



Sandpoint Abbreviated

Tomlinson
Sandpoint

Sotheby's
INTERNATIONAL REALTY

November 2010
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Clark Fork River near Clark Fork, Idaho

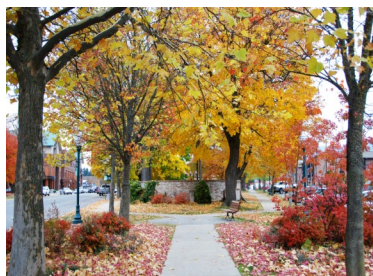
Judith Ehlert, Realtor®
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*If you have questions or
comments, we'd love to hear
from you!*



November Calendar of Events

- 5-27 Winery Music** Live music at Pend Oreille Winery Friday nights 5 to 7:00 pm POWine.com 208 265-8545
- 5 Santa's Workshop** Fundraiser for hospital equipment includes vendors displaying handiwork and products as well as bake sale. Free admission. 208 610-1560
- 5 Flora & Fauna of North Idaho Opening Reception** More than 20 local artists exhibit. Sponsored by Pend Oreille Arts Council, held at Panhandle State Bank atrium 208 263-6139
- 5 Master Guitarist Series with California Guitar Trio** Held at DiLuna's Café. Reservations required. 208 263-0846
- 6-20 Panida Events** panida.org 208 263-9191
 - 6 Sandpoint Films' Festival
 - 13 The Way I See It (ski movie)
 - 17 Inland Isle Eurythmists (professional eurythmy troupe)
 - 20 Songwriter's Circle Concert Benefit (Foundation for Human Rights Action & Advocacy).
- 6-7 Bonner Mall Antique, Toy & Collectibles Extravaganza**
Goodies for everyone 208-625-0699
- 9 Pottery and Coffee** Held at Mad Mikes 208-265-8212
- 12 Annual Harvest Dinner In Hope.** Benefit for Christmas giving program. 208 264-5481
- 19-20 Holiday Festival of Fair Trade** Buy fairly traded goods including sweaters, textiles, clothing, baskets, tea, coffee, jewelry, leather goods, books, toys, chocolate and more. 208-255-4410
- 20 Holly Eve** Contributed more than \$1,000,000. in 30 years to benefit community. Gourmet food, live auction and top class entertainment. 208-263-8956
- 20-24, 26-28 Thanksgiving Fishing Derby** 208 264-5796
- 29-Dec 4 Bonner General Hospital Parade of Trees** Bid on Christmas trees decorated by local businesses to support acquisition of hospital equipment.



Expressions of fall in downtown Sandpoint

What's New In Town?

Tomlinson Sotheby's Becomes One

We are excited to announce that the owners of Tomlinson Sandpoint Sotheby's International Realty have purchased the assets of the Coeur d'Alene Tomlinson Sotheby's office.

Many folks did not realize the two companies were separately owned franchises of Sotheby's International Realty.

The new owners of the Coeur d'Alene office are now Jeff and Cindy Bond, who have been owners and operators of the Sandpoint office and Tomlinson Real Estate Group LLC, a group of silent partners.



The owners of the Coeur d'Alene office, which is called Tomlinson North Idaho Sotheby's International Realty, were Tim Mueller, Bob Tomlinson and Fred Meyer.

Also, Black Rock Properties Group and its owner Scott Chesrown, son of developer Marshall Chesrown, have been rolled into Tomlinson Sotheby's, said Jeff Bond. Scott Chesrown will be a Tomlinson Sotheby's agent, but will be in charge of the Black Rock residential properties.

Bond said the two offices will soon begin operating under the new name **Tomlinson Sotheby's International Realty** with the name switch completed in a month.

Between the two offices, there are 75 agents working much of North Idaho and some of Washington.

Whether you want to investigate Coeur d'Alene or Sandpoint, Bonnie and Judith are knowledgeable about both areas.





Energy Efficient Craftsman Style



Featured Listing



Real Estate Opportunity

Green Comes To Sandpoint Finally, a home that fits the real needs of today. Boasting a warm and richly detailed appeal, this is the absolute best in Hi-performance energy efficient home design. Located right in Sandpoint, this 2 bed + Den/ 2 bath cottage is quality built, incredibly efficient and affordable. Home is located near parks, library and downtown. Save every month on your utility bills with a NAHB certified Green Construction home. Offered at \$217,000

Ask The Expert

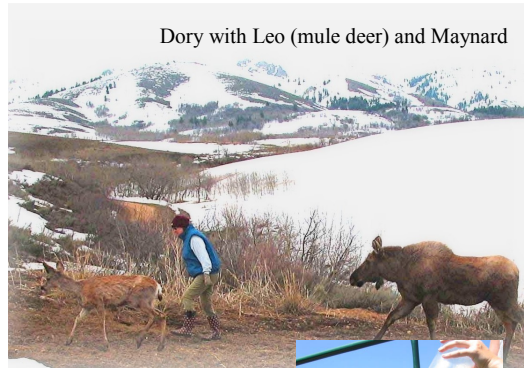
The Lady Who Walks With Moose

What would you do if you found orphaned or injured wildlife? The first thing one needs to note, is that an orphaned deer, moose, elk, etc. may not really be an orphan. Mom may be nearby and it would be important to not touch the animal as rescue may be unnecessary. If the animal is injured or you have good reason to believe it is orphaned, call the Idaho Department of Fish and Game (208 769-1414) or Mystic Farm Wildlife Rescue (208 241-7081). Please note there can also be a fine associated with removal of wildlife.

New to our area is Mystic Farm Wildlife Rescue, Inc. located south of Sandpoint right here in Sagle, Idaho. Mystic Farm is a non-profit 501 c-3 rehabilitation facility that is fully licensed under the Idaho Department of Fish and Game to care for and release these injured or orphaned animals back into the wild.

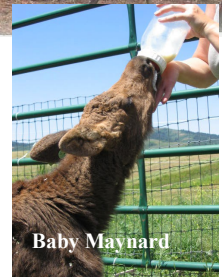
Dory McIsaac, owner of Mystic Farm and surrogate mother to many strives to be the only one at the farm who feeds and cares for the animals. It is important not to create unnatural animal/human interactions for their fate is to go back into the wild once able to live on their own. Dory explains that deer seem to leave on their own once mature or well enough, but baby moose and elk, typically, need to be nudged out of the nest when ready or as Dory puts it “soft return” or being “booted out by Mom”. The picture above is of Dory and Maynard the moose on one of their many treks to introduce Maynard to his new, young adult life. Dory would try to duck away when Maynard wasn’t looking and sneak back home only to find Maynard trailing behind. It can sometimes take several attempts, but eventually succeeds....just like it does in nature.

Most endeavors like Mystic Farm Wildlife Rescue, Inc. are run by very dedicated people with love for the work and with little or no financial backing. Mystic Farm Rescue, Inc. welcomes contributions, volunteers and caring people! All donations are tax deductible.



Dory with Leo (mule deer) and Maynard

Photos courtesy of Mystic Farm



Baby Maynard

Mystic Farm Wildlife Rescue, 208 241-7081 www.mystic-farm.com

Buyer/Seller Tips

What Can I Expect As A Buyer Of A Short Sale?

This is a very difficult question to answer since one short sale may be very different from the next one. A short sale is when the owner must sell the property in a market that values the property at less than what is owed on it. Before this can happen, the lender must agree that there is a valid hardship to warrant sale at this time. Once approved, the lender will do a Broker Price Opinion (BPO) which is basically looking at comparable properties in order to agree on a value. When presented with an offer, the Seller first accepts the offer and then the bank must accept. The Seller usually responds very quickly while the lender could take weeks or even months. Because of the length of time in getting a lender response, the buyer may opt out of the offer at any time for any reason prior to the bank acceptance without risk of losing earnest money...and many do. One must have patience in short sale offers, but it can be well worth the wait if it’s your dream property. Be sure your agent finds out whether a foreclosure is in the near future for the bank may or may not extend a short sale.