

BEN MORAHAN



Santa Ynez Valley Newsletter

- April 2021 -

It's beginning to look a lot like...SPRING! The weather is warming, the light is lingering, and the hillsides are starting to burst with the colors that we in the Santa Ynez Valley have come to know and love all too well. There is also a sense of optimism growing around us. It is slowly starting to feel like the clouds are parting and that the light is going to brighten our connections, our abilities, and our spirits.

-Ben

:: Under Contract ::



115 Fairview Lane
Paso Robles
representing buyer



2860 Woodstock Road
Santa Ynez
representing seller

:: Curb Appeal ::

- Raised Garden Beds -



The ultimate in home gardening, raised garden beds give the ability to protect your crops from pests, allow great drainage, and make planting and picking much easier. Sunset™ offers an amazing **step-by-step guide** to building beautiful garden beds of your own.

A few things to keep in mind:

- Use redwood or cedar, and avoid treated woods or railroad ties. **Nielsen Building Materials** in Solvang is our go-to source.
- Make sure to line the beds with wire - a must for gophers!
- Installing PVC tubes allows you to hoop cover your beds with netting or cloth for birds and frost protection.
- Keep beds under 4' wide, so you can easily reach the center.

:: What 2021 means for Buyers and Sellers ::

Buyers

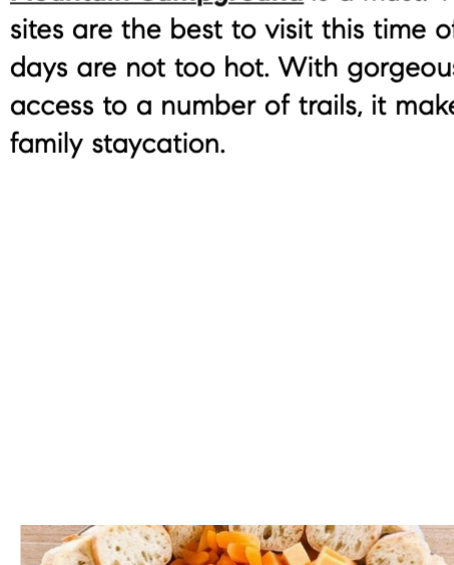
- "Listing Prices" are becoming more like Auction Reserves. Homes are selling for well over asking. Be prepared to know how much you are **willing to offer**.
- Get your **pre-approval letters** - many realtors are requiring them to even show property.
- **Act fast and show up strong**. Most homes are selling shortly after hitting the market, especially due to limited inventory. Take advantage of "Coming Soon" listings with your realtor.

Sellers

- Most buyers are viewing homes online. Be prepared with **technology forward marketing** such as virtual walk throughs, videos, and comprehensive individual property websites.
- **Effective staging** leaning towards "work/school from home" environments offers great visual incentive for prospective buyers.
- With some buyers tightening up inspection and contingency periods, be prepared by having your home in **prime selling condition**.

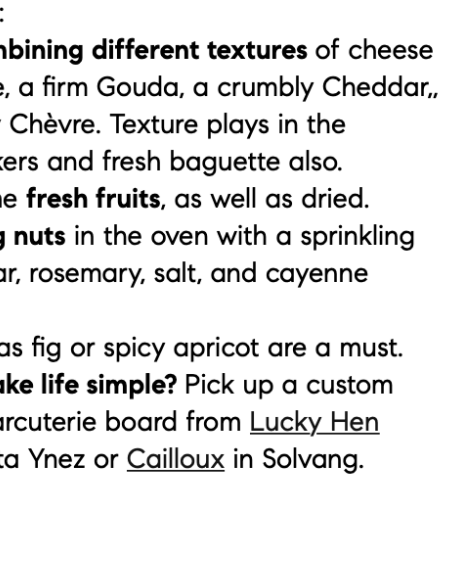
:: Santa Ynez Valley Living ::

- Wild Flower Season -



Lover's Loop Hike is a must for experiencing the amazing wildflowers. Easy to access and family/dog friendly, the loop itself is about 4 miles, and the drive to it is almost as beautiful as the hike itself. With the rains, there will probably be water in the creeks - which you have to cross. A perfect spot for a great day out!

If you want to experience the wildflowers for more than just a hike, then camping at **Figueroa Mountain Campground** is a must. The 35 camp sites are the best to visit this time of year, as the days are not too hot. With gorgeous views and access to a number of trails, it makes for a great family staycation.



No visit to the wildflowers of wine country would be complete without a picnic - and nothing goes better with your bottle of wine than cheese. Here are a few tips to creating the ultimate cheeseboard:

- We like **combining different textures** of cheese like a soft Brie, a firm Gouda, a crumbly Cheddar, and a creamy Chèvre. Texture plays in the crunchy crackers and fresh baguette also.
- Include some **fresh fruits**, as well as dried.
- Try **roasting nuts** in the oven with a sprinkling of brown sugar, rosemary, salt, and cayenne pepper.
- **Jams** such as fig or spicy apricot are a must.
- **Want to make life simple?** Pick up a custom cheese or charcuterie board from **Lucky Hen Larder** in Santa Ynez or **Cailloux** in Solvang.



:: Featured SVY Homes ::

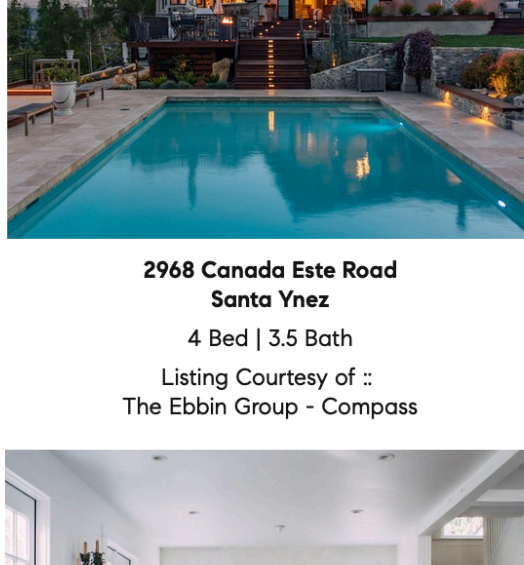
- with Edible Gardens -



2860 Long Canyon Road
Santa Ynez

3 Bed | 2.5 Bath

Listing Courtesy of ::
Gigi Gerritsen - Santa Ynez Valley Real Estate



2968 Canada Este Road
Santa Ynez

4 Bed | 3.5 Bath

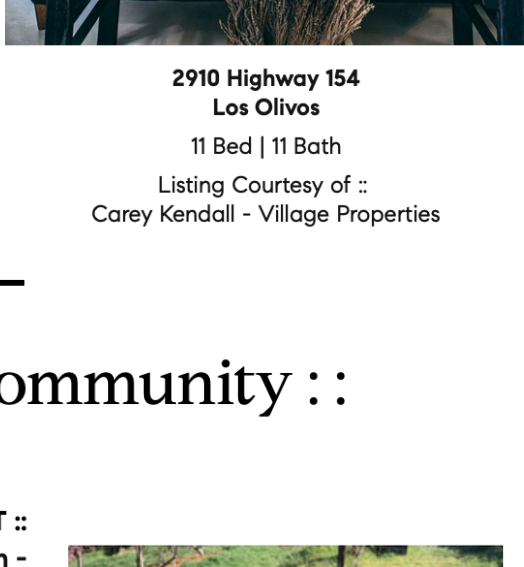
Listing Courtesy of ::
The Ebbin Group - Compass



1576 Sky Drive
Santa Ynez

2 Bed | 2.5 Bath

Listing Courtesy of ::
Carole Colone - Berkshire Hathaway



2910 Highway 154
Los Olivos

11 Bed | 11 Bath

Listing Courtesy of ::
Carey Kendall - Village Properties

:: Santa Ynez Community ::

COMMUNITY SPOTLIGHT ::
- Santa Ynez Valley Charter School Garden -

"[This garden] is a part of the larger Explore Ecology School Gardens Program, a network of 30 Santa Barbara County School Gardens on Elementary campuses. The goal of the School Gardens Program is to connect students with their environment and their food through hands on, meaningful lessons in their school garden."

Support for these local programs comes from individuals like you. Please consider a donation to a local school garden in your community.



DECLAN'S BOOKCLUB ::
- "Green on Green" by Diane White
// Illustrations by Felicity Sala -

A sweet lyrical story about the changing of the seasons. With gentle rhyming and beautiful illustrations, this book is a magical journey through a colorful year.

Available to order at the **Book Loft in Solvang**

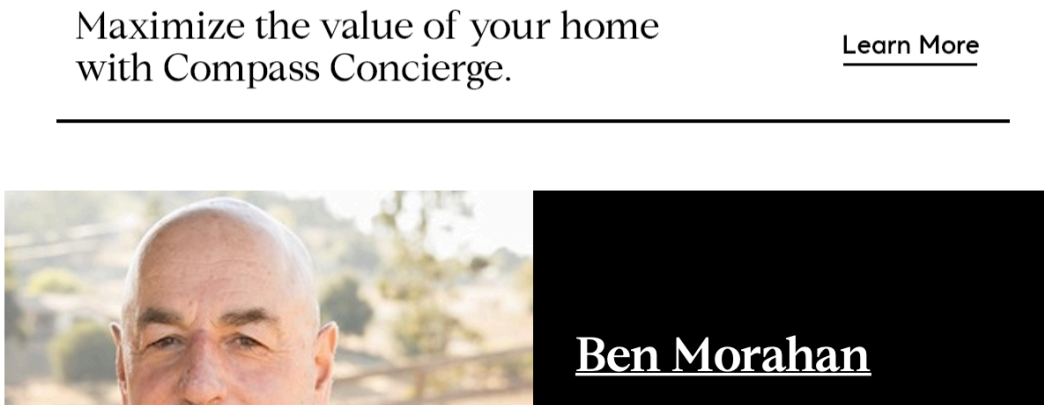
HOMES FOR LOCAL SHELTER DOGS ::
- Santa Ynez Valley Humane Society -

Look at that face!! **Rusty** is a 5 year old German Shepard mix who is looking for a wonderful forever home to call his own since his former owner has passed away. He is available for adoption from the Santa Ynez Valley Humane Society. Fill out an adoption application **HERE** to adopt Rusty or another one of his shelter friends!

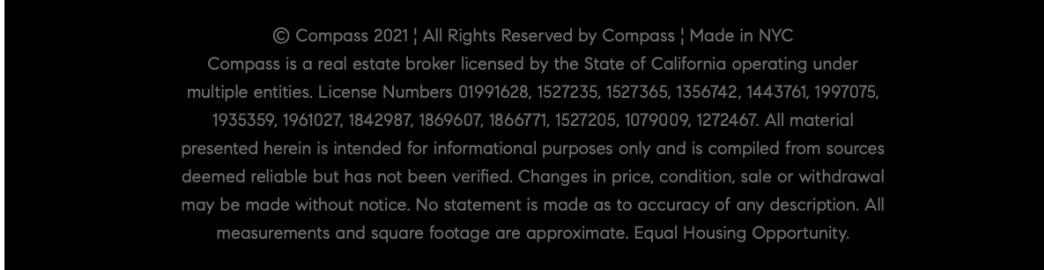


WINE OF THE MONTH ::
- Melville : 2018 Estate Chardonnay -

After a beautiful weekend of wine tasting, we came away with one of our favorites of the afternoon. "Bright sun-gold in color, with vibrant notes of salted apricot, tarragon and grilled Meyer lemon coming through on the nose. Fresh impressions of watermelon rind, fuji apple and jasmine frame a rich and plush mouthfeel on the mid-palate while a crisp streak of acid anchors the wines energetic and focused finish."



Maximize the value of your home with Compass Concierge. [Learn More](#)



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