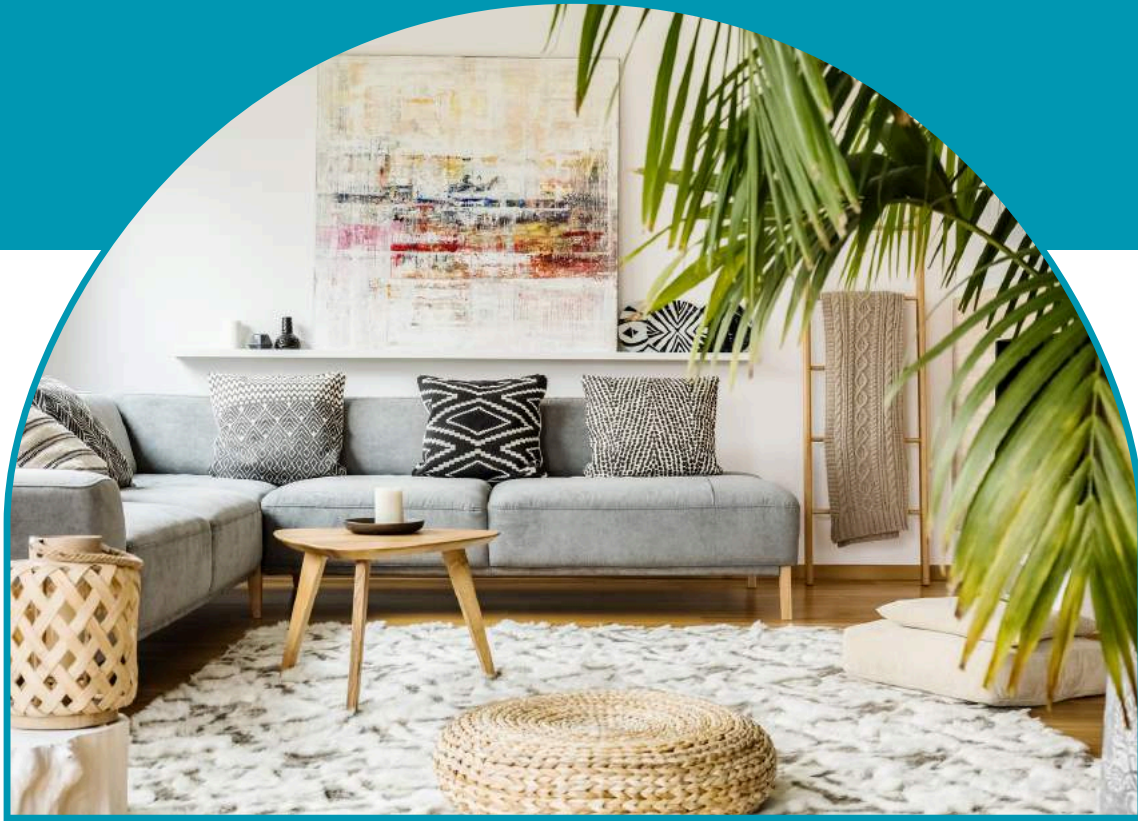


MOVING TO LA MESA GUIDE



———— @EmilyBenito_RealEstate ————

Hi! My name is Emily and I am so excited to help you make San Diego home. Originally from LA, I relocated to San Diego over 20 years ago for the laid-back lifestyle and better quality of life. I specialize in helping families find their dream home, with more space and ease in the San Diego suburbs. I'm grateful to be connecting with you and honored to help guide you through your journey!

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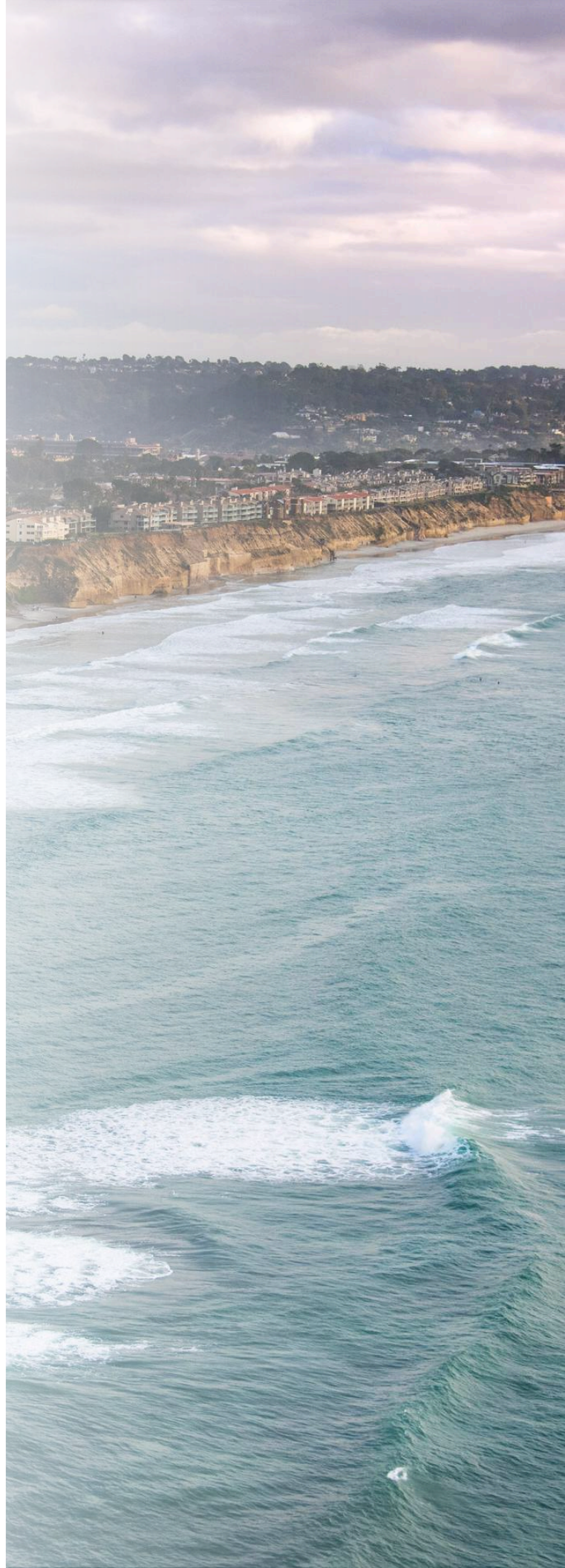
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Let's Get **YOU** Moved to San Diego!

Home is more than just a physical space. It's where you've created countless memories, shared moments with loved ones, and where you feel most comfortable.

When it comes time to buy a new home and begin a new chapter, the process can oftentimes feel overwhelming. Buying a home can be an emotional journey, and it's understandable to feel apprehensive.

Rest assured that together, we can help you navigate the process with ease. We'll outline the process and create a plan together, so you don't have to do any of the heavy lifting.

From setting a budget, to finding the right neighborhood, negotiating the best terms for you & creating a smooth close, this booklet will be your guide.

Emily Benito



||

Emily was absolutely amazing to work with. She was patient with our process of buying a new home and selling our old one. She went the extra mile on every detail and walked us through every process.

-

Amy K.

The Steps to Making **La Mesa** HOME!

1st step Schedule a Zoom call with me so we can chat about your goals, timeline, and answer all your questions

2nd step Connect with a Lender to get a game plan in place and your pre-approval in hand

3rd step Let's find you a HOME! We can schedule home tours in-person or virtually through Facetime.

4th step Going UNDER CONTRACT... Once you find "the one" and get your offer accepted, we open escrow! Escrow is typically 21-30 days. Be prepared to wire your Earnest Money Deposit into escrow within 3 days of opening escrow. Typically 3% of purchase price offer.

5th Step INSPECTIONS....The Home Inspection typically takes place within days of opening escrow. I can help schedule this for you. Based on the inspection report, you decide if you'd like to proceed with escrow, cancel escrow, or negotiate credits/repairs based on the findings. Don't worry, I am involved and advocating on your behalf every step of the way.

6th step CLOSING DAY.. This is the day you get the keys to your new home, pop a bottle of bubbly and celebrate!

A modern interior scene, likely a living and dining area, overlaid with a blue tint. The scene features a wooden dining table in the foreground with white chairs, a sofa in the background, and large windows. A vertical white line divides the image. The text "LA MESA, CA" is centered in white.

LA MESA, CA



WHAT'S IT GOING TO COST?

.....

As of November 2023, the real estate market in La Mesa experienced a 2.9% increase in home prices compared to the previous year.

Homes in the area were fetching a **median price of \$915,000**, indicating a positive trend in property values.

La Mesa - The Jewel on the Hills

Nestled in scenic hills, La Mesa combines suburban tranquility with urban flair, creating a charming village atmosphere. Known for its tight-knit community, La Mesa boasts historical roots and a vibrant culture, making it an ideal choice for those seeking a welcoming and lively environment.

The city offers a diverse range of housing options, from snug single-family homes to chic condominiums and fashionable townhouses, catering to various needs and tastes. La Mesa's housing market opens doors for individuals and families to find their ideal homes across different budget ranges.



THINGS TO DO

SIGHT-SEEING & ATTRACTIONS

La Mesa, CA, offers a variety of activities for residents and visitors. Here are some things to do in La Mesa:

Lake Murray: Enjoy outdoor activities such as hiking, fishing, and picnicking around Lake Murray.

Mount Helix Park: hiking trails, events at the amphitheater, and taking in breathtaking views. It's also a popular spot for community gatherings and outdoor yoga classes.

La Mesa Village: Explore the charming downtown area with local boutique shops, restaurants, and coffee shops.

La Mesa Antique Mall: Browse through a variety of antiques and unique finds at this local antique mall.

Helix Brewing Co.: If you enjoy craft beer, check out this local brewery for tastings and a relaxed atmosphere.

Local Favorite

Oktoberfest: La Mesa's Oktoberfest, a lively celebration of German culture, transforms the city with music, authentic cuisine, and engaging activities, creating a vibrant and inclusive atmosphere.

PARKS

Mount Helix Park:

Visit the summit for panoramic views of the surrounding areas and enjoy the amphitheater and cross.

Harry Griffen Regional Park:

A spacious park with sports fields, playgrounds, and walking trails.

FAMILY FRIENDLY

La Mesa Community Center:

A dynamic hub with diverse programs for all ages, from fitness classes to community events. It's a welcoming space for individuals and families to engage in various recreational activities.

WHERE TO EAT

- 01 Farmer's Table** a vibrant farm-to-table restaurant known for its fresh, locally sourced ingredients and rustic yet modern atmosphere. A diverse menu that celebrates California cuisine with Italian influences. And the bloodies are epic. Also great flights of champs!



- 02 Casa Gabriella** a hidden gem of Italian cuisine, blending rustic charm with a hipster vibe. Indulge in their handcrafted pasta and bold flavors amidst an artsy, cozy setting, perfect for a laid-back dining experience with friends or a romantic night out

- 03 Brigantine** The Brigantine is a San Diego seafood hub since 1969, offering a vibrant atmosphere and community feel. Enjoy award-winning fish tacos and grilled swordfish, making it your go-to spot for classic San Diego dishes with a smile.

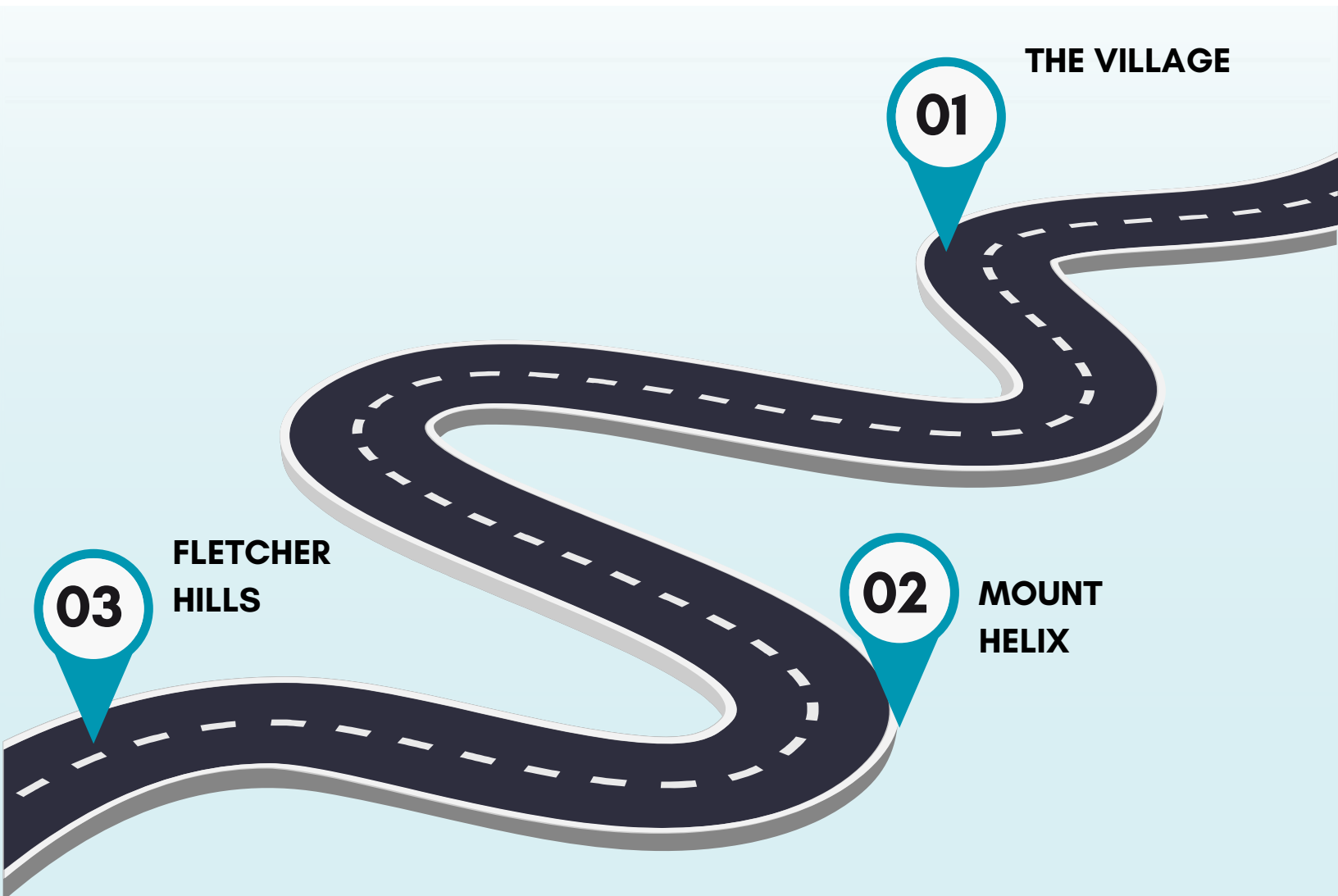


- 04 Bo-beau kitchen + garden** Renowned for its French-inspired cuisine and delightful garden ambiance. Indulge in creative dishes made with fresh, local ingredients for a unique culinary experience.

NEIGHBORHOODS

Nestled in East San Diego, La Mesa, CA, blends the charm of older homes with modern townhouses. Renowned for Mount Helix's views and Harry Griffen Park's recreational haven, it's a place where diverse landscapes meet community fun.

The annual Oktoberfest adds a lively touch, showcasing German culture, and the neighborhood boasts a mix of professionals, from lawyers to doctors and tech enthusiasts. La Mesa embodies a unique blend of tradition and contemporary living, making it an exciting and diverse community.





THE VILLAGE

The Village in La Mesa, where urban flair meets suburban charm in a vibrant, walkable community. Nestled among trendy shops and cozy cafes, this neighborhood offers a perfect blend of convenience and relaxation. Enjoy strolls to local parks, farmers' markets, and eclectic boutiques, creating a dynamic atmosphere ideal for homeowners seeking a lively yet peaceful lifestyle.

just off the 8 and 125 freeways. This walkable community offers easy access to both city excitement and beach relaxation, all within a 20-minute drive. Discover a neighborhood filled with trendy shops, cozy cafes, and a welcoming atmosphere, perfect for homeowners seeking the best of both worlds.





MOUNT HELIX

Mount Helix, a picturesque community reminiscent of Hollywood Hills in La Mesa, CA. Known for its affluent charm, Mount Helix offers a variety of homes including mid-century moderns, craftsmans, and sprawling estates on acreage. Enjoy a tight-knit community atmosphere, excellent schools, and breathtaking views from hilltop residences, making it a coveted destination for those seeking both luxury and community spirit.





FLETCHER HILLS

Nestled in the serene landscape of East San Diego County, Fletcher Hills stands out as a gem for those seeking a charming and family-friendly neighborhood.

The clean, pleasant, and tranquil ambiance makes it an ideal choice for homebuyers. With clean streets, pleasant surroundings, and a quiet ambiance, it's an ideal haven for families.

This area offers amazing city views, HOA communities, larger homes, and lots – affordable luxury in East County, just 20 min to the city



SCHOOLS

Explore Academic Excellence in La Mesa, San Diego, with diverse schooling options, from public to private and charter schools. Achievements include high graduation rates and recognition in prestigious competitions. Enjoy a stress-free morning commute in any neighborhood, leaving time for a coffee treat before drop-off.

Elementary



La Mesa Arts Academy
Fletcher Hills Elementary
Murdock Elementary School
La Mesa Dale Elementary School

Middle Schools




Parkway Sports & Health Science
Academy
Helix Charter Middle School

High Schools



Helix Charter High School
Grossmont High School

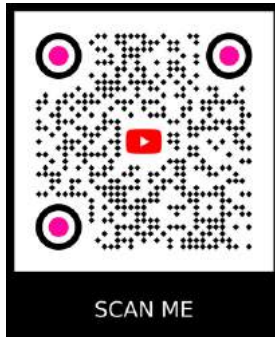


**“
Emily took the time to learn
and understand our needs,
and knew which
neighborhoods would be the
best match for us in San
Diego. Emily's unflagging
optimism, patience, and
professionalism sustained us
during a sometimes stressful
search for our dream home in
a market with very limited
inventory.**

Lyford R.

READY TO BUY?

Just Scan the QR Code to
Schedule a Discovery Call



EMILY BENITO
THE BENITO GROUP

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REALTY



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