



The Benefits Of Purchasing A New Home Today & Who Represents You?

First, let's take a look at where you are today and your personal home ownership situation. In our community many of the homes are now 30+ years old. Some are owned by original home owners while others may have transferred ownership up to 3 – 4 times. Many home owners in our beautiful mature community are asking themselves what to do next and what are the options?

Are you asking yourself any of the following questions?

- Do I need to remodel my home?
- Do I need to upgrade my appliances, HVAC and water heater?
- What are the costs and will I get the value for my money when I resell?
- Do I need to take out an equity loan or use cash on hand?
- Is my home more than I want to maintain at this stage of life?
- For energy efficiency, do I add Solar?

Did you know many of the people who are selling in our community are staying in Rocklin and purchasing a new home? But why? What are the benefits?

1. Pick out the floor plan matching your lifestyle

Floor plan options include downstairs master suite, guest quarters for in-laws, and the great room concept for entertaining. Plus, many standard options include beautiful cabinets, counter tops, flooring or options to upgrade

2. All NEW and warranty included

Some products in an older home may need to be replaced, but with a new home, everything is NEW, NEW, NEW and under warranty. Imagine the cost if you have to replace a roof??? The new appliances are under warranty, plus under California law the "construction" of the home has a 10-year warranty. Home builders are using cutting edge building products requiring less care and maintenance all designed to work together.

3. Energy Efficiency = cost savings

Even within the last five years, new homes are more energy efficient providing up to triple-pane windows, energy star appliances and options for solar or solar included. Many of the homes are constructed with state-of-the-art ventilation and air filtration.

4. Smart Homes for today's technology

Home builders are creating "smart homes" providing ownership control of automating features such as temperature, lighting, security, safety and entertainment, all by your phone device or within your home system.

Lastly, if you do decide to explore new homes sales, don't forget at no cost to you, you can have representation from a Realtor® vs. the new home sales representative who is employed by the new home

builder. Make sure you walk in with your Realtor® so you can both register together. This is a must so you can have your own representation.

If you are looking to sell and/or buy I am honored to discuss options based on your goals and plans. Please call or text: 916.765.5488 or email jill@jillsellsrealestate.com

New home builders in our community:

- | | |
|---|-------------|
| Toll Brothers | Tim Lewis |
| JMC | D.R. Horton |
| Morrison Homes | |
| Cal Atlantic (recently purchased by Lennar) | |

I look forward to hearing from you!
Jill Van Dusen

VAN DUSEN DISTINCTIVE HOMES ACTIVITY Sales are NOT slowing down...This could be you!

JUST SOLD!



4000 Jerome Way
3 beds + office 2 baths 2,278 sq ft
\$503,000



4702 Durham Court
3 beds 2 baths 1,238 sq ft
\$400,000



8309 Niessen Way
4 beds 3baths 2,135 sq ft
\$501,000

ACTIVE LISTINGS!



2301 Pioneer Way
3 bed 3 bath 2,639S q ft.
\$649,000

COMING SOON!



3834 Sheridan Road
3 bed 2 bath 1,624 Sq ft.

The Real Estate Consultant

Jill Van Dusen

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US POSTAGE PAID
PERMIT #157
ROSEVILLE, CA

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Roseville, CA 95678

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ROCKLIN NEIGHBOR
95765- R005



And... SEE WHAT'S INSIDE:

- ◆ Benefits of Purchasing a New Home
- ◆ Team Jill Activity



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- MORTGAGE -

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If your property is now listed with a REALTOR® please disregard this offer, as it is not our intent to solicit the offerings of other REALTORS®.

Rocklin Properties Sold, MLS June 2018

ADDRESS	LIST \$	SALE \$	SQ FT	ADDRESS	LIST \$	SALE \$	SQ FT	ADDRESS	LIST \$	SALE \$	SQ FT
2816 Hillcrest Rd	550000	555000	2720	6026 Turquoise Dr	499000	495000	2603	5737 Cobblestone Dr	415000	415000	1578
920 Wild Horse Ct	699000	708000	4532	1396 Skibbereen Way	579900	574000	3059	1668 Iroquois Rd	674500	674500	3282
3950 Deergrass Cir	499000	526132	2570	5737 Cobblestone Dr	415000	415000	1578	3630 Argonaut	539000	539000	2013
3960 Deergrass Cir	512000	534077	2570	1668 Iroquois Rd	674500	674500	3282	5925 Bryce Way	395000	395000	1452
4844 Holden Dr	442893	442893	1747	3630 Argonaut	539000	539000	2013	927 Marvin Gardens Wy #14	305000	295000	1083
714 Gentle Breeze Way	599000	595000	2850	5925 Bryce Way	395000	395000	1452	5736 Bluffs Dr	549900	535000	1584
5029 Saint Francis Way	635000	635000	3135	927 Marvin Gardens Wy #14	305000	295000	1083	3814 Fenway Cir	594990	594990	2871
3565 Mountain View Dr	504880	490000	2531	5736 Bluffs Dr	549900	535000	1584	5695 Saratoga Cir	600000	600000	3525
5444 3rd St	379000	350000	1645	3814 Fenway Cir	594990	594990	2871	3689 Hillside Dr	519000	520000	1758
6206 Flamingo Way	415000	407500	1736	5695 Saratoga Cir	600000	600000	3525	3822 Fenway Ci	649990	649990	3121
2010 Caleb Ct	724000	712000	4004	3689 Hillside Dr	519000	520000	1758	1555 Rochester Way	607000	600000	3106
2929 Old Oak Tree Way	659000	640000	3417	3822 Fenway Ci	649990	649990	3121	5047 Concord Rd	534900	537500	2492
6312 Prospect Mountain Wy	499000	515000	2251	1555 Rochester Way	607000	600000	3106	2226 Misty Hollow Dr	420000	425000	1552
805 Lazy Creek Dr	599869	602859	2524	5047 Concord Rd	534900	537500	2492	4450 Midas Ave	489000	479500	2542
3976 Deergrass Cir	579000	556826	2300	2226 Misty Hollow Dr	420000	425000	1552	4604 Longview Dr	630000	561750	3030
2213 Solitude Way	679900	667900	3771	4450 Midas Ave	489000	479500	2542	6581 Hearthstone Cir #1522	305000	305000	1341
5500 Avila Ct	409999	395000	1455	4604 Longview Dr	630000	561750	3030	6301 Gold Finch Ct	410000	400000	1687
931 Marvin Gardens Wy #16	390000	390000	1490	6581 Hearthstone Cir #1522	305000	305000	1341	5256 4th St	525000	525000	2544
2695 Manzanita Dr	445000	440000	1945	6301 Gold Finch Ct	410000	400000	1687	5080 Village Oaks Dr	312000	350100	1422
1613 Poppy Cir	420000	410000	1590	5256 4th St	525000	525000	2544	4870 San Francisco St	369900	378100	1231
4063 Coldwater Dr	435000	435000	1650	5080 Village Oaks Dr	312000	350100	1422	5516 Butte View Ct	484900	481250	1769
2292 S Whitney Blvd	395000	395000	1596	4870 San Francisco St	369900	378100	1231	2412 Zephyr Cv #2090	284000	284000	1183
6314 Emerald Dr	530000	530000	2319	5516 Butte View Ct	484900	481250	1769	6478 Cormorant Cir	509999	500000	2331
4640 Durham Rd	404000	404000	1238	2412 Zephyr Cv #2090	284000	284000	1183	5221 Silver Peak Ln	599000	595000	3268
5660 Miners Cir	395000	381000	1578	6026 Turquoise Dr	499000	495000	2603	5206 Del Vista Way	450000	452500	2004
2130 Ranch View Dr	615000	615000	3498	1396 Skibbereen Way	579900	574000	3059	5122 Camden Rd	500000	515000	2203
6912 Ballantrae Way	629000	650000	2013	1605 Kentucky Way #51	395000	400000	1490	5011 Midas Ave	444900	455000	2052
2500 Knoll Ct	763000	763000	3210	5627 Blackrock Rd	519000	535000	2201	5117 Wedgewood Way	575000	575000	2602
6506 Jackson Dr	515000	523000	2326	5340 Brookcrest Ct	575000	575000	2114	1622 Iroquois Rd	719900	719900	3106
4708 Tenbury Ln	679000	650000	2346	4902 Brittany Ct	359000	360000	1144	5361 Swindon Rd	564900	565000	2437
6016 Turquoise Dr	519000	512000	2603	3318 Southwind Cir	615000	630000	2314	1632 Arroyo Sierra Way	549000	520000	2318
6288 Lonetree Blvd	365000	365000	1771	5601 Bolton Way	410000	410000	1427	4001 Aitken Dairy Rd	585000	607000	2666
3413 Cimmaron Ct	625000	636000	2399	5930 Blackstone Dr	549900	577000	2056	6208 Sweetgrass Ct	899000	899000	3896
4044 Aitken Dairy Rd	499900	510000	2350	6308 Guardian Ct	897000	903000	3418	4833 hartwick Rd	415000	412000	1434
880 Spotted Pony Ln	654950	654950	2992	5619 Montero Ct	500000	517500	1997	5155 5th St	295000	311000	1063
6400 Puffin Ct	549900	556000	2452	5506 Butano Way	399000	405000	1388	2405 Casa Del Oro Way	379950	385000	1288
2702 Devon Ct	499000	505000	2032	2033 Taft Dr	485000	485000	2156	5965 Woodside Dr	299880	291000	1080
1884 Stageline Cir	499000	493000	2408	3921 Black Oak Ct.	825000	825000	3462	2506 Zephyr Cv	209900	216000	747
5821 Pebble Creek Dr	549777	560000	2650	935 Browning Ln	599900	600000	3163	4075 Coldwater Dr	374000	380000	1202
5445 Havenhurst Cir	355000	362000	1144	5407 Evan Ct	639000	650000	2885	3713 Sylvan Ct	799900	789520	4228
6114 Woodside Dr	359000	355000	1324	1210 Whitney Ranch Pky #515	218000	215000	898	4692 Kilmartin Ct	685000	705000	2542
869 Spotted Pony Ln	629900	635213	3289	3426 Parker St	399900	397500	1417	4030 Creek View Ct	388888	390000	1510
6509 Everglades Ct	425000	423000	1610	4420 Piedra Ct	500000	492000	2136	4547 Mountaingate Dr	750000	750000	3442
2605 Zephyr Cv #1043	260000	265000	1028	5958 Tanus Cir	489000	487000	2190	5875 Dew Ct	399900	390000	2195
882 Spotted Pony Ln	679900	673000	3045								

For a tour of any new listings including REO properties, please contact Jill Van Dusen 916.765.5488 or email jill@jillsellsrealestate.com DRE #01721219