

LOCAL

# *Lifestyle*

FEBRUARY 2026



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## *Dear Friends and Neighbors,*

February arrives with a softer energy—still fresh, yet warmer, and filled with heart. The days begin to stretch a little longer, light lingers just a bit more, and we're reminded that change often happens quietly, beneath the surface, before it fully reveals itself.

It's a month that invites connection and care. We tend to what matters most, nurture our relationships, and check in on the intentions we set at the start of the year. In our homes and in our lives, February is about comfort, belonging, and making space for what—and who—we love.

For many, this is also when ideas begin to take shape. Thoughts of a new home, a fresh setting, or a lifestyle that better supports the next chapter start to feel possible. If a move is part of what you're considering this year, I'd be honored to help guide you thoughtfully and smoothly when the time feels right.

Wishing you a February filled with warmth, connection, and moments that make you feel truly at home.

Warmly,

*Andrea Scott*

# Cutest Pet Contest



*Rascal Huntoon*

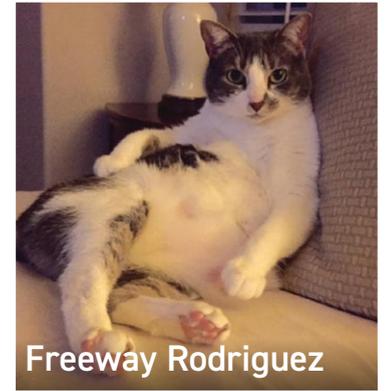


Please send a photo of your pet with "Pet Contest" in the subject line to: [Andrea@Alamo.RealEstate](mailto:Andrea@Alamo.RealEstate) to have them featured in the next magazine.

If you sent a photo and it hasn't been featured, please send again with "Pet Contest" in the subject line.



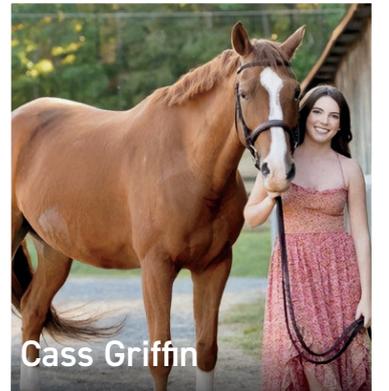
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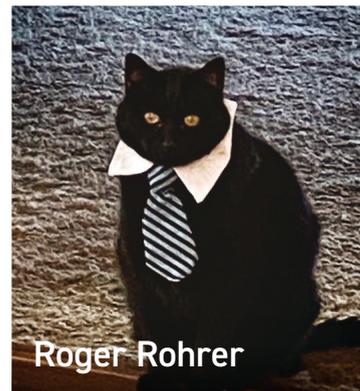
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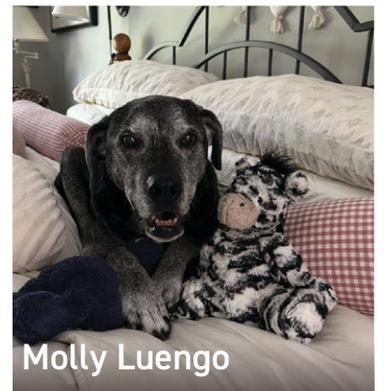
Brutus Schiller



Cass Griffin



Roger Rohrer



Molly Luengo

# LOVE STORY COCKTAIL



A Sparkling Ode to Romance

Serves 2 ♥ Prep Time 5 minutes ♥ Calories per serving Approx. 280

Inspired by Taylor Swift's timeless anthem, this Love Story Cocktail captures the magic of young love—sweet, effervescent, and utterly enchanting. With notes of ripe strawberry, nutty amaretto, bright citrus, and celebratory bubbles, it's a light, pink-hued drink perfect for date nights, Valentine's Day, or any moment worth toasting.

4 oz strawberry  
vodka (store-bought  
or homemade—  
see tip below)

2 oz amaretto

4 oz lemonade

2 oz Prosecco (or any  
dry sparkling wine)

Fresh strawberries, for garnish

Ice



1. Fill a cocktail shaker with ice. Add the strawberry vodka, amaretto, and lemonade.
2. Shake vigorously for 20–30 seconds until well chilled.
3. Strain into two chilled coupe or flute glasses.
4. Top each with 1 oz Prosecco for that joyful fizz.
5. Garnish with fresh strawberry slices or halves on the rim.

**Pro Tip:** Can't find quality strawberry vodka? Make your own! Hull and quarter 2 lbs fresh strawberries, muddle lightly in a large jar, add 750 ml good vodka (like Tito's or Absolut) and juice of 1 lemon. Infuse 24–36 hours, strain, and refrigerate.

Sip slowly and let the sweet strawberry romance unfold.

Cheers to your own love story!





#### For the Sauce

3/4 cup water  
3 tablespoons tomato paste  
2 tablespoons fresh lemon juice  
3/4 teaspoon salt  
1 teaspoon chili powder  
1/2 teaspoon garlic powder  
1/2 teaspoon ground ginger  
1/4 teaspoon ground fennel seed  
1/4 teaspoon ground turmeric  
1 teaspoon ground coriander (optional)

#### For the Dish

3 tablespoons olive oil  
1 medium onion, chopped  
1 pound boneless, skinless chicken breasts, cut into 1-inch cubes  
3 cups cooked rice, kept warm  
Fresh parsley, minced (for garnish, optional)



# MEDITERRANEAN SPICED CHICKEN

with Rice



**1.** Prepare the spice sauce: Whisk together the water, tomato paste, lemon juice, salt, chili powder, garlic powder, ginger, fennel, turmeric, and coriander (if using) in a small bowl until well combined and smooth. Set aside.

**2.** Cook the aromatics and chicken: Heat the olive oil in a large skillet over medium-high heat. Add the chopped onion and sauté until softened and translucent, about 3-4 minutes. Add the cubed chicken and cook, stirring occasionally, until the pieces are

golden brown on all sides, 3-4 minutes.

**3.** Simmer in sauce: Pour the prepared spice sauce over the chicken and onions, stirring to coat everything evenly. Bring the mixture to a boil, then reduce the heat to medium-low. Let it simmer uncovered until the chicken is cooked through and no longer pink in the center, 8-10 minutes.

**4.** Serve: Spoon the chicken and sauce over the warm rice. Garnish with minced fresh parsley if desired.



# Soup Recipes

## Smoky Green Chicken Pozole

A dash of smoky mezcal adds an unexpected layer of complexity to this Mexican influenced soup. Leave the seeds in the jalapeños if you prefer a spicier soup.

### Ingredients

- 3/4 pounds tomatillos, husks removed and rinsed
- 1 8-ounce poblano pepper, stems and seeds removed, halved
- 1 Jalapeño, stems and seeds removed, halved, plus more sliced for serving
- 1 small white onion, quartered, (12 ounces)
- 2 garlic cloves, peeled
- 2 tablespoons vegetable oil
- 1 1/2 pounds bone-in, skin-on chicken breasts
- Kosher salt and freshly ground black pepper
- 4 cups chicken broth
- 1/2 tsp. dried oregano
- 2 15-ounce cans white hominy, drained
- 1 tablespoon mezcal or tequila

For serving: diced avocado, shredded green cabbage, thinly sliced radish, fresh cilantro leaves, warm corn tortillas, and lime wedges

### Recipe Preparation

- Preheat oven to broil with a rack in top third. Arrange tomatillos, poblano peppers, jalapeno peppers, onion, and garlic in a single layer on a rimmed baking sheet. Blister vegetables, turning frequently, until blackened in places but still firm, about 10 minutes.
- Scrape blistered vegetables and any accumulated juices into food processor and add 1 cup of water. Puree, in batches if necessary, until smooth.
- In a medium heavy bottomed pot, heat oil over medium-high. Season chicken with salt and pepper and sear, turning to brown all over, about 8 minutes.
- Pour broth and tomatillo puree over chicken. Add oregano and bring to a boil. Reduce to a gentle simmer and cover. Simmer until chicken is just cooked through, about 10 minutes. Turn off heat. Using tongs or a slotted spoon, remove chicken to a plate and let cool slightly.
- Discard skin and bones and shred chicken meat. Stir picked chicken back into pot and add the hominy. Bring back to a simmer, to reheat. Stir in mezcal to taste and season with salt and pepper.
- Ladle hot soup into bowls and garnish with diced avocado, cabbage, radish, cilantro, and jalapeno. Serve with lime wedges. Makes about 9 cups soup.

## Vegan Coconut Lentil Soup

Never has such a flavorful, hearty, and warming meal come together so quickly by using so many pantry staples. We love it with a dollop of yogurt on top, but feel free to omit or use a non-dairy yogurt to keep it vegan.

### Ingredients

MAKES ABOUT 8 CUPS

- 1 large onion
- 6 garlic cloves
- 1 3-inch piece ginger
- 2 tablespoons virgin coconut oil
- 5 teaspoons curry powder
- 1/2 teaspoon cayenne pepper
- 1 13.5-ounce can unsweetened coconut milk
- 1 cup split red lentils
- 1/2 cup unsweetened shredded coconut
- 2 teaspoons kosher salt, plus more
- 1 10-ounce box frozen spinach, thawed
- 1 15-ounce can crushed tomatoes
- Plain whole-milk or non-dairy yogurt (for serving, optional)

### Recipe Preparation

1. Peel 1 onion and chop. Smash 6 garlic cloves with the flat side of your knife. Peel, then finely chop. Peel 3" piece ginger with a small spoon, then finely chop.
2. Heat 2 Tbsp. oil in large Dutch oven over medium. Add onion and cook, stirring often, just until translucent, 6–8 minutes.
3. Add garlic and ginger and cook, stirring often, until garlic is starting to turn golden, about 5 minutes.
4. Add 5 tsp. curry powder and 1/2 tsp. cayenne and cook, stirring constantly, until spices are aromatic and starting to stick to bottom of pot, about 1 minute.
5. Add 13.5 oz. coconut milk and stir to loosen spices, then stir in 1 cup lentils, 1/2 cup shredded coconut, 2 tsp. salt, and 5 cups water.



6. Bring to a boil over medium-high heat, then reduce heat to medium-low to keep soup at a gentle simmer. Cook, stirring occasionally, until lentils are broken down and soup is thickened, 25–30 minutes.
7. Meanwhile, remove 10 oz. thawed frozen spinach from packaging and squeeze between your hands over sink to remove excess water. Transfer to cutting board and coarsely chop.
8. Add spinach and 15 oz. tomatoes to pot and stir to combine. Taste and season with more salt. Simmer just to let flavors meld, about 5 minutes. Taste and season again with more salt.
9. Ladle soup into bowls.



# WHITE CHOCOLATE PISTACHIO TRUFFLES

## Indulgent Holiday Delights

Elevate your holiday treats with these luxurious White Chocolate Pistachio Truffles, where creamy white chocolate meets the vibrant, nutty essence of homemade pistachio butter. This recipe yields about 13 elegant bite-sized confections, perfect for gifting or savoring. The secret to their superior flavor? Freshly made pistachio butter—no store-bought versions needed for that pure, additive-free taste.



## 1 Make the Homemade Pistachio Butter (yields ~1¼ cups; use ½ cup/4 oz for truffles)

- 2 cups (280 g) shelled raw pistachios
  - 1 tbsp (20 g) honey
  - 1 tbsp (13 g) neutral oil (vegetable, canola, or coconut)
  - ¼ tsp kosher salt
1. Preheat oven to 350°F. Spread pistachios on a baking sheet and roast for 5 minutes.
  2. Stir, then roast 2 more minutes until fragrant (watch closely).
  3. Transfer hot nuts to a food processor; process ~10 minutes, scraping sides as needed, until creamy.
  4. Add honey, oil, and salt; process 1–2 more minutes until silky smooth.
  5. Store extras in the fridge for up to 3 weeks.
- Tip: Roasting enhances flavor, but skip for a brighter green color.



## 2 Assemble the Truffles

- ½ cup (4 oz/113 g) homemade pistachio butter
  - 10 oz high-quality white chocolate melting wafers (divided: 4 oz for filling, 6 oz for coating)
  - Finely ground pistachios for topping
1. Melt 4 oz white chocolate with the pistachio butter in a heatproof bowl over simmering water, stirring until smooth.
  2. Chill mixture 45–60 minutes until firm.
  3. Scoop into 13 balls; refrigerate 1 hour.
  4. Melt remaining 6 oz chocolate. Dip each ball, letting excess drip off.
  5. Sprinkle with ground pistachios.
  6. Chill 30–60 minutes to set.
- These truffles keep refrigerated for weeks—pure bliss in every nutty, creamy bite. Make a batch this season and indulge!



## ALAMO MARKET REPORT

### LAST QUARTER V THIS QUARTER

Q3 2025	Q4 2025
HOMES SOLD <b>47</b>	HOMES SOLD <b>39</b> ↓
DAYS ON MARKET <b>26</b>	DAYS ON MARKET <b>40</b> ↑
AVERAGE LIST PRICE <b>\$2,705,612</b>	AVERAGE LIST PRICE <b>\$2,685,854</b> ↓
AVERAGE SOLD PRICE <b>\$2,728,182</b>	AVERAGE SOLD PRICE <b>\$2,662,498</b> ↓
LIST: SOLD RATIO <b>100%</b>	LIST: SOLD RATIO <b>100%</b> =
\$/SF <b>\$828</b>	\$/SF <b>\$824</b> ↓

Pricing remained stable, with list-to-sell ratios holding at 100%. Modest price adjustments are creating opportunity, allowing well-priced sellers to stand out with less competition. This is a smart moment to list and capture motivated, pre-Spring demand before all of the other sellers jump into the market.



## ALAMO MARKET REPORT

### Q4 2024 V Q4 2025

Q4 2024	Q4 2025
HOMES SOLD <b>39</b>	HOMES SOLD <b>39</b> =
DAYS ON MARKET <b>61</b>	DAYS ON MARKET <b>40</b> ↓
AVERAGE LIST PRICE <b>\$2,969,942</b>	AVERAGE LIST PRICE <b>\$2,685,854</b> ↓
AVERAGE SOLD PRICE <b>\$2,826,974</b>	AVERAGE SOLD PRICE <b>\$2,662,498</b> ↓
LIST: SOLD RATIO <b>95%</b>	LIST: SOLD RATIO <b>100%</b> ↑
\$/SF <b>\$786</b>	\$/SF <b>\$824</b> ↑

Compared to last year, days on market dropped significantly, signaling stronger buyer engagement. Sellers are now achieving a 100% list-to-sell ratio, up from 95% last year. The increase in \$/sf confirms underlying value strength. Sellers who act now can capitalize before inventory and competition rise in the Spring.

# SELLING YOUR HOME WHILE LIVING IN IT!

HERE'S WHAT YOU NEED TO KNOW.



**M**any sellers remain in their homes throughout the sales process, making it essential to balance daily life with creating an inviting environment for buyers. Success comes from a consistent, manageable approach to keeping your home show-ready.

## Create Buyer-Friendly Spaces

Start by viewing your home through a buyer's eyes. Real estate professionals recommend neutralizing your space by removing personal items and excess belongings so visitors can imagine themselves living there. The goal isn't a sterile showroom, but a calm, hotel-like atmosphere that

feels welcoming and uncluttered. Clutter can quickly undermine buyer perception. Items like mail, dirty dishes, or general disorganization can make rooms feel smaller and raise concerns about upkeep. Because emotional reactions often drive buying decisions, cleanliness and order are critical during showings.

## Strategic Decluttering Guidelines

Experts suggest reducing items on visible surfaces by about one-third and limiting décor to three pieces per area. Closets and cabinets should be pared down by roughly half, as buyers frequently check storage. Overstuffed spaces can signal a lack of room and discourage offers.

For items you don't want to discard, use existing storage—garages, basements, or spare rooms—before renting off-site units. Organized, neatly stacked boxes won't deter serious buyers as long as they don't block access.

## Presentation Without Professional Staging

Professional staging isn't required for occupied homes. Buyers understand you're still living there, but presentation still matters. Remove excess or damaged furniture, add simple updates like fresh pillows or throws, and use flowers to introduce color and subtle scent.

Curb appeal is equally important. Landscaping and exterior touch-ups often deliver a stronger return than elaborate interior staging, as buyers may never step inside if the exterior falls short.

## Managing Daily Showings

A routine makes staying show-ready easier. Kitchens and bathrooms deserve extra attention—keep



surfaces spotless, toilets closed, and shower curtains drawn. Make beds daily, since last-minute showing requests are common, especially from motivated buyers.

Families with children or pets can simplify by designating toy zones and planning pet arrangements during showings. These small systems help reduce stress and maintain order.

## Understand Your Local Market

Market conditions vary by neighborhood and price point, shaping buyer expectations and showing activity. Some areas favor sellers, others buyers, and many fall somewhere in between.

A knowledgeable real estate agent can offer insight into local trends and comparable sales, helping you set realistic expectations and prepare effectively throughout the process.

**Reach out to your local Neighborhood Expert today to learn more!**



# AFFORDABLE

## WAYS TO PREPARE YOUR HOME FOR SALE

When preparing to list your home, making a strong first impression is essential. Real estate professionals note that buyers form opinions within moments of arrival, making presentation a key factor in a successful sale. While achieving a show-ready look can feel costly, homeowners on a budget can still boost appeal with smart, cost-effective updates that deliver noticeable results.

### PAINT STRATEGICALLY

A limited painting budget doesn't mean skipping updates altogether. Focus on high-impact areas buyers notice most. Kitchens and bathrooms are ideal, as cabinetry reduces wall space, while living areas shape first indoor impressions. Garage doors also deserve attention, as they often dominate a home's street-facing view. A fresh coat of paint can dramatically improve curb appeal. Front doors benefit as well, with warm yellow or cherry red tones proving especially inviting.

### SMART STAGING SOLUTIONS

Many buyers struggle to picture themselves in a space due to furniture placement or décor. While professional staging can be costly, hiring a consultant for a short session is often enough to make a meaningful difference. Sometimes, repositioning just one piece of furniture transforms a room. DIY staging also includes decluttering storage areas. Overfilled closets, cabinets, and pantries make spaces feel smaller. Removing one-third to half of items allows buyers to better visualize capacity—especially in darker areas.

### FLOOR RESTORATION WITHOUT REFINISHING

Full floor refinishing is expensive, but water-based polyurethane restorers offer an affordable alternative. Applied with a mop, they restore shine and minimize minor scratches, creating the look of newer floors that typically lasts through multiple showings.

### TACKLING ODORS AND CLEANLINESS

Deep cleaning carpets and upholstery is especially important for pet owners. Odors are immediately noticeable to buyers, even if homeowners no longer detect them. After cleaning, ask a trusted friend to check for lingering smells that may need extra attention.

### MAXIMIZING LIGHT

Natural light makes homes feel brighter and more spacious. Washing windows and removing screens can instantly increase light flow. For darker rooms, full-spectrum bulbs that mimic daylight provide an effective solution.

### OTHER BUDGET-CONSCIOUS IMPROVEMENTS

Secondhand and reuse stores offer discounted materials such as paint, cabinets, fixtures, and appliances—often while supporting local housing initiatives. Exterior upkeep also pays off. Simple yard maintenance like trimming, debris removal, and general tidying can significantly improve curb appeal at little cost.

With focused updates in high-visibility areas, thoughtful staging, and resourceful shopping, sellers can prepare their homes effectively without overspending—saving both money and peace of mind for what comes next.

**LOOKING TO SELL? REACH OUT TO YOUR LOCAL NEIGHBORHOOD EXPERT TODAY!**

# Decluttering Your Home with Just 12 Tiny Tasks

Many people seek the perfect decluttering method but struggle to find one that fits their life. The key is starting small to avoid becoming overwhelmed. Instead of tackling everything at once, ease into the process with tiny, manageable tasks. Decluttering looks different for everyone—find your own pace and approach, whether by category, room, or time of day.



## 1 Create one clutter-free zone

Clear a small countertop or corner. Commit yourself or as a family to keep it clear—it can inspire expanding to more areas and reduce anxiety.

## 2 Make a junk box

Gather unused or unidentified items (like old cords) from drawers. Seal the box for 30 days; if nothing's missed, donate it.

## 3 Expire the expired

Spend 15 minutes checking bathrooms and kitchens for outdated makeup, toiletries, pantry items, and medicines. Discard safely.

## 4 Flip hangers

Reverse closet hangers; flip back worn items. After weeks, remove unflipped clothes. Consider Project 333 for a minimalist wardrobe.

## 5 Send five care packages

Select already finished books for loved ones, add notes, and mail them. Or donate to libraries/local spots.



## 6 Tackle digital clutter

Clear your desktop, inbox, and phone to reduce mental load. Explore digital minimalism.

## 7 Challenge kids gently

Offer prizes (e.g., family fun) for every 25 donated items to make decluttering playful and collaborative.

## 8 Sticker sort

Label items in one room—green for keepers, red for letting go. Box red items with help.

## 9 Rearrange furniture

Store extras (like unused chairs) if space allows. Test what's truly needed versus what's just storing more stuff.

## 10 Release sad items

Let go of things evoking sadness, like ill-fitting clothes or sentimental regrets, for lighter living.

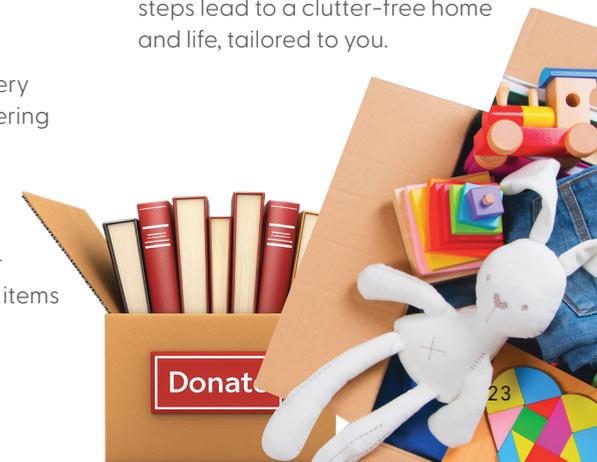
## 11 Ditch "supposed to" items

Question things acquired because you thought adults "should" have them (e.g., excess chairs, spare plates). Keep only what you truly want.

## 12 Simplify letting go

Choose the easiest method—curbside "free" signs, friend offers, or pickup services.

Repeat resonant tasks monthly alongside your routine. These small steps lead to a clutter-free home and life, tailored to you.





# The History of Cupid

## Surprising Facts About Valentine's Day Traditions

That chubby cherub with the bow and arrow has a more complex history than you might expect.

Cupid's origins trace back to ancient Roman mythology, where he was known as the god of desire and affection. However, he wasn't always depicted as the adorable baby we see on Valentine's cards today. In early Roman art, Cupid (called Eros in Greek mythology) was often shown as a handsome young man, sometimes even mischievous or dangerous, wielding his arrows to make both mortals and gods fall helplessly in love—not always with happy results. The transformation into a cute roly infant began during the Renaissance when artists reimagined him as a symbol of innocent, playful love. His blindfold, added in later depictions, represents the idea that love is blind and strikes without reason or warning.

The connection between Cupid and Valentine's Day solidified during the Victorian era when mass-produced Valentine's cards became popular. Publishers adorned these cards with images of the cherubic Cupid to represent romance and affection, making him the unofficial mascot of the holiday. Interestingly, the ancient Romans celebrated a fertility festival called Lupercalia in mid-February, which some historians believe influenced the timing of Valentine's Day. While Cupid's arrows were once feared as instruments of chaotic passion, today they symbolize the hope of finding true love—a much gentler interpretation of the ancient god's power.

Next time you see a Valentine's Day Cupid, you'll know there's thousands of years of mythology behind that innocent smile.

# Think Your Home Isn't Photo Ready?

Let Me Get It Into Shape  
With No Upfront Cost!

## Services Include:

Fresh paint, new or refinished flooring, new light fixtures, staging, landscaping, decluttering, deep cleaning and so much more!

BEFORE



AFTER



BEFORE

AFTER



BEFORE

AFTER



## Client Testimonials



"Andrea Scott has truly earned the title of #1 Realtor in Alamo. In a challenging market, she was able to leverage her vast marketing network with a data-driven approach to finding the right buyers for our home, resulting in multiple, high quality offers. She provided a comprehensive approach to the sale of our home, bringing staging, photography, a social media plan and overall real estate acumen to a successful sale. We were highly impressed by her hands-on approach and fast response time to our questions. We would highly recommend her if you are selling or buying a home."

- Valerie M, Alamo



"Poised, confident, intelligent, humble. These are some of the reasons Andrea is the #1 Alamo Realtor. Her strategic agility, business acumen, and collaborative ability to bring people together and deliver results is exceptional. She is excellent!"

- Charles C, Alamo



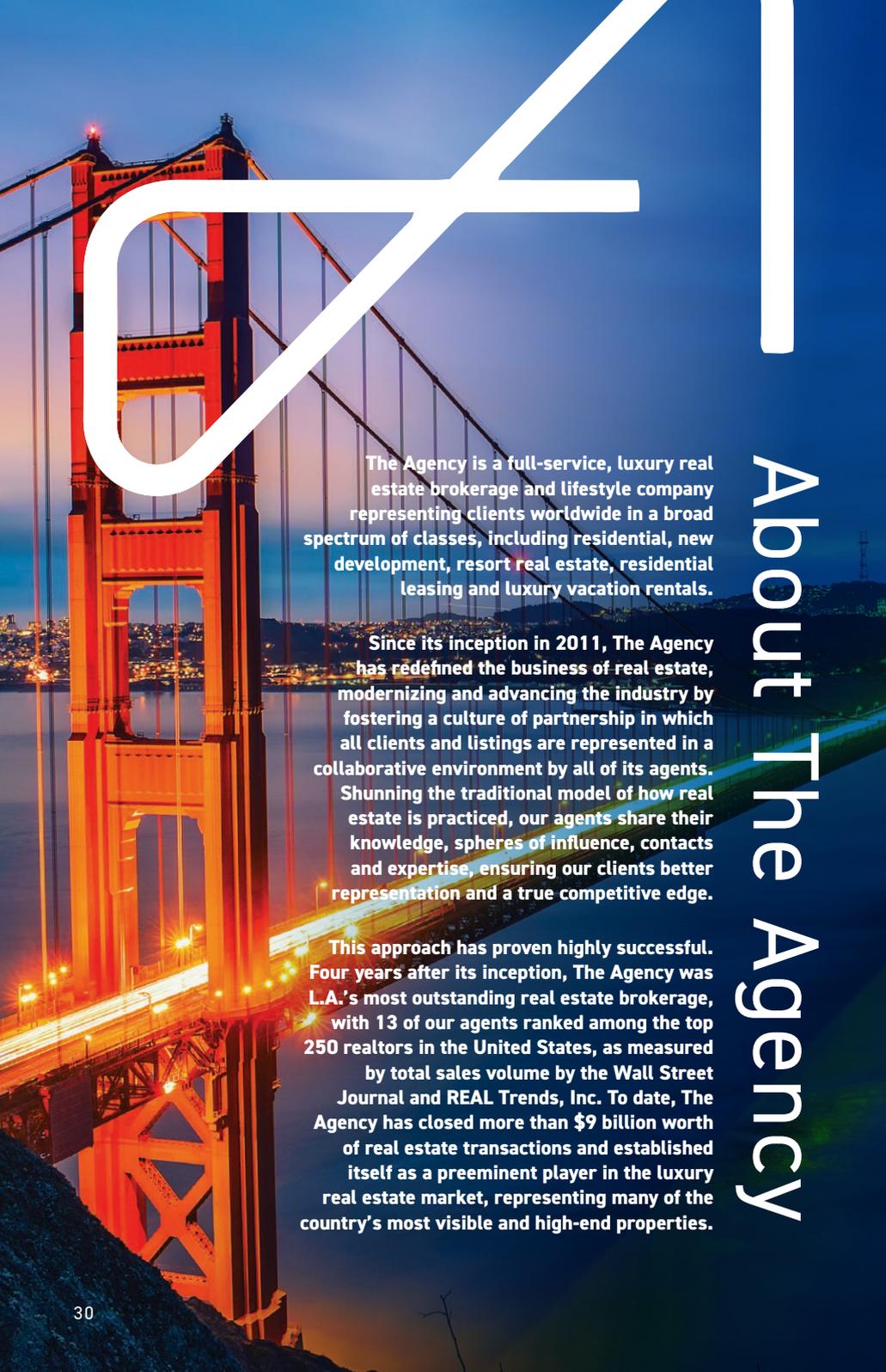
"Andrea is terrific - Does it get any better than selling your home for 20% over the asking price? Andrea is high energy and high performance. She creates an effective marketing plan and is on top of every detail. It was a pleasure working with Andrea; she is a person of high integrity who devotes herself fully to real estate."

- Rand P, Alamo



"Andrea gave us first class guidance on preparing our home; first class marketing; and first class execution.. Even after we were in contract she never stopped selling, getting us a backup offer that resulted in our netting an extra \$35,000. She watched out for us every step of the way and she follows through on everything she promises. If you want a truly stand-out listing agent, Andrea is the one to hire"

- Jim B, Alamo



# About The Agency

The Agency is a full-service, luxury real estate brokerage and lifestyle company representing clients worldwide in a broad spectrum of classes, including residential, new development, resort real estate, residential leasing and luxury vacation rentals.

Since its inception in 2011, The Agency has redefined the business of real estate, modernizing and advancing the industry by fostering a culture of partnership in which all clients and listings are represented in a collaborative environment by all of its agents. Shunning the traditional model of how real estate is practiced, our agents share their knowledge, spheres of influence, contacts and expertise, ensuring our clients better representation and a true competitive edge.

This approach has proven highly successful. Four years after its inception, The Agency was L.A.'s most outstanding real estate brokerage, with 13 of our agents ranked among the top 250 realtors in the United States, as measured by total sales volume by the Wall Street Journal and REAL Trends, Inc. To date, The Agency has closed more than \$9 billion worth of real estate transactions and established itself as a preeminent player in the luxury real estate market, representing many of the country's most visible and high-end properties.

# Stay Connected

Follow Andrea on Facebook or Instagram



@AlamoDiabloHomes @andreascott\_realtor @findandreascott

[www.Alamo.RealEstate](http://www.Alamo.RealEstate)



THE NEIGHBORHOOD  
CONNECTION MAGAZINE

Andrea Scott

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# HAVE WE MET?



Buying and Selling a Home is one of the most important decisions you make. Let me guide you through the process. Call us to set up an appointment to meet in person or via Zoom.

- 5 Star Award Winner
- Forbes Magazine Real Estate Market Leader
- RealTrends America's Best Real Estate Agents
- Top 1% of Realtors in the US
- Rancho Romero Sponsor, \$60,000 and counting
- #1 Individual Agent, Westside Alamo 2013 to Present

Cumulative, per MLS



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