

Christy's

SMART MOVE FOR HOMEOWNERS

Working Hard to Keep You Informed

No. 1 2017



Christy Seabourne

Broker Associate

Direct: 720.352.1191

Office: 303.674.9770

christy.seabourne@gmail.com

www.buyandsellincolorado.com

Getting Informed

With all the news about interest rates, housing sales, and forecasts, you might think that the real estate market is a bewildering place. In some ways, you'd be right! The market is certainly active. There's a lot going on.

But it would be a mistake to let that discourage you from making a move. If the timing is right, and you're ready to upsize or downsize — or simply move to a neighborhood that better suits the lifestyle you want — you should at least get the information you need to make that decision.

I can help.

As your REALTOR®, all you have to do is give me a call. I can fill you in on what's happening in the local market, help you determine what kind of new home you qualify to purchase, and give you a clear idea of the properties currently available.

You don't have to try to figure this stuff out on your own!

Even if you're just at the "thinking about it" stage, I recommend getting the information you need now. That way, you'll be prepared to make the best decision when you're ready.

All the best!

Christy

*think,
act... live!*

"Let the world know you as you are, not as you think you should be."

Fanny Brice

"Stop a moment. Cease your work. Look around you."

Tolstoy

"The art of being wise is the art of knowing what to overlook."

William James

25577 Conifer Rd., #201
Conifer, CO 80433



Christy Seabourne's
SMART MOVE HOMEOWNERS

January Trivia

Immigration is a hot topic right now, and January 1 is an important day in history for American immigration. On this day in 1892 Ellis Island officially opened. Ellis Island was the entry point for approximately 12 million people entering the United States. About 40% of all Americans can trace at least one ancestor back to this island. How many people were processed through Ellis Island on its busiest day?

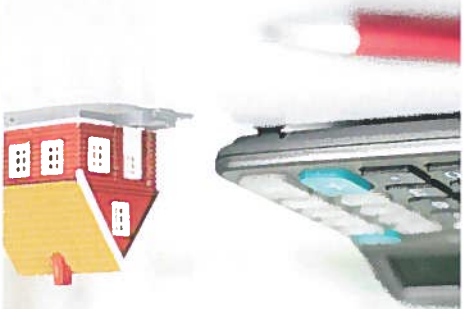
Call, text, or email me with your answer and you'll be entered into the drawing for this month's \$50 gift card.

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.

Be Ready for Real Estate Opportunities in 2017



If you're thinking about making

a move in the coming year (or

you're just mildly curious about

the possibility), you could be

well-served by being prepared

in advance. Here are a few basic

steps you can follow, in order to put

yourself in a more advantageous

position to respond when

opportunity knocks.

1. Minimize household clutter on an

ongoing basis so your home will

be organized and ready to list on

the market without hesitation.

2. Take care of your current real

estate investment by completing

necessary maintenance repairs

and renovation improvements.

3. Keep up with national trends,

local market conditions and

available opportunities.

4. Secure a pre-approved

mortgage.

Carpet Care is a Good Investment

If you're thinking of installing wall-to-wall

carpet in your home, you'll want to be sure

this "permanent fixture" will wear well. Truth

be told, you needn't worry that it might

eventually "wear out" because modern

residential carpets seldom do. Instead,

your carpet's appearance is more likely to

be susceptible to discoloration over time.

Assuming you can avoid accidental spills,

there are some practical things you can

do to help maintain your carpet's original

condition. For example, since most soiling

comes from footwear, consider placing

mats at entry points to trap debris before

it can be tracked in. Also, install quality

underpadding to provide resilience to traffic

and use casters and gliders to protect your



carpet's pile. Finally, since carpet wears first

in high traffic areas, periodically rearrange

furniture, and do your best to control

sunlight exposure, which will cause fading

on most fabrics.

Your Home's

Water System

Deserves Attention

Your household's water system is a valuable

asset that requires maintenance to perform

well, and keep costs down. First, check

for dripping or running fixtures. Next, go

to your water meter, which measures total

usage including leaks. If it registers flow

when no facilities are in use, you could be

wasting water. To verify this, do a visual

check on all supply pipes and connections.

If the entire system is not accessible, listen

carefully for hissing that indicates a leak or

a running fixture. Also check where fixtures

connect with drain pipes (e.g. under sinks

and around toilets) to ensure water isn't

seeping out. For toilets, place a colored

toilet bowl puck in the tank and wait 24

hours. If the water in the bowl becomes

Bedbugs Require Immediate Action

Did you know that a bedbug can survive as long as one

year without feeding on blood and that it takes only one

fertilized female to cause the infestation of an entire

apartment building or hotel in a matter of weeks? To

prevent such a catastrophe in your home, be prepared to

act quickly at the first sign of an overnight bedbug bite.

Immediately wash bedding and clothing in hot water and

vacuum every crack and fold in bedframes, mattresses

and upholstery.

You can also apply consumer-approved pesticides, but

it's important to recognize that most require direct contact

to be effective – a difficult task since bedbugs like to hide

in tiny obscure places, such as between floorboards, in

furniture and within wall cracks.

Among the most common remedies are botanical

pyrethrins and synthetic pyrethroids, which can be lethal

colored, you have a leak. You may also

have additional units such as humidifiers,

sprinklers, misters, fountains or pools that

also need to be checked for leaks, calcium

build-up or mold, on a seasonal basis.



to bedbugs. However, certain bedbugs seem resistant to

them. Some experts suggest that the ultimate solution

may be natural remedies, such as diatomaceous earth,

a powder that actually causes bugs to dehydrate and

die. However, you should contact your local public health

department before using any of these options. You may be

best served to use an experienced pest control company

to safely and effectively exterminate these pests.

LIMITED LATE ACTION RIFLE

