



# WAYNE & JACKIE'S MONTHLY REAL ESTATE UPDATE

Love Your Home... Valentine Edition February 2016



6453 Bellhurst Drive, Chambersburg PA



SCENIC RIDGEWOOD... Absolutely gorgeous home with panoramic views! Features hardwood floors, stone fireplace & impressive decor thruout! Fabulous Hess kitchen with granite counters, bar, Kitchen Aide Appliances. 4 bedrooms, 2 1/2 baths. Huge master suite with tray ceiling, jacuzzi/sep shower & ceramic tile. Fenced yard. Close to Penn Natl. Quick occupancy! \$279,899

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### FEATURED PROPERTY OF THE MONTH

**"Country Road...take me home"**...although this one did not make the list...check out Great American Country's Top 20 "Home" related songs...they have a uncanny way of bringing out the emotional triggers... and loving your home, no matter where it may be...

- 1) "Home" by Dierks Bentley
  - 2) "The House That Built Me" by Miranda Lambert
  - 3) "My Town" by Montgomery Gentry
  - 4) "Temporary Home" by Carrie Underwood
  - 5) "Turning Home" by David Nail
  - 6) "Carolina" by Eric Church
  - 7) "Georgia" by Willie Nelson
  - 8) "Home" by Blake Shelton
  - 9) "Angel Flight" by Rodney Foster
  - 10) "Two Story House" by George Jones & Tammy Wynette
  - 11) "Who Says You Can't Go Home" by Bon Jovi and Jennifer Nettles
  - 12) "Hurry Home" by Jason Michael Carroll
  - 13) "A Home In Heaven" by Hank Williams Sr.
  - 14) "My Old Kentucky Home" by Johnny Cash
  - 15) "I'll Be Home for Christmas" by Rascal Flatts
  - 16) "American Saturday Night" by Brad Paisley
  - 17) "Small Town USA" by Justin Moore
  - 18) "Wayfaring Stranger" by Emmylou Harris
  - 19) "Silent House" by the Dixie Chicks
  - 20) "Two of a Kind, Working on a Full House" by Garth Brooks
- And if you feel slighted by all the country songs, try "Home Sweet Home" by Motley Crue to get the home feelings burning!*

## 10 Easy Ways to Love Your Home Again...

### 1. Rearrange your furniture.

Seems simple, right? And it is, but the impact can be huge. Sometimes, all a tired living room needs is a little refresher, and that can often be achieved without spending a dime.

**2. Clear up the clutter.** Home organizers the world over (not to mention quite a few therapists) will tell you that de-cluttering your home can make a huge difference—not just in how you feel about your home, but also how you feel about your life. Organizing can help to bring order to your space and your mind, reducing messes and stresses.

**4. Pick one room to overhaul per quarter.** Then, schedule a weekend scrubbing, swapping out linens, painting, changing light bulbs or whatever else is needed for an easy and cheap update. Making and sticking to a plan will give you a new resolve, and a fresh new home.

**5. Use your spare change.** Change out your throw rug, window coverings, or accessories. Designating a special spot to collect leftover coins at the end of the day will give your family purpose, and before you know it you'll have a "Freshen Up Fund."

### 7. Clean it up.

Organize the gang on a Saturday morning to clean the baseboards, light fixtures, and ceiling fans. Sprucing up these often-dusty and grimy areas can really freshen up a space. A little tip: We're not above using ice cream bribes for kids who don't want to participate.

### 8. Take care of little issues that you've been ignoring.

Fix little issues like toilet paper holders that have come out of the wall and crooked pictures that raise your ire every time you walk by them. Take a good look at your whole house and make a list of the things you've been overlooking (we see your good will box in the corner!)

### 9. Paint your old kitchen cabinets.

Is it time intensive? Yes. Is it something you'll regret half-way through when you have a panic attack about how many more cabinet doors are left? Surely. Will you be glad you did it every day after it's done? Absolutely. And you may just love your kitchen so much again you'll choose to fix up some other stuff.

### 10. Call Wayne & Jackie

Still Not Feeling the love??... out of space...thinking of getting to one floor ...needing less commute. Many reasons for making a move. We can help with that!



## Wayne & Jackie Berkstresser The Berkstresser Realty Group

Wayne & Jackie Sell Houses...  Special People Make them Homes!

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## Caramel-Drizzled Brownie Hearts

- 1** box (1 lb 2.4 oz) Betty Crocker™ Original Supreme Premium brownie mix
- Water, vegetable oil and egg called for on brownie mix box
- 36** caramels, unwrapped (from 14 oz bag)
- 2** tablespoons whipping cream
- 1/3** cup chopped pecans



### Directions

- 1** Heat oven to 350°F (325°F for dark or nonstick pan). Line bottom and sides of 9-inch square pan with foil. Grease bottom only of foil with shortening or cooking spray. Make and bake brownie mix as directed on box. Cool completely, about 1 1/2 hours.
- 2** Using foil to lift, remove brownie from pan. Remove foil. With deep 3-inch heart-shaped cookie cutter, cut 8 brownies.
- 3** In medium microwavable bowl, microwave caramels and whipping cream uncovered on High 1 to 2 minutes, stirring every minute, until caramels are melted.
- 4** Arrange brownies on serving plate. Drizzle caramel mixture over brownies. Sprinkle with pecans....Enjoy!

## Local ♥ Events

**Feb 5-7th** Mercersburg Academy, Stony Batter will present "Into the Woods" Musical Production– at the Burgin Center for the Arts' Simon Theatre. See [Mercersburg.edu](http://Mercersburg.edu) for more info & reservations.

**February 13th** at 8pm– Joe Nichols at the Luhrs Center, Shippensburg. For tickets and information visit [luhrscenter.com](http://luhrscenter.com)

**February 13 & 14th**– Adams County Winery- For the Love of Chocolate Chocolate & wine are always a great idea! Special tastings and pairings featuring our chocolate wine Entwin'd. Show your taste buds how much you love them by pairing chocolate and wine. Flights of chocolate and wine will be available for purchase. See [adamscountywinery.com](http://adamscountywinery.com) for more info.

**February 27th** Cumberland Valley School of Music's 20th Annual Dinner Dance & Auction -Orchard Restaurant. HAVANA NIGHTS featuring a 3-course dinner and the Kenny i Band. See [cvsmusic.org](http://cvsmusic.org) for more information.

**March 11-13 & 18-20th** -The Chambersburg Community Theatre presents *Arsenic and Old Lace*. Visit [cctonline.org](http://cctonline.org) for tickets and information.



 47% of Americans with dogs plan to gift their four-legged friend a treat for Valentine's Day.

### Franklin County, PA - December 2015 Statistics

Average Sold Price: \$ 176,707 vs \$ 166,293  
the year before

Average Days on Market: 136 vs 137 the year before

Average List Price for Solds: \$ 187,042 vs \$ 165,435  
the year before

### A "HOME SWEET HOME" STORY

"Jackie helped us sell our home and search for and buy another. Although there were bumps in the road, Jackie and Christy helped us through each one. Some of those bumps in the road seemed massive, but they went above and beyond to get us through it smoothly. The Berkstresser team knows their stuff, and the crazy things we came up against that they hadn't seen before, they found out for us. They even went the extra mile, staying on top of our buyers' agent & bank, and arranging an inspection that shouldn't have been their problem, when it became necessary, to get the deal done in as timely a manner as possible. Ultimately, they got our home sold and found the perfect new home for us at just the right time. We feel that we will be in our new home for a long time, but if we do ever need to buy and sell again, we will call Jackie, Wayne, and Christy to help us through the process."

(Taken from a W&J client review at Zillow.com)



### Wayne & Jackie Berkstresser

Wayne Direct  
717-709-7241



Jackie Direct:  
717-709-7240

Call on Wayne & Jackie... We Can Help You Find  
"The" House to Fall in Love With!!

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