



Diamond Properties

Martin Mielko



De-clutter your closet!

Dear Martin,

Remodeling a master bedroom, adding on a master suite, or building a new home all afford opportunities to create your ideal master closet - a gift to yourself that keeps on giving. Use these organization and storage ideas to develop your personalized plan of action for installing a great and practical closet.



Expect to pay \$1,500-\$5,000 and up to equip an 8-by-10 foot, well-outfitted walk-in closet, assuming you hire a pro to build the room as part of a master suite addition. A DIY installation costs at least \$800.

Layout and Space Requirements

A walk-in master closet should be a minimum of 7-by-10 feet, and preferably 10 sq. ft. for two users. That gives you space to line two or three walls with shelves, cubbies, and poles, and the elbow room to reach them easily.

3 Features to Make It Extra Special

For added convenience, include about 3 sq. ft. of floor space for a chair where you can perch to put on socks and fold laundry. If possible, leave enough room in the middle for a folding luggage table or built-in storage island with countertop, so you can open your suitcase when you're packing for a trip.

Options for Storage and Organization

You could include a dresser in your master closet, but that isn't the best way to store clothes. You can only see

Featured Properties

Rarely Available!



4515 Carpinteria Ave. #H

This ideally located 2 bdrm, 2.5 bath end-unit condo sits near the pool, spa, and a short walk to Carpinteria State Beach!! Enjoy 2 master suites with vaulted ceilings, walk-ins, and full bathrooms within.

Upgraded kitchen with granite floor, separate dining room, fireplace, 2 patios, an inside washer/dryer, beautiful grounds, and quiet luxury make this quality beach residence a prime candidate to call "Home".

Yours for only \$615,000



Charm and Location!



what's on top of each drawer, and trying to pull a shirt from the bottom of the pile always leads to a jumbled, wrinkled mess.

A better option is a closet-organizing system. These storage units have an array of compartments, each designed for specific pieces of your wardrobe, from individual shelves and bins for sweaters and tops to small drawers for lingerie and accessories to cubbies or racks for shoes, bags, and hats.

The components for master closet organizing systems cost \$800-\$5,000 or more, depending on whether you go with ready-made or custom-designed.



The market is beginning to surge upward, now is an ideal time to put your house on the market, or make that investment you've been thinking about. And I am here to help make your real estate goals a reality.

To get a free consultation to see what your home is worth in today's market, or to take a look at the many excellent buying opportunities that are available right now, call me at (805) 962-3763 to set up a no-obligation appointment.

I look forward to serving you!

Martin Mielko
Broker
Diamond Properties



2185 Holly Lane

Live in Wine Country in the beautiful Santa Ynez Valley. This charming 3 bed/2bath home boasts vaulted ceilings, fireplace, over-sized garage, views of the green belt, and is in close proximity to dining, shopping, and world class entertainment.

Yours for only \$660,132



Fantastic Rental Income



388 Via El Encantador

Charming triplex located in the San Marcos High School district. The downstairs unit has 4 bedrooms & 2 baths and currently rents for \$3150 per month, and the garage has been converted into a large studio with its own private backyard and patio that is rented for \$1250 per month. Plus, there is a 1200 SF granny apartment that could be rented out for as much as \$2500 per month. Front yard boasts mature landscaping.

Offered at \$1,097,000

Call Martin Mielko at Diamond Properties at (805) 962-3763 for an appointment to view either property, or for more details.

About Martin Mielko

An expert in 1031 tax deferred exchange, short sales/REO's, and wealth creation through real estate investment, Martin has 40+ years in the industry and a proven track record for obtaining top dollar and completing successful transactions for a long list of loyal clientele.

To find out what your home may

be worth, or to take advantage of the unique opportunities available in the real estate market today, call or email Martin now for a free consultation.

Sincerely,

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