

Texas Homes



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Four Home Improvements That Impress Potential Buyers

If you're considering starting some minor or major home repairs and improvements soon, you'll want to know what types of improvements matter most to potential home buyers. What buyers want in today's real estate market is a home that is energy efficient, good-looking and structurally sound. They also look for two key areas of the home to be updated and upgraded: the kitchen and the bathrooms.



Here are four home improvement projects that will impress potential buyers, whether you are planning to sell in the next few months or the next few years.

1. Siding Replacements.

Vinyl siding replacement, the least expensive type of siding upgrade, costs about \$9,130 (on average nationally) and you are likely to recoup about 87.2 percent of the costs when you sell (about \$7,960). A more expensive siding option, fiber cement, nets a slightly higher return on investment. With an average cost of \$13,150, fiber cement siding offers an 88 percent recoup of the cost upon resell (about \$11,570).

2. Window Replacements

If you're looking to replace your windows, you may want to consider wood replacements, as their return on investment is higher than vinyl ones. A wood window replacement project may cost around \$11,040 and you will recoup 85.3 percent (\$9,415). On the other hand, a vinyl window replacement will cost almost as much— \$10,160 —and you'll only receive 83.7 percent back (\$8,500).

3. Kitchen Upgrades

The minor kitchen improvement projects actually net the highest returns at resell. A minor kitchen project might include replacing cabinet fronts with new wood doors, drawers and new hardware; replacing the oven and cook top with new energy-efficient models; replacing laminate countertops; installing a new sink and faucet; repainting trim; and replacing the flooring. This type of kitchen upgrade may cost around \$17,930 and can offer a return at resell of \$15,280, or 85.2 percent.

4. Bathroom Upgrades

As one of the most used rooms in a home, a bathroom needs repair and updating every ten years or so. Bathroom improvements are one of the top projects for return on investment, with an average cost of \$12,120 and a return at resell of 84.9 percent (\$10,970). Home improvement experts advise those that want the highest ROI on bathroom models to stick with more standard improvements and upgrades, as potential buyers may be turned off by bathrooms that are not to their taste.

Buying or Selling a Home?

As your local Real Estate Professional, I can help with your home buying or selling decisions. If you need a current market analysis, information about financing options, or someone to answer questions about specific neighborhoods, please feel free to contact me.

And if you know anyone who may need these services, I appreciate referrals!
Call me today!

It takes a Texan to know a Texan. Even more, it takes a Texas-based home warranty company to understand your need to protect your family's investment: your home. At Allied Home Warranty, our local knowledge makes a direct impact on how we serve you.

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Avoiding Costly Overdrafts and Bounced Checks

It's happened to us all--we lose track of our checking account and overdraw on our available funds. The ensuing overdrafts or bounced checks and the associated fees can add up quickly. To avoid them, try a combination of good money management practices.

The primary way to avoid overdraft and bounced-check fees is to manage your account so you don't overdraw it. Keep a watchful eye on your account balance--check it regularly by phone or online. Just knowing how much you have in your account can help you avoid overspending. And don't forget

about keeping track of automatic bill payments you have set up for utilities, insurance, loan payments, etc. Review your bank account statements carefully each month for accuracy. Look for any unfamiliar charges that may signal that someone has fraudulently used your account information or ATM Card.

Banks and credit unions usually offer a few types of overdraft protection programs--investigate these options to see if they are right for you. Find out if you can link your checking account to a savings account you have with the bank. If you overdraw your checking account, the bank can transfer funds (some banks charge a fee for this) from your savings account to your checking account.

Amarillo Ground-Beef Delight

Serves Six.

Ingredients:

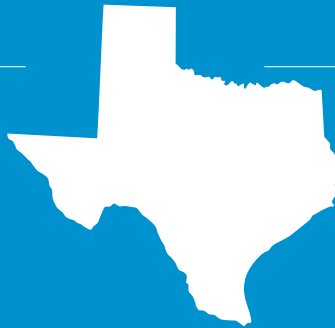
- 1 lb. lean ground beef
- 1 medium onion, chopped
- 3 Tbsp. butter
- 1 small green pepper, seeded and chopped
- 1/4 cup chopped green chili pepper (canned)
- 1 can cream of mushroom soup
- 1/2 soup can water
- 1 pkg. cream cheese, 3-oz. size
- Salt to taste

Directions: Sauté beef and onion in butter in a heavy skillet over moderate heat until onion is golden. Break up and separate the meat with a fork as it cooks. Add chopped green pepper and cook 3 to 4 minutes. Add green chilies, mushroom soup and water. Blend. Simmer 29 minutes, stirring frequently. Add the cream cheese broken into bits, and stir gently until melted. Serve with rice or wild rice or toast spread with chili butter.



DID YOU KNOW?

The Heisman trophy is named for John William Heisman the first full-time coach and athletic director at Rice University in Houston.



TEXAS FACTS

The Aransas Wildlife Refuge is the winter home of North America's only remaining flock of whooping cranes.

If you are working with another real estate professional, please disregard this notice.

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