

REAL ESTATE SECTION



U-HAUL
TRUCK SHARE 24/7®



Sparetime Garden Center
208 E. San Francisco Ave.
Willits, CA 95490
Phone: (707) 459-6791
Email: info@sparetimegc.com

Sparetime Garden Center now offers U-Haul rentals

Submitted by U-Haul International

U-Haul Company of California is pleased to announce that Sparetime Garden Center has signed on as a U-Haul neighborhood dealer to serve the Willits community.

Sparetime Garden Center at 208 East San Francisco Avenue will offer essential services like U-Haul trucks, trailers, towing equipment, and support rental items.

Normal business hours are 9 am to 6 pm Monday through Saturday and 9 am to 5 pm on Sunday. Make reservations for U-Haul products at this dealer location by calling (707) 459-6791 or visiting <https://www.uhaul.com/Locations/Truck-Rentals-near-Willits-CA-95490/048048/>

Sparetime Garden Center partners Jaime Wilkes and Andrew Hosford are proud to team with the industry leader in do-it-yourself moving and self-storage to better meet the demands of Mendocino County.

U-Haul has teamed with independent dealers to offer rental equipment to do-it-yourself movers since 1945. During these challenging times for small businesses, more than 21,000 dealers across the U.S. and Canada are generating

supplemental income through their U-Haul affiliation. When customers rent from a U-Haul dealer, they are directly supporting an independent small business in their community.

The local affiliates are not U-Haul franchises as there are no financial investments required to be a neighborhood dealer. These small businesses have committed a portion of their lot space for U-Haul equipment, and a portion of their time to help meet the mobility needs of their neighbors. Learn more about the dealer program and how to join by visiting uhaul.com/dealer.

Founded in 1945, U-Haul is the No. 1 choice of do-it-yourself movers with more than 23,000 rental locations across all 50 states and 10 Canadian provinces. Our customers' patronage has enabled the U-Haul fleet to grow to 192,200 trucks, 138,500 trailers and 44,500 towing devices. U-Haul was recently named one of America's Best Large Employers (Forbes, 2023); a Best for Vets Employer (Military Times, 2022); and one of the Healthiest Workplaces in America (Healthiest Employers, 2022).



Advertise in Willits Weekly's monthly real estate section!

Call April at
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393 Redwood Avenue - \$750,000
Historic Craftsman home on the west side of Willits on a double lot. Beautiful, old-growth redwood interior with 3 bedrooms & 2 baths. Two income-producing apartments, one with 2 BD/1 BA & one with 1 BD/1BA.

95 Acres on Walker Road - \$825,000
City water and many incredible building sites and views. Property has been held by the same family for over 100 years.

Tom Allman, REALTOR(R)
Pamela Hudson Real Estate
707-272-4924
DRE License Number 02208752

Pamela Hudson
REAL ESTATE

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Tara Moratti, REALTOR®
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Two homesteads with separate accesses on 20 acres!

- Built in 2004
- 1 Bedroom plus primary loft suite
- 1 and 1/2 Bath
- 1,176 Sq. Ft.
- Spring and Pond
- Separate addresses and utilities

- Second Story Primary Suite
- 2 Bathrooms
- 1,502 Sq. Ft.
- Built in 2001
- Spring and Pond
- Bonus Shop and Cabin

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Routine maintenance

Now is a good time to do the routine maintenance that will keep your home in good working order – and make winter a cozier affair. Make a list and check things off as you can. You'll be glad you did.



Richard Selzer
Columnist

Gutters, downspouts and drainage – Before the first big rain of the season, it's a lot easier to clean the gutters and clear debris. Be sure the splash block at the bottom of the gutter directs water away from your house. While you're at it, confirm that the slope of the ground around your home directs water away from your house, too.

Outside faucets – It only takes one freezing night to burst an uninsulated pipe. Adding insulation is cheap and easy, and it helps avoid expensive repairs and a big water bill. This is also a good time to store hoses for the winter.

Windows and doors – To see if you need to add caulking and weather stripping, strike a match, blow it out,

and hold it next to the door or window. If the smoke comes at you, add weather stripping.

Railings, walkways and steps – Secure railings and loose boards and fix tripping hazards.

Smoke detectors and carbon monoxide alarms – To avoid the middle-of-the-night alert that your batteries have expired, change the batteries and test your alarms once a year. If you don't, you may not get an alert when you need it most. Just so you know, newer smoke detectors and carbon monoxide alarms have 10-year batteries, so if you're still replacing batteries every year, you might consider replacing your alarms rather than batteries.

Fire extinguishers – If you have a fire extinguisher (and you should), make sure it is still pressurized by confirming that the little indicator points to green. Rather than storing the extinguisher in the garage behind several boxes or under the kitchen sink where it will be unreachable in the event of a kitchen fire, put it next to a doorway for easy access.



Shrubs and trees – Cut back any shrubs that grow right next to the house. It'll save the paint and prevent critters from hiding where they shouldn't. Trim tree branches up 10 feet from the ground.

Leaks – After the first rain, walk around the interior of your home and check for signs of water, including inside closets and attics. While you're in the attic, make sure you have ample insulation and that it's in decent condition.

Tile, tubs and showers – Repair grout and caulking before problems get worse.

Refrigerator – Vacuum and clean the coils to keep your fridge from working harder than it needs to. Dust works as an insulator on the coils, making it harder to cool the interior.

Heating / air conditioning – Replace the filter every few months, and if it's been a few years since you last had the unit serviced, consider an inspection.

Mouse check – Block potential rodent access points into your home. If a hole is big enough to get their head through, it's big enough for their whole body. Fill the hole with steel wool, then spray expanding foam containing pesticide.

Water heater – Flush your water heater and it will last longer. The particulates in water sink to the bottom of your tank, creating an insulation barrier and causing tanks to rust faster and work less efficiently.

It's easy to put off routine maintenance, but if you take care of your house on a schedule, it typically saves time, money and headaches in the long run.

If you have questions about real estate or property management, contact me at rselzer@selzerrealty.com. If you have ideas for this column, let me know. (If I use your suggestion in a column, I'll send you a \$25 gift card to Loose Caboose!) If you'd like to read previous articles, visit <https://selzerrealty.com> and click on "How's the Market?"

Richard Selzer is a real estate broker who has been in the business for more than 45 years.

Lint trap – In case you didn't know, lint loves to catch fire. In your clothes dryer, you should remove lint from the trap after every load. Also, make sure the vent from the dryer to the outside is clear.

Extension cords – If you are foolish enough to have extension cords in high traffic areas (like I do), consider moving them. If that's not practical, at least make sure they are well secured. If the cords look damaged, replace them.

Roof – A 30-year roof doesn't mean you should ignore it for 30 years. Repair loose shingles and check flashing, eaves and soffits. If your flashing needs new mastic (sealant) – and it probably does – apply it.

Chimney – Before you fire up your fireplace this winter, have a chimney sweep inspect the chimney, repair cracks, and clean the flue.



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40 YEARS
AND COUNTING

Live close to town on nearly one acre of flat property that backs up to a lake. 2 bedroom 1 bathroom home needs some work. Plenty of room for gardening and animals. Public water and utilities. Ready for your finishing touches to make this your home!
PRESENTED AT: \$154,900



Two story 3 bed 2 bath home with 2nd fl included. The lower bedroom / bathroom has a private entrance and can be made into a separate apartment or living space. Detached storage building, home needs some TLC, come see the potential!
PRESENTED AT: \$280,000

Charming 3-bed, 2-bath, 1500+ sqft manufactured home on .2825 acres. Dedicated laundry room and formal dining area. Newer windows and doors. Nestled within a secluded wooded paradise.
PRESENTED AT: \$295,000



3 bed, 2 bath home with nice front yard and additional off street parking. Bright living room with a picture window of the easterly views. Open concept kitchen and dining area, fully fenced backyard. Appliances and roof were replaced in the last few years.
REDUCED TO: \$329,500

2 bedroom plus an office/den and 2 bathroom home on 3 merged lots, with a fenced backyard. Wheelchair accessible home with ramp. Bright living room with vaulted ceilings, hardwood floors and a cozy fireplace. Mature fruit trees and a 2-car garage.
PRESENTED AT: \$449,000



Well established business with great customer base. Five spray bays and one soft touch, drive-through automatic. Covered vacuum area with six vacuums, one upholstery and carpet cleaner, and nine air freshener/cleaning products vending machines.
PRESENTED AT: \$1,280,000



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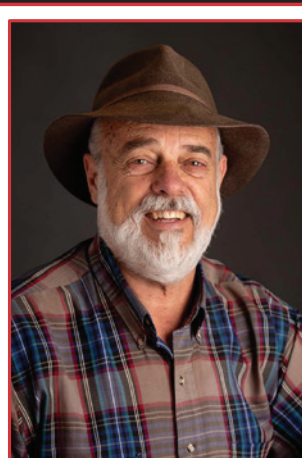


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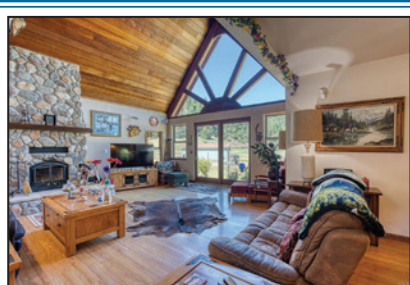


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203+/- Acres Park Like Property in Branscomb

Many building sites, with paved road access. Power and phone is on the property. Also beautiful redwood trees, fir and oaks throughout the parcel. There is 3/4 of a mile of the Eel River running through the middle of this property. Approximately 96 acres of the land is level. There is an old rustic barn/shop with power. Possible subdivision of 37+/- acres with RRS zoning.
\$980,000



129+/- Acres Outstanding Ranch Property

Gorgeous 3 bed, 3 bath lodge style home with every comfort you could want. The spacious open area features a living room with a huge rocked fireplace, custom kitchen and a formal dining room. There are fenced pastures, a 40x60 barn with a hay loft, equipment storage, two horse stalls, additional walk-in horse shelter, detached shop. There is much to see here.
\$1,775,000



3.3+/- Level Acres

Great opportunity for a commercial business or investment property. There is a 1,700+/- sq. ft. office building with 4 separate offices and 2,646+/- storage attached. The metal shop is 4,608+/- sq. ft. with drive thru bays and roll up doors. Approximately 3 acres are paved. There is a new septic system and city water. Used previously for years as a truck shop business. Many more details call for information.
\$695,000



Beautiful Level Lot in Town

Zoned commercial but could have a residence and a business with approval from the City of Willits. Convenient location, pretty spot.
\$79,500



For information or an appointment to view please call:

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