

Tim's Neighborhood News 2008

Serving Byrum Woods Carlyle at Falls Lake Chatsworth Hawthorne Swan's Mill & Wood Valley 1/09 Issue



Get The Latest & Interactive Info About Nearby Real Estate Activity?

Ever since I began to distribute my newsletters I have offered a **FREE** service called **Market Snapshot Reports**. These reports are sent to you via email as often as every two weeks. They detail real estate activity in the recent past as well as current activity around your home or any address you care to provide. With these electronic

reports you find out what homes have sold and what homes are currently for sale that might be similar to yours. Or you could put in an address of a home that you might be interested in purchasing in the future to see sales activity around that address. It's interactive and easy to navigate. Just go to my website and look for the link or call me at **247-4667**.

Ready to sell? Make your home feel more spacious

Whether you're selling your home or condo or just making it more comfortable, there are things you can do to make it feel larger and more spacious.

Consider these suggestions:

- * Paint all of the walls in a light color. You don't have to be bored with beige, though it blends with everything. You could choose a soft gray, light green or even light blue if it fits into the color scheme of your furnishings. Paint large pieces and bookcases the same color. Use white for the ceiling, which creates the illusion of height.

- * Remove the doors that separate the kitchen from the living room or dining room. It creates a more open effect and frees up more wall space.

- * Flood your home with light. Dark corners are less likely to be used. That means less usable square

footage. Try to use three or more different light fixtures or lamps in a room. Dimmer switches are easy to install. They can lower the intensity when you want ambience.

- * Use see-through furniture such as glass coffee tables, dining room tables, and even side chairs. Let more of the floor show for a more spacious feel. If you are buying a sofa, consider one that doesn't go all the way down to the floor.

- * Undrape the windows, say decorators quoted in *Money* magazine. Use simple translucent curtains that take space and let in the light.

- * Cull your furniture. Home stagers remove everything that isn't necessary. It makes more space in a room.

- * Declutter. Remove all the extra stuff from side tables and stacks of old CDs and records and from the floor.

You'll have more space for yourself.



Be Sure To Check Out This Month's Inserts

Included with this month's newsletter are two special inserts. The first is my personal **Referral Directory**. It's a directory of businesses that I know and do business with. I would like to recommend them to you or anyone you know. The second insert is a special brochure that gives homeowners

like you're a list of great **Home Care Tips** courtesy of **American Home Shield** home warranty company. I urge you to save and refer often to both of these publications. And if you want more **FREE** help visit: www.TheTrianglesBroker.com/free-services.asp

Ask the expert



Why hire me as your Realtor?

First, I am confident that I can sell your house faster and for a higher price than you would get by selling it on your own. According to 2007 NAR data, the average price of a home sold by a Realtor was more than \$50,000 above what sellers get trying to do it without a Realtor. Here are some of the reason for the difference.

I provide an exclusive and **Free Real Price Home Value Analysis** to each of my clients that gives them the best help possible with pricing their home correctly. Real estate agents are good at pricing because they remove themselves from the emotional aspects of selling.

Taking the misery out of finding a buyer is one of key services I offer. You won't be bothered by odd telephone calls and obvious "lookers" who just want to see your place. It will only be shown to serious and qualified

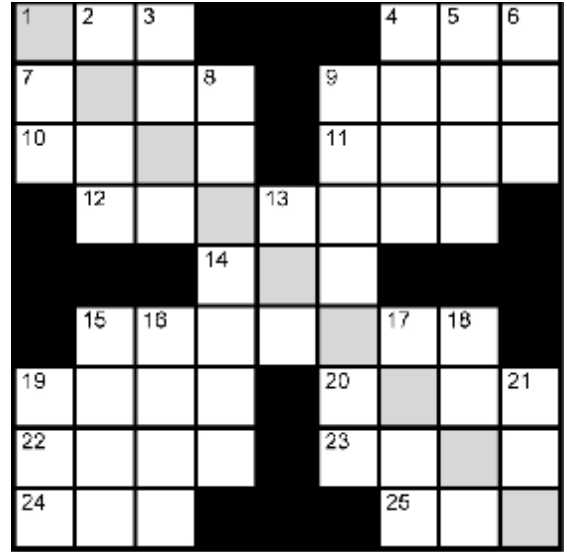
Across

- 1. Dadaism founder
- 4. Amaze
- 7. Felt bad about
- 9. Arch type
- 10. ___-en-scene
- 11. Partner of void
- 12. Wrote down
- 14. Be mistaken
- 15. Mythical creature
- 19. Emcee
- 20. Applaud
- 22. Pickable
- 23. Make a sweater
- 24. ___ and the Family Stone
- 25. Santa ___

Down

- 2. Archaeological site
- 3. Cancun coin
- 4. Chills and fever
- 5. Fuse
- 6. Moray, e.g.
- 8. Easing of tensions between nations
- 9. Proceeding as planned
- 13. Gallery display
- 15. Spring
- 16. Catch sight of
- 17. Arm bone
- 18. Parade spoiler
- 19. "48___"
- 21. "Harper Valley ___"

Aussie Country



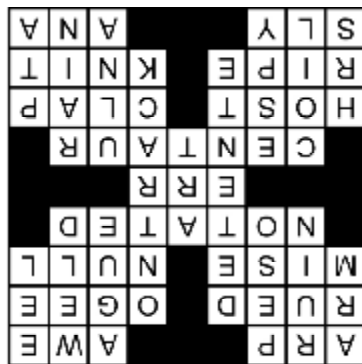
The headline is a clue to the answer in the diagonal.

Down

- 1. Escort's offering

Trivia answers...

For answers, email me at tim@TheTrianglesBroker.com



TRIVIA CONTEST
American history trivia

November's Trivia Contest Winner was Erin Morehead.

1. Which U.S. President arranged the Louisiana Purchase from France in 1803? a, John Quincy Adams; b, James Monroe; c, Thomas Jefferson; d, James Madison.
2. From what country did the United States purchase Alaska in 1867? a, Spain; b, Russia; c, Japan; d, Canada.
3. Which state capital was founded by John Sutter in 1840? a, Providence, Rhode Island; b, Raleigh, North Carolina; c, Des Moines, Iowa; d, Sacramento, California.
4. Which U.S. President's image appeared on a dollar coin from 1971-78? a, Dwight Eisenhower; b, John F. Kennedy; c, George Washington; d, Jimmy Carter.

buyers.

Marketing is a big part of my job. I offer a **Ten Step Marketing Plan** that involves all aspects of enhancing, pricing and promoting your home to as many potential buyers as possible.

Handling the volume of paperwork involved in a closing is also part of my job. Between **Offer To Purchase** agreements and other documents required there is a ton of paperwork that I can help you navigate with ease. I can also provide a list of professionals you can choose from who might be needed.

After the closing and sale are complete, ques-

tions can arise on subjects that did not have to be considered at the closing.

I will still be there for you to settle any questions about property tax assessments or other matters that could come up months after the sale.

Are you a buyer?

Most of these skills are also involved in buying a home. I will find properties that fit with your needs, wishes, and price range, saving you a great deal of time and trouble. After that comes the price negotiating, helping to find financing, and everything to do with the closing.

For more information about the services I offer

How to paint over wood paneling

Tired of that drab wood paneling in your den? Yes, you can paint it!

Begin at the home improvement store by buying the best paint you can afford. It will go on easier, cover the surface better and last longer. Skip the oil-based paint and buy acrylic or latex in a satin or eggshell finish.

For paneling, don't try to fill the grooves between panels. They will show up anyway. Do wash the walls down with deglosser. You might have to wash it twice in rooms where people have been smoking.

To paint over laminate or very shiny surfaces, rough up the surface with sand paper, then apply a primer designed for slippery surfaces.

When painting over any dark-colored wall, first use a primer that is approximately the color you will use next. Let the primer dry overnight before applying the paint.

If you don't use a primer designed to cover dark colors, the dark color could distort the color of your finishing paint. For a very dark wall, it could take two or three coats of paint.

You can even paint over wallpaper. But because painted-over wallpaper is even more difficult to remove, it is best to remove the old wallpaper first. If you choose to paint over it anyway, remove the paper in any spots where it is loose, Sand the edges to make them smooth, then apply a coat of primer.

In case you wondered, you absolutely cannot paint your kitchen stove. Paint is flammable and it could cause a fire. You can buy appliance paint and paint your refrigerator or dishwasher. Use deglosser first to remove any trace of grease or appliance polish.

Thanks to everyone who donated food for my first annual Holiday Food Drive for the Central NC Food Bank. Many families were fed this season.

For Sale on the 4th Fairway at Olde Liberty Golf & Country Club



**4 Bedrooms 3.5 Baths
Screened Back Porch
w/FP Gourmet Kitchen,
Keeping Room w/FP
Finished Bonus, .29 Acres
1st Floor MBR Hrdwoods**



**Lot For Sale
1.02 Acre Wooded Lot
13257 Melvin Arnold Rd.
Just off Shooting Club Dr.**



Auld Lang Syne — the good old days

The celebration of the new year is the oldest of all holidays. The Babylonians celebrated about 4,000 years ago, though they had no written calendar.

They set the new year on about March 23, the time of year that spring begins. The Romans celebrated the new year at about the same time until Julius Caesar chose January 1 in 46 BC.

In English-speaking countries, the song "Auld Lang Syne" has been sung at the stroke of midnight for hundreds of years. Written by Robert Burns, it was first published in 1796, but it has been described as the song nobody knows.

If you are musically inclined, you could surprise your friends by singing the last verses after they finish with the

first two. There are two verses in between, but they have too many old English words. Here it is then:

*Should auld acquaintance be forgot,
and never brought to mind?*

*Should auld acquaintance be forgot
and days of auld lang syne?*

*For auld lang syne, my dear, for auld
lang syne,*

*We'll take a cup o' kindness yet, for
auld lang syne.*

*And here's a hand, my trusty friend,
and gies a hand o' thine;*

*We'll take a cup o' kindness yet, for
auld lang syne.*

After this, repeat the first two verses.

In case you wondered, auld lang syne, loosely translated, means "old long ago" or "the good old days."

Small cars use less gas but cost more to insure

Small cars save gas but cost more to insure because they are involved in more accidents and bigger claims for personal injuries. On average, it could cost \$412 more per year in insurance premiums to own a small car over a larger model or a minivan. The insurance cost is based in part on the history of a particular

model, according to the Insurance Institute for Highway Safety. Small cars have higher theft rates and some are used more often in street racing, both of which add to insurance costs. Four of the top 10 most-stolen vehicles in the United States are compact cars, according to the National Insurance Crime Bureau.



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January 2009

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1 Bowl games	2	3
4 Earth closest to sun	5 Congress assembles	6	7 Christmas in Russia	8	9	10
11	12	13	14	15	16 Religious Freedom Day	17
18 Open Houses Hawthorne 12-5PM	19 MLK Day	20 Inauguration Day	21	22	23	24
25	26	27	28	29	30	31

Disclaimers: All real estate information deemed reliable but not guaranteed and should be independently verified. All properties are subject to prior sale, change, or withdrawal. Neither listing broker(s) nor this company shall be responsible for typographical errors, misinformation, misprints and shall be held totally harmless. If your property is currently listed with another real estate broker, this is not a solicitation of that listing.



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Two New Listings

In Hawthorne Off Norwood Rd.

www.11937EagleBluff.com

\$239,900 Open House 12-2:30 Jan/18

Tradition Style 2 Story 2,076 Sq. Ft. .16 acres

3 BRs 2.5 Baths Large Kitchen 1 Car Gar.

Great Family RM w/FP & Built-Ins Large Deck

Back Deck looks into Common Open Space

Hardwood Floors in Entry and Dining

www.5624Hawthorne.com

\$425,000 Open House 3-5:30 Jan 18

Tradition Style Home 3,637 Sq. Ft. 4 BRs 2.5 Baths LR/

DR All Brick 2 Car Gar. Large Family RM w/FP &

Built-Ins Kit. Island .27 Acre Lot That Backs To Open

Space 47x14 ft. deck 800 sq. ft. unfinished attic space

Across Street from Community Pool