



HOMEOWNER TIP OF THE MONTH

Could your kitchen use a facelift? According to *Remodeling* magazine's latest *Cost vs Value Report* the average minor kitchen remodel costs \$21,695. And considering the amount of time people spend in their kitchens, it could be well worth the investment; Homeowners typically recoup about 79% of the cost, according to the report. If you're hiring contractors to do the work, make sure you do your research. Estimate how much the down payment will be (usually about a 1/4 of the total project cost) and be sure to discuss a schedule for payments. Walk through & make a list of what (if anything) in the kitchen won't be replaced during the-



Before & After



remodel. Keep in mind that you can save thousands if your remodel allows you to keep existing wiring & plumbing in place. Still, unexpected costs do pop up, so experts recommend keeping about 20% more cash on hand to cover unforeseen cost overruns. When it comes to the details, costs can certainly add up. But there are ways to get the luxe look for less. Kitchen counter materials range in price, from a top-of-the-line expensive granite surface to a wallet-friendly durable quartz countertop that has the look and feel of granite. Refacing cabinets, painting them or just replacing the knobs for a fresh look might be a more viable option than replacing the entire set.

WAYNE & JACKIE'S MONTHLY REAL ESTATE UPDATE



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FEATURED PROPERTY OF THE MONTH

**Franklin County, PA
January 2015 Statistics**

Average Sold Price:
\$149,944 vs \$178,048 the year before

Average Days on Market:
150 vs 118 the year before

Average List Price for Solds:
\$157,531 vs \$195,459 the year before



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Spring Into a New Home...Call W&J Today!

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