

Christy's

SMART MOVE

FOR HOMEOWNERS

Working Hard to Keep You Informed

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The Shortest Month

Ever wonder why February is short? Apparently, the month was unpopular with ancient Romans so they stole days from it to apply to more desirable months. If only we could add days to our favorite times of the year!

How do you feel about February? I hope you have found a way to make it enjoyable. Maybe you're taking time this month to look forward to the rest of the year and to make some plans for your home. Perhaps you have some renovations in mind.

If so, give me a call. I'm well-connected in the local "home industry" and can probably recommend a good contractor.

Of course, if your plans involve making a move – even if it's later in the year – let's talk now. I can help you determine the current value of your property, and show you the kinds of homes you qualify to buy.

All the best!

Christy

*think,
act... live!*

"When we are no longer able to change a situation, we are challenged to change ourselves."

Victor Frankl

"Character consists of what you do on the third and fourth tries."

James Mechener

"Small opportunities are often the beginning of great enterprises."

Demosthenes

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February Trivia

Are you still writing 2016 on your checks? Feeling like time is going by too quickly? How would you like to have 10 days taken from you? On February 24, 2582, it was announced that following October 4, it would be October 15. Who made this proclamation?

Call, text, or email me with your answer and you'll be entered into the drawing for this month's \$50 gift card.

See who the past winners were and get the answers to previous questions on my website, www.buyandsellincolorado.com

My job as your REALTOR®
is to help you with
all your needs –
before, during and
after the sale.

If you want market statistics for your area, please call.

Consider a Whole-Home HVAC System



Every year, as energy costs rise, homeowners are challenged to be more efficient with their use of resources by enlisting best practices. But, there comes a time when the most meaningful improvements will only be achieved by upgrading your home's comfort system with high-efficiency equipment for heating, ventilation and air conditioning (HVAC), and insulating the entire house to avoid wasting expensive energy. That time may be now, as the latest units available will give homeowners unprecedented monitoring and controlling options that can be adjusted at any time on the nearest tablet or smartphone.

Tech Trends Can Have Lasting Effects

New technology is empowering consumers and communities in a variety of ways, with some trends almost certain to have lasting effects for homeowners. Here are three recent developments to watch for:

1. Unregulated Subleasing/Rentals:

So-called "home-hosting" services enable individuals to rent or lease properties on short term contracts, resulting in a "revolving door" effect. These programs can be disturbing since neighbors can't determine who's residing next door, or for how long. Also, since the property owners are not living there, they may be less inclined to maintain their property, potentially compromising adjacent home values.



2. Ride-Sharing Culture:

Uber-type ride-sharing networks are changing urban transportation, which could have a long-term effect on commuter vehicle ownership. These programs may reduce the need for dedicated two-car garages and expensive condo parking.

3. The Internet of Things:

Smart homes will include appliance and clothing sensors to help manage security, utilities, grocery shopping, fitness regimens, nutrition and health.

The Benefits of Downsizing

If your home is becoming difficult to manage, you may want to consider how downsizing might help:

1. More Financial Freedom:

Presuming your next home is smaller and more affordable, you'll have greater ability to address other monetary interests, whether it's enjoying travel options, helping the kids secure their first home, or establishing an education fund for grandchildren.

2. Less Housework and Maintenance:

A smaller household means less upkeep, both inside and outside.

3. Improved Convenience:

With a reduced footprint, there are fewer footsteps required to complete a normal range of day-to-day functions – especially if you move from a multi-level home to a



bungalow or condo.

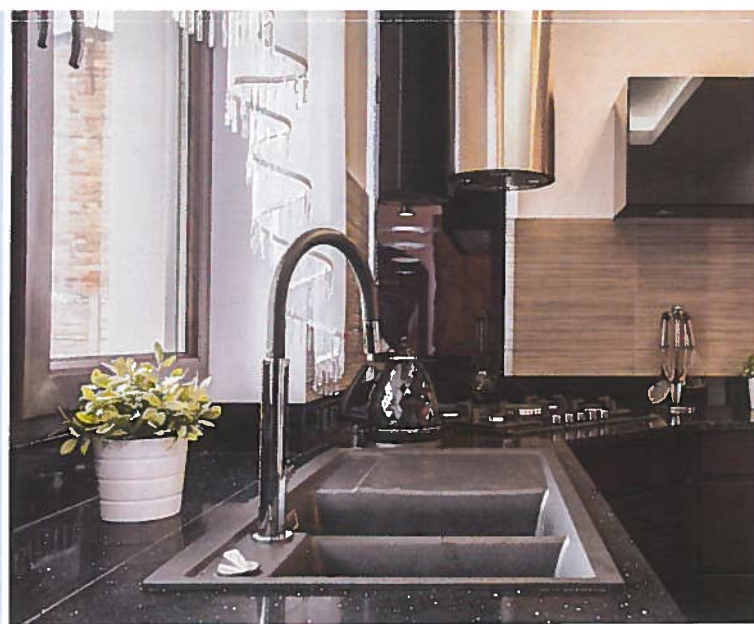
4. Increased Options:

By carefully shopping for a home that will accommodate any future needs, you'll have a unique opportunity to plan long-term arrangements for your senior years, potentially enabling you to remain in your own home for an extended period of time.

Is it Time to Rethink Your Kitchen Sink?

When it comes to the appearance and function of your kitchen, a new sink can be just as important as a new appliance. In terms of size, shape, finish and color, the latest designs and styles have come a long way. New options include shapes and sizes that range from a large, deep farm-style unit with an exposed "apron" to a triple-bowl station designed for gourmet food prep. New finishes include cast iron, porcelain, acrylic or stone finish, to name just a few.

To help narrow your selection, you'll need to decide whether you also plan to replace your countertop. Some sink models are designed to go under the countertop ledge, while others are designed to be dropped in over the edge of your countertop cut-out and some may require your cabinet to be cut at the front. Also, you'll need to decide on the type of faucet/sprayer you want, as some



can be installed through a standard sink cut-out, while others require custom-drilled holes that go through the countertop to accommodate plumbing connections and a soap dispenser.