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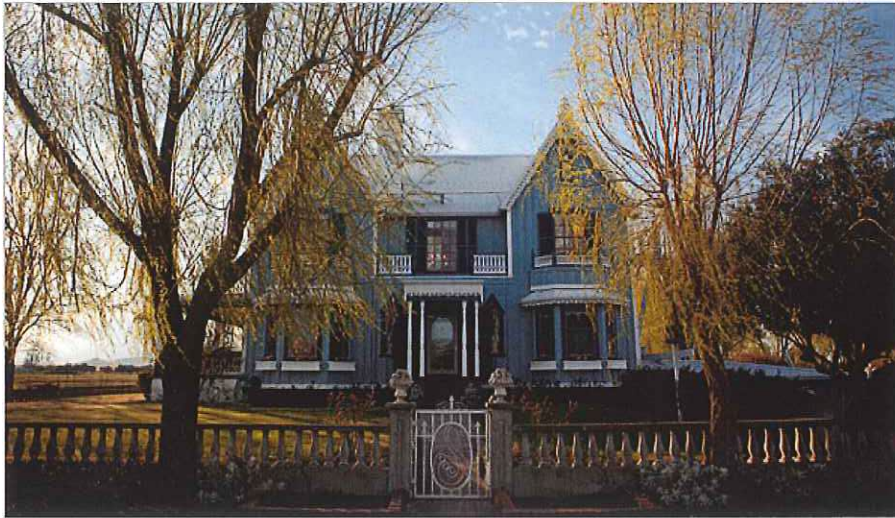
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PROPERTY VALUES

What You Get for ... \$900,000



Max Whittaker for The New York Times

A four-bedroom Victorian revival-style house on 21 acres is on the market for \$899,000 in Orland, a small town in northern California.

By MIKE POWELL
Published: March 9, 2011

ORLAND, CALIF.

Multimedia



Slide Show

Homes for \$900,000

WHAT: A Victorian revival with four bedrooms, two full- and two half-baths, and a three-bedroom, two-bath prefabricated house on 21 acres

HOW MUCH: \$899,000

SIZE: 4,491 square feet total (3,051 square feet in the main house and 1,440 square feet in the prefabricated house)

PER SQUARE FOOT: \$200.18

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SETTING: On the outskirts of Orland, a town of about 6,000 people an hour and a half from Sacramento and just under three hours from San Francisco, this property is surrounded by larger properties, many of them cattle ranches. It is about 10 minutes from Black Butte Lake, a recreational lake with hiking and camping, and near the Sierra Nevada and Mendocino National Forest. For basic shopping, central Orland is 10 minutes away.

INSIDE: Construction on the house began in 1989, using materials the owners had collected from salvage yards and antiques shops around San Francisco. (One of the owners proudly admits to Dumpster diving.) Nearly everything — down to the molding and window casing — was recycled. The project took around 14 years. The main level is living space, and includes handmade stained glass. Upstairs, there's a sitting area and four bedrooms. In addition, there's a three-bedroom prefabricated house used as an income property (it rents for \$1,000 a month), and a horse barn.

OUTDOOR SPACE: The 21 acre-property has a pomegranate grove with 200 trees and a waterlily pond. Five acres are fenced pasture for horses.

TAXES: \$11,237 annually (approximately)

CONTACT: Dale Woodrow, United Country Real Estate (530) 518-3253;
chicoareare.com/id21.html

BOSTON

WHAT: A two-bedroom, two-bath condo on Boston Harbor

HOW MUCH: \$899,000

SIZE: 1,718 square feet

PER SQUARE FOOT: \$523.28

SETTING: This condo is in a former warehouse on a waterfront street adjacent to the North End. One of the city's oldest neighborhoods, the North End is a network of short, narrow streets crowded with restaurants, boutiques and historic sites, including Paul Revere's house. The building is within a couple of blocks of the Rose Kennedy Greenway, a series of parks created on the imprint of Boston's old elevated highway.

INSIDE: This apartment is the penthouse of a six-unit former warehouse, built in the mid-1800s and converted to condos in the 1980s. The double-height living room has an exposed brick wall with a wood-burning fireplace. There is also a wine-storage room, a living room and an eat-in kitchen with a skylight. The master bedroom has exposed ceiling beams and a wall of closets. There's a secondary bedroom in a loft overlooking the living room.

OUTDOOR SPACE: A deck off the living room.

TAXES: \$9,034 annually plus \$660 a month in condo fees

CONTACT: Carmela Laurella, CL Waterfront Properties; (617) 624-9700;
ph90commercial.com

HOUSTON

WHAT: A three-bedroom, two full- and one half-bath house

HOW MUCH: \$899,900



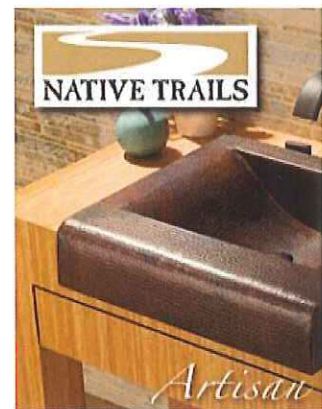
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SIZE: 2,956 square feet

PER SQUARE FOOT: \$304.43

SETTING: This modern-style house was built in 1972 in a residential neighborhood bordering the Southampton and Museum District sections of Houston. According to the listing agent, most of the houses in the immediate area are older, dating to the 1930s and '40s.

The Museum District includes a contemporary arts museum, a Holocaust museum and the Rothko Chapel, filled with paintings by Mark Rothko. The house is about a half-mile from the 285-acre campus of Rice University. Nearby is Rice Village, about 16 square blocks with more than 300 shops and restaurants.

INSIDE: The house was renovated five years ago, with updates that included the kitchen and master bathroom. The rooms are organized around a landscaped courtyard. The floors are mostly parquet. The living room has a fireplace and a wall of windows facing the courtyard. The kitchen has an island and a wine fridge. One of the bedrooms, currently used as a den, features a built-in bar, two skylights and a door to the backyard. The master bedroom, which also faces the courtyard, has an en-suite bathroom with a whirlpool bath and a walk-in shower. An additional room with tile flooring and a kitchenette is used as an office.

OUTDOOR SPACE: An interior courtyard and a separate backyard.

TAXES: \$15,029.54 (approximately)

CONTACT: Walter Bering, Martha Turner Properties (713) 851-9753;
realestate.marthaturner.com

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Erik Jacobs for The New York Times

A two-bedroom condo in a former warehouse on Boston Harbor is on the market for \$899,000.

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Erik Jacobs for The New York Times

There's a wine storage room next to the entryway that the current owner keeps unrefrigerated and uses for wine and books.

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Erik Jacobs for The New York Times

The living room has exposed brick walls, a fireplace and a lofted area above. The building, a warehouse dating to the mid-1800s, was converted to condos in the 1980s. This unit is on the third — and top — floor.

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Erik Jacobs for The New York Times

Off the kitchen, there's a dining area.

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The kitchen has granite countertops, skylights and a wall of awning windows.

Eric Jacobs for The New York Times

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The kitchen has room for a table and chairs.

Eric Jacobs for The New York Times

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Erik Jacobs for The New York Times

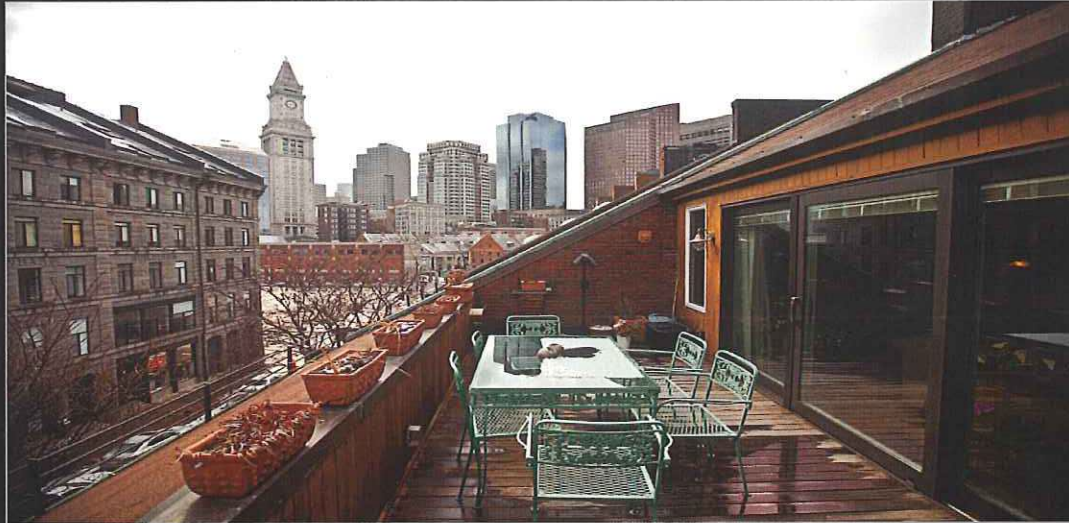
The master bedroom suite has exposed ceiling beams and a wall of closets.

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Erik Jacobs for The New York Times

In the loft overlooking the living room, there's a second bedroom.

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The deck off the living room has city views.

Eric Jacobs for The New York Times

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