



the  
**Yowell**  
team

January 2009

### Erika's New Full-Time Job...

As many of you already know, our first child was born four months ago. Erika has decided to stay home to raise Grayson for the foreseeable future. While Erika will definitely miss the daily interaction with our clients and other Realtors, she's excited about all of the things she'll get to share with Grayson. Like his first tooth (which

just poked through) or his first word (which she swears will be "mama"). I have so much respect for her, especially now that I know how much work a baby is. Erika will be helping me behind the scenes as our Marketing Specialist. So, we'll still have all bases covered with the business and our family!



*Check out our current listings on the next page!*

### New Administration, New Market?

With the swearing in of President Obama, many are expecting things to dramatically improve with the housing market and the economy in general. We should see some sort of stimulus bill signed in the coming weeks. It's anyone's guess exactly what it will look like though.

Right now, a bill has been passed by the House and is in the Senate for consideration. There has been a lot of debate over the specific provisions of the bill. There are some items designed to help homeowners avoid foreclosure and others that will help first-time buyers purchase a home. The real estate industry is hoping that the President and Congress will reinstate Down Payment Assistance Programs, approve funding for the Rural Development/Farmer's Home loan program, and make the \$7,500 First-Time Homebuyer Tax Credit permanent and not subject to repayment. Only time will tell! To follow the bill's progress through Congress, go to:

<http://www.senate.gov>



### Another Happy Client!

"Josh and Erika helped us find our dream home in about 3 months. Their knowledge of the local market and professionalism set them far above others in their field. We were kept informed through every step of the process of buying our new home, as well as selling our old one. All of our questions were answered promptly and honestly. You could not ask for a better team to work with for all of your real estate needs. They are simply the best at what they do, and that is why Josh and Erika are

consistently top producers even in today's tough real estate market. I would recommend The Yowell Team to anyone who is looking to buy or sell a house."

-Mel & Dawn Garland, Lexington Park, MD



23063 Three Notch Rd  
California, MD 20619





### Gorgeous 5 Bedroom, 3.5 Bathroom

4588o Meadowlark Drive, Great Mills

~~\$291,900~~

- Full Basement
- 5 Bedrooms
- 3.5 Bathrooms
- 3 Fully Finished Levels
- Spacious Kitchen
- Huge Master Suite
- Level .28 Acre Lot
- Covered Front Porch
- 3,294 +/- Sq. Ft.
- SM6826709

**SOLD!**

### Rambler on 4 Private Acres

29820 All Faith Church Rd,  
Mechanicsville

\$360,000



- 3 Bedrooms
- 2 Bathrooms
- Hardwood Floors
- Updated Kitchen
- Wood Stove & Fireplace
- Backs to Trees
- Oversized 1 Car Garage
- 1,716 +/- Sq. Ft.
- Screen Porch
- SM6926280

### Stately Home on .34 acre Corner Lot

21488 Morris Drive, Lexington Park

\$264,900



- 5 Bedrooms/2 Bathrooms
- Elegantly Remodeled
- New Hardwood & Ceramic Floors
- New Kitchen
- Huge Family Room
- Fenced Backyard
- Tall 2 Car Garage
- 2,000+ Sq. Ft.
- SM6900717



### Deal in Riverdale

6025 Mustang Dr, Riverdale

\$220,000

- 4 Bedrooms
- 1 Full Bathroom
- Open Floor Plan
- New Roof
- Brand New Bathroom
- Hardwood Flooring
- Huge 2-Story Addition
- 1 Car Garage
- Short Sale/3rd Party App.
- PG6899285



### Enjoy Stunning Sunrises from Bay

48366 Sunburst Drive, Lexington Park

\$260,000

- 4 Bedrooms
- 3.5 Bathrooms
- 3 Finished Levels plus Loft
- Open Kitchen
- Lower Level with Garage
- Separate Laundry Room
- Large Master Bedroom
- 2,524 +/- Sq. Ft.
- SM6777197

## Call us today to schedule a showing appointment!



### Josh & Erika Yowell

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