

REAL ESTATE SECTION



WILLITS WEEKLY'S SELECTED PROPERTY FEATURE

575 West Mendocino Ave., Willits

MLS: 323027824

Offered for sale at: \$989,000

Stunningly Beautiful Home and Country Property

575 West Mendocino Ave is a +/- 2,100-square-foot, three bedroom, two bath custom home and a +/- 528-square-foot custom cottage on 5.15+/- acres minutes from the heart of downtown Willits. It's within a 15 minute walking distance to downtown.

You will find great attention to every detail in these lovely quality homes. The open floor plan in the main home features hickory oak flooring in the living room through the dining and kitchen. The kitchen has been updated with granite counters and stainless appliances and lots of refinished oak cabinets.

The living room opens to a redwood deck with pretty views, covered gazebo and hot tub. There is a gas fireplace in the living room. Fabulous spaces for entertaining all around the incredible landscaped yard. Also has a fenced garden area with raised beds.

The roomy master suite has a walk-in closet, an adjoining bath with a Jacuzzi tub, separate shower and attractive cabinets. The travertine tile bathroom floor is heated.

There are two downstairs bedrooms, a laundry and a utility room with shelves.

The one-bedroom, one-bath guest cottage features hickory



cabinets, granite counters, stainless appliances, free standing natural gas fireplace, laminate, carpet and tile in the bathroom. There is a deck for enjoying the views.

The +/- 1,200-square-foot metal shop is a perfect place for work projects. There is a fenced pasture and a small barn that will accommodate two horses. Too many amenities to mention. \$989,000

Advertise in Willits Weekly's monthly real estate section!

Call April at
707-972-2475
for ad info, pricing
and sizes!

Property feature listed by:

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59 Alameda Ave., Willits
\$315,000



Downtown Willits with a very short distance to shopping and transportation sits this 1680 sq ft single-level home with detached 2 car garage on a large lot! The home is a 1989 manufactured home on foundation with the primary bedroom & bathroom on one side & away from the 2 other bedrooms. Featuring an open living space and separate laundry room, vaulted ceilings, dual pane windows, central heating, carpet and vinyl flooring. There is a covered patio area between the house and garage for added outdoor living space, and a carport alongside the garage for additional parking.



COLDWELL BANKER
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Free home-hardening presentation to prepare your home for wildfire

Submitted by Mendocino County Fire Safe Council

If a wildfire was nearby, or came through your yard, do you think your home would survive? There are many steps you can take to make that more likely, and many of them are simple and inexpensive.

Knowing what your home's vulnerabilities are is a great place to begin.

You can start by attending a free presentation at 6 pm on Thursday, May 25 at Ukiah City Hall, 300 Seminary Avenue, by Yana Valachovic of the University of California. Smart choices can make the difference in whether or not a building can withstand a wildfire, and Valachovic will help you understand how to improve the chances for your own home and property.

If you need an additional incentive to attend, we will be giving away one \$100 gift certificate for Friedman's Home Improvement and one for Mendo Mill.



Above, from left: Here is an example of one of the helpful tips that Valachovic will share to discourage fire from igniting your home. Yana Valachovic from the University of California is an expert on wildfire resilience and preparation.

Valachovic is a forest scientist and registered professional forester, an extension agent at the University of California since 2000, and a leader in developing and delivering local and state strategies to improve wildfire resilience. Much of her work has focused on wildfire mitigation; she has published papers on wildfire behavior, including how it interacts with home and landscape design. She has also been active in developing state and local policy as a technical resource for bioenergy, forest management, home hardening, and defensible-space legislation.

Valachovic is also a skilled presenter who will help you easily understand the science of how wildfires threaten your home, and how simple changes can make all the difference in whether or not it can survive. She will share



examples from fires throughout California and Colorado, and what we've learned from them – and what you can do right now so that you can breathe easier later in the year.

This presentation is sponsored by the Mendocino County Fire Safe Council, the Western Hills Fire Safe Council, the Community Foundation of Mendocino County, and the City of Ukiah.

If you are unable to attend this presentation, you can learn more about home-hardening from the Mendocino County Fire Safe Council's videos and other resources at <https://firesafemendocino.org/homehardening/>. Or, to really stay informed and up-to-date, sign up for MCFSC's emailed monthly newsletter by contacting them at 707-462-3662 or admin@firesafemendocino.org.



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An individual, stand-alone and independent print piece

WILLITS WEEKLY IS PROUD TO CONTINUE THE

REAL ESTATE SECTION

IN LOCAL PRINT MEDIA

Runs Second Week Each Month

- Relevant Local Editorial Content
- Open House Advertisements
- Available Buyer's & Seller's Agents
- Property Listings

GET YOUR OFFICE, AGENTS AND LISTINGS INCLUDED IN OUR NEXT EDITION

Ads	3.25" wide x 2" tall color display ad:	5" wide x 5" tall color display ad:
	\$35/month with 3-month minimum commitment	\$130/month with 3-month minimum commitment
3,500 - 4,000 copies each week	3.25" wide x 4" tall color display ad:	5" wide x 10.5" tall color display ad:
	\$60/month with 3-month minimum commitment	\$275/month with 3-month minimum commitment
Ads go online and in-print for one price	\$75 on one-run basis	\$300 on one-run basis
	OPEN HOUSE SPECIAL: 5" wide x 3" tall color display ad: \$80 on one-run basis	

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Runs on the second Thursday of the month.

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