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**RPIA
Monthly
Meeting**

RPIA Meeting

**Monday, August 17
7 PM**

**Westside Unitarian
Universalist Church
901 Page Avenue**

*Meeting agenda at
historicryanplace.org,
Discussion Forum*

Fort Worth Neighborhood of the Year — 2008

RYAN PLACE IMPROVEMENT ASSOCIATION NEWSLETTER

August, 2009

www.HistoricRyanPlace.org

President's Letter



Once again, summer has taken a bit of the hustle-and-bustle out of our busy lives. Vacations have given many a time for a bit of a break from what sometimes seems to be an endless number of events, meetings and other commitments.

Although the Ryan Place Festival in June and the 4th of July Parade and Run brought a lot of residents as well as visitors out, since July 4 things have definitely slowed down in Ryan Place.

A special thank you to Cindy Baldrige, 6th Avenue Street Director, who along with other folks on 6th, organized the 1st Annual Ryan Place Street Festival. Hopefully, this was the first of what will become another tradition in Ryan Place.

As always, Gina Roberts out-did herself by organizing and chairing the Ryan Place Run. We set a record this year with the largest number of runners ever to participate. What a great way to show off Ryan Place as well as raise money for RPIA!! Thank you, Gina and those who assisted for all your hard work.

Finally, Ben Broadwater stepped up and chaired the 30th Annual Ryan Place 4th of July parade. Although I wasn't able to attend, I understand that it was a great success.

Enjoy the rest of your summer and I hope to see you around the neighborhood!

Keith Head



Neighborhood Patrol Officer

Welcome to Ryan Place, Officer Stary!

Joel Stary, our new Neighborhood Patrol Officer (NPO), is 32 years old, 6'3" and weighs 230 pounds. He has a ready smile and quick wit, but one would definitely want to stay on his good side.

A native of West Texas, Officer Stary started college on a basketball scholarship, earning a degree in Exercise and Sports Science (with minors in English, psychology, and sociology). After five years as a personal trainer, he decided to pursue a career in law enforcement.

Officer Stary is also a devoted family man with a wife and two sons.

In 2007, two years after joining the Fort Worth Police Department, Officer Stary was chosen to create a Transient Detail. His task was to address criminal activity committed by the homeless in the South/Central part of the City, of which Ryan Place is a part. The success of his program led to its expansion early in 2008 to include all of Central Division. Since that time, Officer Stary has been busy with the program that he organized and training other officers for the special unit.

"I've always enjoyed working in Ryan Place; . . . I'm enforcement-minded, and after heading a whole division, I'm looking forward to working in a small area. I'm excited to be working with people who care." Officer Stary's beat includes Ryan Place, Fairmount, and South Hemphill Heights. A good time manager who hates to get behind in his schedule, Joel Stary's usual hours are 8 AM to 4 PM. His day starts at the office, checking e-mails, phone messages, and crime reports. After that, though, he's in his patrol car, driving the neighborhood streets, watching out for us.

**CELL:
OFFICE:**

**817.944.1316
817.871.8885**

2009 RPIA Board of Directors

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Parliamentarian	Lana Campbell	

Secretary	Olivia Flynn	817-927-0075 mslvia@sbcglobal.net
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Street Directors

5 th Avenue	Mary Schroder	817-921-5346 mps2745@att.net
5 th Avenue (Alternate)	Sharyn Peterson	817-922-8799 shewho824@yahoo.com
6 th Avenue	Cindy Baldridge	817-239-8969 cbaldridge_1@charter.net
6th Avenue (Alternate)	Gary Guess	972-757-9639 gguess@e3team.com
8 th /James/Livingston/Stanley	John Belknap	817-927-0355 johnbelknap@swbell.net
8th/James/Livingston/Stanley (Alternate) (OPEN)		
Alston/Lipscomb/Page Streets	Derek Arneson	817-938-5007 derekarneson@hotmail.com
Alston/Lipscomb/Page Streets (Alternate) (OPEN)		
College Avenue and Cantey St.	John Filarowicz	817-233-5411 floorwax12@sbcglobal.net
College Avenue/Cantey (Alternate)	Brooke Downing	817-734-5312 thedownings@yahoo.com
Elizabeth Boulevard	Anita Daniel	817-924-3404 ad1508@aol.com
Elizabeth Boulevard (Alternate)	Joan Kline	817-923-5287 joankline@swbell.net
Ryan Avenue	Murphy Parks	817-927-4682 mhp@freese.com
Ryan Avenue (Alternate)	Rick Tucker	817-927-0197 tucker.rick@sbcglobal.net
Ryan Place Drive	Lin Parham	817-921-4027 rap32dds@aol.com
Ryan Place Drive (Alternate)	Josh Lambert	817-456-9613 Josh@BuyFWTX.com
South Adams Street	Chris Ebert	817-926-2366 cwebert@hotmail.com 817-319-2363
South Adams Street (Alternate)	Marina Castillo	817-926-2243 followdamoney@hotmail.com
Willing Avenue	Mike Lindner	817-924-2485 george.lindner@dfps.state.tx.us
Willing Avenue (Alternate)	(OPEN)	

The RPIA NEWSLETTER is delivered each month (except January and July) to every home in Ryan Place. The NEWSLETTER is typically hung on your front door handle. If you do not receive a NEWSLETTER, please call **Olivia Flynn**, at **817-927-0075**, or any RPIA officer or street director so that we may get a copy to you. The NEWSLETTER is also posted online at <http://www.historicryanplace.org>

RPIA NEWSLETTER

Advertising Rates

One month free when you prepay for a year.

Full Page: \$100	(8.5 x 11 inches)
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1/4 Page: \$45	(4.25 x 5.5 inches)
Business card: \$25	(3.5 x 2 inches)
Announcement: \$15	(1.75 x 2 inches)

NEWSLETTER and advertising submission deadlines:

September NEWSLETTER

Friday, August 21

Contact: rpianewsletter@yahoo.com
817-927-0075

Be informed every day; register with Ryan Place Communications

For Ryan Place e-mails, go to **HistoricRyanPlace.org**

For the Ryan Place Discussion Forum, go to **HistoricRyanPlace.org/forum/login.asp**

Opportunities

Chili Cook-off: (Need Chairman)

Tree Planting Program: John MacFarlane at zedthecat@gmail.com

Block Captains: Contact Street Directors

CCRP: Gina Roberts

COPs: Steve Fruscella at stevef37@charter.net

Vice President / Events: Mariann Taccia

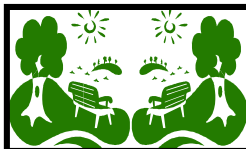
Ryan Place Band

The Executive Committee of the Ryan Place Band, after a considerable period of reflection and evaluation, has been hard at work interviewing candidate(s) for the position of Director. Other long-term matters, including broadening not only the instrumentation but the repertoire and membership of the group so that the Band can better serve the needs and traditions of Ryan Place are also being considered. The Committee expects soon to announce the new name for the Band, along with the performance schedule for the upcoming year, and the name of the new Director.

David Tuttle and Ross King

Important Numbers

Fort Worth Police Dept. (non-emergency)	817.335.4222
NPO 8 on Magnolia	817.871.8885
Officer Stary	817.871-8885 (office) 817.944-1316 (cell)
Code Compliance	817.392.5158 Ext. 1804



Park Development



The Ryan Place Park Improvement Committee continues to make progress on our parks. Through funds from the Sustaining Membership Program and the Ryan Place Gas Bonus Fund, RPIA has laid the groundwork for what will soon become beautiful, small neighborhood parks.

The first area of focus has been Daggett Park. RPIA has officially adopted the area from the southern park fence to Elizabeth Boulevard. In May, the old chain link fence was replaced by a beautiful tubular steel fence. At the same time the fence was approved, the RPIA Board gave a thumbs up to the installation of a new irrigation system for this portion of the park.

Installation of this system should begin within the next 45 days. A new system was required in order for RPIA to qualify for the City's tree grant program, to meet new guidelines set forth by the City for irrigation, and, of course, to provide efficient irrigation of the area. Two new "pocket" gardens are planned for the remaining park development.

In the fall, pending the tree grant from the City as well as available funding for the "pocket" gardens, further progress in the park should be evident. The garden areas will include park benches that have been graciously donated by Ryan Place residents. Permanent markers will be installed recognizing those

individuals for their contribution to the park.

The RPIA Board will determine whether funds are to be allocated to develop the pocket gardens and the City will decide whether we get trees and how many. Should these two options fail, the final phases of Daggett Park development will be dependent on the honorarium or memorial program. What a great way to honor or memorialize a friend or loved one!

Details on the special honorarium/memorial program are in the June RPIA Newsletter, which is available on the RPIA website. If you have any questions about the program or would like to personally fund one of the park improvements, contact RPIA Park Improvement Committee Chairman Kurt Nielsen at kurtry-annielsen@aol.com

As the improvements to the adopted portion of Daggett Park proceed, the committee has already developed an improvement plan for Ryan Place "Triangle" Park. Components of this plan have been presented to the Board. A grant for matching funds has also been submitted to the City of Fort Worth.

As is the case with Daggett Park, honorariums or memorials for specific park improvements at Triangle Park will allow for expedited improvements.



A round of applause to Fort Worth South for contributing the beautiful landscaping at the new Cook's location on 8th Avenue, at the site of the old Carnival grocery store. (By the way, what happened to the landscaping at the Post Office? For Shame!)

general dentistry

RANDY A. PARHAM D.D.S.

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Monday—Saturday

RYAN PLACE ALERT: We are seeing an increase in burglaries in our area (4 last week) and everyone needs to be aware. In several of the burglaries, witnesses have seen 3 black males in the area. It appears that these burglaries are occurring during the day, when our residents are at work. The 3 black males are using different vehicles and were last seen in a white Chrysler Voyager minivan. Please get the word out to everyone to be looking for suspicious vehicles/persons in our area and to call 911 if they see anything suspicious. Also, several of the burglaries involved lawn equipment being stolen out of UNLOCKED detached garages or storage sheds! Remind everyone to lock all doors and windows if they are away from their homes. Thank you very much and if you have questions please call me anytime.

Joel Stary, Neighborhood Patrol Officer NPD2
c: 817.944.1316 o: 817.871.8885

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A Tradition is Born

Did you make it to the 2300 block of 6th Avenue Summer Festival on June 13? More than 150 people came for the fun and that's a sure sign of success. During the day, lots of kids came for ice cream, a dolphin bounce house, and a giant water slide bounce house. **Terri West** was the sole entrant in the homemade pie contest and walked away with the prize; the next pie competition may be in conjunction with the Chili Cook-off. A local band, *The Usual Suspects*, played during the evening hours on 6th Avenue while neighbors danced and visited with friends.

Plans are underway to repeat the event next year, either earlier or later in the year to avoid the intense heat. Many thanks to **Cindy Baldridge**, 6th Avenue Street Director, and **Mariann Taccia**, RPIA Vice President, for all their hard work and resourcefulness in launching yet another Ryan Place tradition!



WELCOME

to the
Neighborhood!

Hey, y'all . . . these triple digit temperatures find me indolently lolling indoors, loathing the heat and thankful for air conditioning. The rain and cooler weather we experienced last week was delightful, but I feel certain the heat in August will surpass any we've experienced thus far this summer. I sure do miss the Oregon coast this time of year!

The **Easterly** family, **Danny, Kristi**, baby boy **Wyatt** and their yellow lab **Scout**, moved to their new digs on the south end of 5th Avenue at the end of May. **Hayne** and **Katie Shumate** and son **Duncan** attended the July RPIA meeting and let us know they had recently moved to to the north end of 5th Avenue.

We are so happy to have these new families here. Please take time to welcome them to the neighborhood.

If you are a new resident of Ryan Place, or know someone who is, please e-mail me at junelake.rpia@sbcglobal.net so you can be introduced to the neighborhood in this column.



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Jason Greene



Successful Ryan Run a Cooperative Effort

The Ryan Run was held on the gorgeous morning of July 4th and attended by almost 250 runners – a six year high! The weather cooperated by only reaching 85 degrees and there was a cool breeze. With no injuries and amazing support from sponsors, this was one of the most successful races ever! Thanks to our Sponsors: **Albertson's, Fiesta, XTO Energy, Central Market, Old Home Supply, King's Liquor, Baylor Sports Center, Greg French Allstate Agency, Dr. Randy Parham, Dr. David DeVlaming, Sportswear Graphics, Texas Printing, Marathon Design Group, Transystems and Ricky Cox Finish Line**, and our fantastic neighbors in Ryan Place.

This success couldn't have happened without the work of dedicated volunteers: **David and Barbara Tumlin** (plus house guests!), **Raul Pena, Greg French, Larry and Sian Borne, Lisa Logan, Diane and Jim Newsom, Michael Flynn, and Gilbert Gutierrez.**

Thanks to our beautiful neighborhood and neighbors, the runners claimed that this was a wonderful race and many were enthusiastic about coming back next year. Hooray for Ryan Place – a wonderful place to live!

Gina Roberts



CRIME TIP



As I drive around the neighborhood, it is increasingly apparent that some type of work is being done on many properties everyday. This work could be lawn work, remodeling, etc. Please schedule work to be done in/on your home when you are available to be home while the work is being completed. Pay attention to the workers that you hire to make sure that they are doing just that, completing the work you hired them for. Limit access to your home if possible while work is being completed (keep doors closed and locked, blinds closed, etc.). If you cannot be home while work is being done, let a neighbor know who is supposed to be at your home, what they are supposed to be doing, and what time they should be there and leave. Everyone needs to be aware of their surroundings at all times and any suspicious activity, even from hired workers, should be reported to the Police at the time it is witnessed.

Joel Stary, Neighborhood Patrol Officer NPD2
Cell: 817.944.1316 Office: 817.871.8885



1828 5th Avenue
Fort Worth, Tx 76104
817-923-9500






2009 Sustaining Members

Names in bold print are contributors since the last NEWSLETTER.

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John and Leanne Kline
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David and Barbara Tumlin
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J Becker
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Ellen Warthoe and Blake Hardy
Stanley and Nina Watson

Become A 2009 Sustaining Member of RPIA

If every household in Ryan Place contributed at the minimum level of \$35., we would collect over \$28,000 for the Ryan Place treasury! Please complete a membership form and mail your contribution in TODAY! If the internet is more convenient, pay via PayPal at www.historicryanplace.org

Ryan Place
beautification, events, and
monthly NEWSLETTERS are only
possible through contribu-
tions. You are invited to be-
come a sustaining member of
RPIA. We are recognizing
three levels of
RPIA Sustaining Membership:

Neighbor
\$35—\$74 annual contribution

Friend
\$75—\$150 annual contribution

Patron
\$151 + annual contribution

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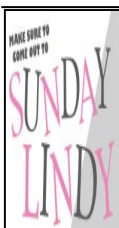
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Amount _____

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Fort Worth, TX
76110



Ryan Place was well-represented at the Fort Worth League of Neighborhoods awards program. Ryan Place was named Neighborhood of the Year for 2008. Attendees at the ceremony heard State Senator Wendy Davis speak and enjoyed a great (free!) meal provided by local restaurants.



If you haven't made it to the **Sunday Lindy** swing dance sessions, it's not too late, but the location has changed. The new dance floor is at Barbara's Dance Studio in Hurst.

In September, learn the Peabody, which pre-dates swing, and is similar to Charleston and ballroom. Two websites related to local swing dancing and events are www.fwsds.org (the Fort Worth Swing Dance Syndicate) and www.lindyjoy.com.

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Candlelight Christmas in Ryan Place

.....is looking for a
few good homes



Well, it's beginning to feel like Christmas! CCRP already has commitments for four homes to be on tour! What a relief and how exciting to have neighbors enthusiastic about opening their homes so everyone can see how great Ryan Place is!

Now it's time to think about how everyone else (this does mean YOU!) can get involved and help put on this Tour! CCRP will be hosting a kick-off reception for the homeowners, past docents and anyone interested in being a docent this year in September. Keep watching this column for details.

Meanwhile, think ahead to the weekend after Thanksgiving when thousands of guests stream through our gates. Wouldn't you like to be a part of the welcoming committee? If you had 3000+ folks walking through your home, wouldn't you like your friends and neighbors there to make sure they have a good time and nothing goes wrong? If you can commit at least four hours over the three days of the Tour, e-mail Mike Lindner at george.lindner@dfps.state.tx.us.

If you're interested in getting more involved, e-mail Gina Roberts at ginahroberts@yahoo.com or Mike Lindner. You can also help by offering to help the homeowners decorate, cook for the Soiree, publicize the event, solicit sponsorships and ads – whatever you're good at! Just let us know and we'll find a place for you. Thanks!

Gina Roberts



Ruth Story

Broker Associate

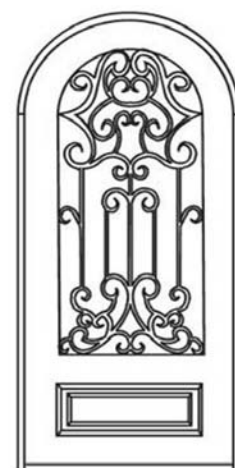
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Include your name, address, and phone number



Christopher Ebert

30th Ryan Place Labor Day Garage Sale Week-End

Neil Daniel once said my most enduring contribution to the history of Ryan Place will be the Labor Day Garage Sale Week-end. As with all Ryan Place traditions, there is always more than just one person responsible. The first neighborhood wide sale came about because some of the street directors were tired of seeing garage sale signs all over the neighborhood every week-end. I just suggested we control the visual litter by having all the sales on the one week-end. I don't know how many addresses were in that first Star-Telegram classified ad, but by the third year we were up to 33.

The garage sale week-end fit into my theory of letting others do most of the work. It allowed the RPIA to skim off a little profit by charging for the newspaper ad and have all the real work done by each resident. In 1981 my administrative assistant didn't speak so highly of my idea since the newsletter announcement of the sale gave our office phone number. While answering calls for information and taking addresses for the newspaper ad we talked to twice as many people as those who paid the \$5 toward the ad.

Just as North Texas has summer time "pop-up" rain showers, the Garage Sale Week-end has "pop-up" yard sales and lemonade stands. For many years our entire neighborhood has looked like Elizabeth Blvd. Halloween night. Niche collectors call out from their air conditioned cars asking if you have: Pocket Knives, Fort Worth Post Cards, Dearborn Gas Heaters ("No, that is just 'eye-candy'; it's not for sale!"), Vernon Kilns Pottery, and on and on. The collectors, the curious, the lonely who just want some human interaction and the old house fans seem to come early in the morning; the people who could really use an only-sometimes-worn item of clothing or that 20-year-old window air conditioner come after lunch.

Many years ago we bought a table and four chairs from Rose and Tom Clark for use in our basement, later moved them to the guest house, and last year gave them to a neighbor on College Ave. Much unused furniture has, I'm most certain, made similar journeys with the help of the garage sale week-end.

Our family has always said the front porch or driveway is "half-way to the curb;" if an item doesn't sell, you can come by on Monday morning and haul it off for free. Thank you very much. But a "Free" table doesn't seem to work on Saturday morning. People must be suspicious of free stuff, thinking that it must really not work, must be worn out, or whatever. They want to go away thinking they have bought a bargain, not done you a favor or accepted a hand out.

This year we are giving away a sprig of rosemary to flavor your next baked chicken dinner. Anyone who wishes can clip off a few rosemary leaves. (Google, "Rosemary Chicken" for an assortment of recipes) Call it "nose-candy" if you wish but that's a great way to remember your visit to the Ryan Place Labor Day Garage Sale Week-end — and help me trim my out of control rosemary bush!

Home Improvement News



Jennifer Duell Popovec

Energy-efficient window and door replacements provide immediate value to your home, reduce energy bills, and ease your lifestyle. Taxpayers who purchase qualified replacement windows are eligible for up to 30% of the price of the windows as a tax credit.

Unlike a tax deduction, a tax credit reduces the amount of tax you owe. This credit is capped at \$1,500 for the years of 2009 and 2010.

Four restrictions relate to these tax credits; ENERGY STAR ® windows do not always qualify.

- Windows must be equal to or below a U-factor of 0.30 and a Solar Heat Gain Coefficient (SHGC) of 0.30.
- Purchase must be made during the year the credit is claimed.
- The credit is only for the price of the windows, not installation costs, preparation, assembly or sales tax.
- The tax credit is allowable only for qualified windows units placed in service in 2009 and 2010.

Save your receipts for window purchases. The window labels, and a manufacturer's certification that your window(s) qualify for the tax credit. Here are some windows and doors that qualify for the tax credits:

Simonton 800-SIMONTON or www.simonton.com.

Pella 800-84-PELLA or www.pellacommercial.com

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Meet Your Neighbor

by Stephanie Gutierrez

This month we introduce Trevor, Christina, and Annika Brooks of Elizabeth Boulevard. The Brookses have been married for four years and moved to Ryan Place from Arlington. Trevor is an entrepreneur and Christina is a homemaker. In their spare time, Trevor enjoys watching hockey and Christina loves to read, cook, golf, and drink wine. Annika's favorite past time is going to the zoo!

The Brooks looked for a house for months before finding their home, and they say that their favorite thing about Ryan Place is their own front porch! They especially enjoy relaxing with a cup of coffee on the porch while two-year-old Annika plays. Our beautiful tree-lined streets and the family-oriented activities also appeal to the Brooks family.



**Real Estate
Corner**
by Judy Holland

Family Trees

I know it may sound corny, but I'm loving working on scrapbooks this summer. Harvard even offers online suggestions for writing family memoirs to add to scrapbooks. I took a trip with my grandfather 50 years ago to his Tennessee home and there was a pear tree in front of the 1811 cabin. It was still bearing pears. The Civil War, Indian conflicts, WWI, WWII, didn't matter. It just stood there and bloomed where it was planted and made pears. The cabin had fallen apart and the graveyard in town was filled with the family, but that didn't seem to make any difference to the pear tree. So, I selected the pear as my family tree and hope to plant one in our backyard. Who knows, it may survive us all. What is your family tree? It's never too late to plant one.

2844 Ryan Avenue	\$103,900	3/1	214-988-5433
2922 Willing Avenue	\$120,000	3/1	817-731-8466
2620 Ryan Place Drive	\$172,000	4/3	817-924-4144
3035 Ryan Place Drive	\$189,000	3/2	817-731-8466
2936 Willing Avenue	\$189,900	3/1+	817-283-5134
2817 Willing Avenue	\$272,300	3/2	817-732-8400
2512 6th Avenue	\$274,900	3/3	817-737-3629
2600 5th Avenue	\$339,000	3/3	817-380-5610
1111 Elizabeth Blvd.	\$649,900	4/3+	817-732-8400

Ryan Place Labor Day Garage Sale
Saturday, September 5th and Sunday, September 6th

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Calloway's July Yard of the Month: Elizabeth Blvd.

Joan Kline's lovely home on Elizabeth Boulevard is nestled in a beautiful setting of manicured shrubbery and flowers. Hanging, chartreuse sweet potato vine is framed between porch supports. You'll often see Joan working in her front yard; wave when you pass by!



Calloway's August Yard of the Month: 6th Avenue

Bonnie Baker of **2806 6th Avenue** has designed a lush setting for her home with lots of trial and error, freely moving plants when they aren't happy in a location. **Bonnie and Kipp Baker** have lived for nine years in the home they purchased from her aunt and uncle, who were there for 30 years. Bonnie has some help with the digging, but is a very "hands-on" gardener.



Calloway's Nursery Timely Tip for August

Bring on the Heat – Summer Color!

During the summer months, re-vitalize your garden beds. Fertilizing, pruning, new mulch and fresh plantings can all bring your flowerbeds back to life!

Fresh color is still available at Calloway's in larger sizes for instant impact. Celosia, Vinca (Periwinkle), Lantana, and Purslane are all good, reliable summer bloomers. Plant these directly into beds or containers to replace flowers that have reached their prime. Add Calloway's Flower Food, a slow release fertilizer, and you will not have to fertilize for two months. Keep old blooms trimmed off to encourage repeat blooming. Add a new layer of mulch to flowerbeds and to containers to lessen evaporation and keep the soil cooler. Color abounds even in the heat of summer!

We are hosting several opportunities for design help during the month of August. On Saturday, August 8th at select stores, a small group Design Class will be held. Space is limited, but your spot can be reserved by pre-registering at www.mytexasgarden.com and click on eStore. A one-on-one design consultation will be held on Saturday, August 22nd at select stores. For more information and to register for one or both, go to www.mytexasgarden.com.

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August 2009

SUN	MON	TUE	WED	THU	FRI	SAT
						1
2	3	4	5 TRASH	6	7	8
9	10	11	12 TRASH	13	14	15
16	17 RPIA meeting BIG TRASH	18 BIG TRASH	19 BIG TRASH	20 BIG TRASH	21 BIG TRASH	22
23	24	25	26 TRASH	27	28	29
30	31					

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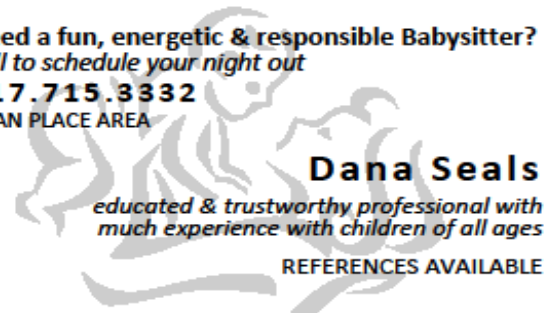
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- ♦ **Corner lot with private, fenced back yard**

Joel Burns gets RESULTS in Ryan Place



2725 5th Ave

UNDER CONTRACT IN JUST 19 DAYS!

After being on the market only 19 days, I was able to get this home under contract at 96.7% of list price. Stop by and welcome the newest neighbors to Ryan Place, Michael and Courtney Gilson. Is your home



13 Chase Ct.

\$339,000

New Listing in nearby historic Chase Court.

Great natural light and original hardwoods throughout. Formal living room features great fireplace and leads into bright sunroom. Sunroom has direct access to separate front porch. Updated kitchen has ample countertop space and large island-great for entertaining. Master bedroom features large closets and private balcony. Newly renovated upstairs bath features travertine floors and beautiful vanity sink. Gorgeous chandeliers grace the home throughout. Front and back driveways have remote-controlled automatic

Active Ryan Place Listings (7/31)

1111 Elizabeth Blvd	4,100	4 / 3 ½	\$649,900
2600 5th Ave	2,677	3 / 3	\$339,000
2530 Lipscomb St	3,344	4 / 3	\$299,900
2512 6th Ave	2,219	3 / 3	\$274,900
2817 Willing Ave	2,235	3 / 2	\$272,300
2936 Willing Ave	1,500	3 / 1 ½	\$189,900
3035 Ryan Place Dr	1,956	3 / 2	\$189,000
2620 Ryan Place Dr	2,236	4 / 3	\$172,000
2922 Willing Ave	1,164	3 / 1	\$120,000
2844 Ryan Ave	1,247	3 / 1	\$99,900
2511 Lipscomb St	2,047	4 / 2	\$76,800

Price reduced on nearby Berkeley Place listing.

Charming 1928 Berkeley Place bungalow. Updated kitchen, stainless appliances, large formal living, original bath remodeled, great hardwoods —



2217 Park Place Ave.

If you are considering listing your home, please give me a call at 817-RESULTS (817-737-8587) to talk about the current



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