for you--no obligations! Call Shawn 722-3778 or visit www.marykay.com/shawnryden.

2000 Holiday Rambler 5th wheel with 2 large slides. Almost new (unused for 2 years) and fully equipped for \$18,500. Must sell. 299-7895.

Healthrider S300i treadmill, barely used for exercise, great for hanging "dainty undies" on while they dry. \$250 OBO. Call Dick @ 465-3100.

50 Gallon Aquarium, Stand, and Terrarium Supplies. Like new! Asking \$175. Call Kim @ 250-5108.

Steel Saguaro Cactus products, featured on ABC's "Extreme Makeover Home Edition!" Visit www.summit-point-llc.com or call 205-0616.

BIG YELLOW BOX, by CRAYOLA. Crafts for kids, home parties, Mommy and Me workshops! Call Gigi @615-9317 or visit www.bigyellowbox.net/gigi.

2003 Sears Craftsman lawn tractor w/ wagon, 21 HP, 42" cut mower deck, used 1 season. \$800 firm-Call Karen or Brad at 207-8647.

Decorating For You! Party or holiday decorations, home staging. Decorations taken down. Becki @722-7432 or e-mail junebixy@earthlink.net.

Hummels from \$100.00. Lots of silver plate starting at \$50. Call 749-8515.

Local Fitness Studio. Skin & Body Fitness -personal training/wellness consulting. Kristine Bennett 271-5016 or Kristine@skinbodyfitness.com.

Customer Appreciation Sale @ The West, River and Craycroft. 25% off everything except greeting cards. Sale effective from July 5-15th.

Are you ready to enliven your home with a fresh color palette, and a few accessories! For your in-home consultation, call Lucia @ 520-744-4873.

Over 50? Check out Eastside Senior Club - Udall Rec Center. \$25/yr. 7200 E. Tanque Verde Rd. Call 791-4121.

Arbonne's natural products. Skin, Body, & Hair care, Nutrition, Weight loss. Call Kristine Bennett @271-5016 or Kristine@skinbodyfitness.com.

Great items! BabyCrazy - www.babycrazy.com/gwoodson. For info/catalog requests, call Gertrude @ 721-1313. All orders \$25 + receive 5% discount.

The Miracle Center-Free Pick up: furniture, household goods, clothes. Providing transitional housing for women & children. 296-3337. Thank You!

2002 Ford F350 Super Duty Crew Cab Long Bed, V8 7.3L TD w/Auto trans, 4 WD, 50,700 miles, loaded-\$25,000 OBO. Call Laura @ 861-1099.

Hypnosis for Stress, Smoking, Weight control, anxiety, and almost anything. Dr. Mark Gromer, CHt. 312-4570. "It really works," Pat.

Therapeutic Kneads Massage Therapy, voted most beneficial massage in Tucson. 312-4570.

Buying? We can help you find your next home. **Selling?** We will be happy to provide you with a free Market Analysis of your home. Put our experience to work for you! Call Cheryl (202-5423), Dick (202-5424), or Susan (202-5422) at RE/MAX All Executives.



Carrabba's Italian Grill, 7635 N Oracle, 520-742-7442, 4pm-10pm/7 days a week, "everything's made fresh!" -Richard
Chad's Steak House, 3001 N Swan Rd, 881-1802, "has the best prime rib." -JL

Contact CherylLedford@TucsonRelocation.net (or fax to 520-299-9351) with neighborhood news, garage sales, for-sale items, recipes, household hints, and to recommend services, restaurants, or businesses. We'll gladly share your input with our readers. THERE IS NO CHARGE! We look forward to hearing from you! We assume no responsibility for the content of any ads, or quality of products and services offered here.

Cold Cucumber Soup

Courtesy of Perian Conerly


serves 4

1 large cucumber, peeled, chopped and blended 1 can cream of chicken soup 1 soup can buttermilk salt and pepper chives
Blend cucumber, soup, buttermilk, salt and pepper. Refrigerate several hours. Serve cold garnished with chives if desired. *

White Gaspacho Soup

Courtesy of Betty Ledford Sawyer

serves 6

3 peeled cucumber 3 cups chicken broth 3 cups sour cream 3 TBSP white vinegar 2 tsp salt 
1 clove crushed garlic 1/2 cup sliced green onion 2 chopped tomatoes 3/4 cups chopped almonds 1/2 cup chopped parsley.
In blender whirl cucumber with a little chicken broth. Add remaining chicken broth. In large bowl mix sour cream, vinegar, salt, and garlic. Add cucumber mixture and blend well. Chill several hours. Sprinkle with tomatoes, almonds, parsley, and green onion and serve chilled. *

Greek Salad

Courtesy of Sandi Henderson

serves 4

Mix in large bowl: 2 heads butter lettuce 1 cup cherry tomatoes sliced cucumber 1 chopped avocado 1/4 cup green onion
1 cup Greek olives with seed 1 chopped red pepper 1 cup Mediterranean feta cheese with basil and sun dried tomatoes
Dressing: 1 pkg Good Seasonings Italian regular or zesty dressing mixed to taste with balsamic vinegar and olive oil. *

Corn and Rice Salad

Courtesy of Shayne Kee

serves 8

Combine: 17 oz can whole kernel corn, drained 2 cups cooked white rice 1/4 cup each-chopped red pepper, gr pepper, gr onion, sliced olives
Combine: 3 TBSP each-olive oil, white wine vinegar 2 TBSP each-soy sauce, snipped parsley 1/2 tsp Dijon mustard 1/4 tsp garlic powder
Mix well, pour over corn mixture, chill. To serve, mix with 8 quartered cherry tomatoes, sprinkle with 1/4 cup shredded parmesan cheese *

Mediterranean Medley Salad

Courtesy of Faye Barnes


serves 4

4 cups roughly chopped or sliced raw vegetables (carrots, red onion, cucumber, tomatoes, green, yellow, and red bell pepper, and zucchini)
2 oz crumbled feta cheese 1/4 sliced Kalamata olives 1/2 cup torn basil leaves 2 TBSP extra virgin olive oil 1 TBSP balsamic vinegar
Toss all ingredients together. Salt and pepper to taste. *

Cold Blueberry Soup

Courtesy of Sandi Dominick

serves 6

3 cups fresh or unsweetened frozen blueberries 1 cup pineapple juice 1 tsp fresh lemon juice 
1/2 tsp vanilla extract 2 TBSP + 2 tsp plain low fat yogurt fresh mint (optional)
Place 2 1/2 cups of blueberries, pineapple juice, lemon juice and vanilla in blender and blend until smooth. Add remaining blueberries and stir.
Spoon 1/2 cup into each bowl and garnish with 1 tsp yogurt. Top with a fresh sprig of mint if desired. *

The following data is only a source of information for homeowners. Equal Opportunity Housing. All information deemed reliable, but not guaranteed.
For more information contact Cheryl Ledford (202-5423), Dick Clark (202-5424), or Susan Black (202-5422).

A Sample of Homes Currently For Sale Around Tucson by the Agents at RE/MAX All Execs as of 05/31/06

List Price @	\$ per sq ft	Address & Subdivision	BR / BA	Sq Feet	Year Built	Pool
\$ 215,000	\$ 168.76	Residence on E Shasta Dr / Lakecrest 2	3 / 2	1274	1973	No
\$ 219,900	\$ 188.76	Residence on W Courtney Crossing / Crossings @ RiverBend	3 / 2	1165	1997	No
\$ 230,000	\$ 141.19	Residence on E Arbor St / Hearthstone Hills 3	3 / 2	1629	1972	No
\$ 275,000	\$ 149.46	Residence on W Camino De Urania / Rancho Escondido	3 / 2	1840	2000	No
\$ 249,900	\$ 158.85	Residence on S Carte Blanche Ct / Rancho Del Lago	4 / 2	1825	2005	No
\$ 292,000	\$ 134.44	Residence on E Lee St / Desert Palms Park	4 / 2	2172	1970	No
\$ 299,900	\$ 164.15	Residence on N Star Park Pl / River Park	3 / 3	1827	1999	No
\$ 309,000	\$ 133.25	Residence on W Calle La Bolita / Un-subdivided	4 / 3	2319	2006	No
\$ 327,900	\$ 142.13	Residence on E Falcon Point Dr / Austin Point	3 / 3	2307	1999	No
\$ 349,900	\$ 258.61	Residence on S Sonoita Hwy / Un-subdivided	4 / 2	1353	1986	No
\$ 349,900	\$ 147.70	Residence on S Wild Rabbit Run Rd / New Dawn Est.	4 / 3	2369	2006	No
\$ 359,900	\$ 205.19	Residence on N Windriver Pl / Encanto Canyon II	3 / 2	1754	1993	No
\$ 390,000	\$ 237.08	Residence on N Balancing Rock Dr / Rancho Vistoso	3 / 2	1645	1997	No
\$ 399,950	\$ 199.98	Residence on E Placita Cachorro / Antler Crest Est.	3 / 2	2000	2002	No
\$ 469,500	\$ 237.12	Residence on N Balancing Rock Dr / Rancho Vistoso	3 / 2	1980	1998	Yes

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Susan: 202-5422

RE/MAX. Outstanding Agents. Outstanding Results.

We bring you over 10 years of combined Real Estate experience and expertise. Our team is in the *top 1% in Residential Sales* in the area. We welcome the opportunity to assist you, your friends and family with any Real Estate needs! Thank you for your trust and confidence!

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Our Friends

To current resident, or

Household Hints, Odors– from Heloise

- Store books in a box with charcoal in an old sock.
- Sprinkle carpet with baking soda using a flour sifter. Let sit 20 minutes, vacuum.
- To deodorize a closet, put a TBSP or fresh unused ground coffee in an old sock and hang in closet.
- To eliminate closet mildew odor, fill a one-pound coffee can with aquarium type charcoal and leave in corner of closet.
- Prevent musty odors when storing coolers, sprinkle some baking soda in the cooler before closing it.
- In between baths, dust your dog with baking soda, leave on for 10 minutes, brush it out. Dog will be sweet-smelling.
- Place a fabric softener sheet in the bottom of the garbage pail before putting in the plastic garbage bag.
- Add 1 cup vinegar to the final rinse water and your laundry will be soft and fluffy and have a fresh, clean fragrance.
- Toss bed pillows in the dryer air cycle with a fabric softener sheet for 20 minutes to fluff and freshen them.
- Sprinkle baking soda or talcum powder into rubber gloves to help them glide on and off and smell better.
- Sprinkle some baking soda in your shoes at night to deodorize them.
- Add a few whole cloves, carpet freshener or baking soda to the vacuum cleaner bag to freshen the vacuum exhaust.
- Keep a box of baking soda in the refrigerator and replace it twice a year to keep your refrigerator fresh.



Household Hints, Baby Stuff– from Heloise

- Place nonabrasive bathtub appliqués or a tub mat on the high chair seat to keep baby from sliding down.
- Attach a towel bar to the back of the high chair to hang baby's bib, washcloth, or paper towel roll.
- Spread a plastic tablecloth or garbage bag beneath the high chair for a fast clean up.
- Use a clean plastic clothes basket in the tub to help you hold onto a small child during bath time.
- When baby's clothes are stained with formula or milk, wet the stained area, drizzle stain with small amount of chlorine bleach, add outfit to regular laundry.
- To rid bottles of sour milk smell, fill them with warm water and add a tsp of baking soda. Shake well and let stand overnight. Wash and rinse thoroughly.
- Sprinkle baby powder into your hand before applying it to baby to prevent getting powder in baby's face.
- Non-slip cutouts on the bottom of the tub will give toddlers better footing in the bath.
- Keep yourself dry at baby's bath time by clipping a towel around your neck like a bib and securing it with a sweater clip or clothes pin.
- When toddlers want to wash themselves, stuff a small bar of soap or many soap slivers into a child's sock turned inside out. The soap won't slip away and nobody slips on the soap.



[The Big Book of Hints from Heloise](#)