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FALL 2016

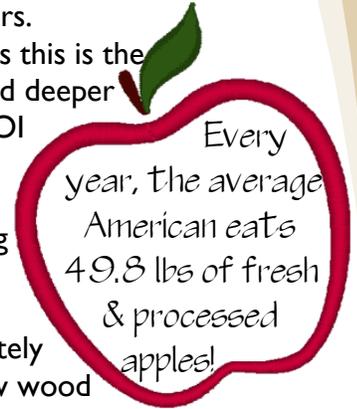
FALL TUNE-UP CHECKLIST

INDOOR TASKS

- When you turn clocks back, change the batteries in smoke & carbon monoxide detectors
- Install weather-stripping where needed around windows
- Have the furnace professionally inspected
- If needed, set traps for rodents
- Dust blinds & vacuum curtains
- Clean kitchen & bathroom cabinets and throw away outdated food, medicine and cosmetics
  - Change or clean furnace filters.
  - Clean kitchen appliances inside and out, including refrigerator coils
  - Maintain clean drains by adding one-half cup of baking soda followed by one-half cup white vinegar. After 10 minutes, flush with boiling water.

**TREND report** A saavy homeowner knows that renovation without an eye on return on investment isn't a smart move. So stick with remodeling projects that will really increase the value of your home. Here's the 5 top home-design trends.

- 1) An open floorplan— 46% of today's buyers, regardless of generation, want an open floorplan, according to Trulia. You don't have to add space to get the open concept going though, Call a contractor to see how your existing floorplan can be opened up.
- 2) Update the bathroom. The National Association of home builders says this is the most popular trend, and the ROI is up to 58%. Strong design trends include a walk in shower & bigger tiles on walls & floors.
- 3) More purposeful kitchen storage. The NAHB says this is the 2nd most popular renovation project. Think more and deeper drawers, adding a kitchen island, and pantries. The ROI is about 67%
- 4) Specialize a room or area. Entryways are transformed into mud rooms and basements are being converted into man caves & playrooms. Even a sunny niche can be turned into a useful reading nook.
- 5) Embrace hardwood flooring. Home buyers definitely want hardwoods & they'll pay for it. The ROI for new wood flooring is more than 90% and it's 100% for refinishing existing wood floors.



FEATURED HOMES



**SUPER LOCATION...GREENE TWP!**  
 Wonderful 3 car garage and hilltop views! Enjoy large covered rear porch Great floorplan! Open kitchen/family area, granite counters. Master suite w/tub, sep shower, & walk in closet. Finished rec room in basement w/gas fireplace. Control4 system wired throughout house & porch for \$257,500 FL9572965



**ONE FLOOR LIVING!** All Brick, end unit townhouse! 2 bedrooms, 2 baths. Nice, rear sunroom overlooks creek/pastoral setting!! Kitchen w/island and lots of cabinetry! All appliances stay! Full basement w/finished 13x26 family room or bedroom!!! Low maintenance, north end convenience! Nice condition!! \$159,900 FL9754383 Call Wayne!



**BEAUTIFUL CHARM W/SUNROOM & LARGE FAMILY RM TO ENJOY!** Lot of natural light, 3 bedrooms and bath +upstairs loft. Open kitchen. Wood & laminate flooring. Borough utilities & central air to boot! Oversized, detached 26x30 garage. VA, USDA, or FHA okay! Excellent condition!! \$149,900 FL9694191



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# 2016 FALL WALKING PARTIES SCHEDULE



**\*\*A detailed walking map/route will be provided at each walk\*\***

The walks are FREE and open to everyone. Wear good walking shoes and bring a bottle of water! Walks are held rain or shine (except for thunderstorms and severe weather).

Please check the [Community Walking Parties FACEBOOK GROUP](#) for cancellation.

## Tuesday Evenings, September 13, 2016 to October 18, 2016

Come anytime between 5:30 pm to 6:30 pm to register and then take off with your family and friends for a fun, friendly enjoyable walk.

**FREE PEDOMETERS TO THE FIRST 60 WALKERS.**

**ATTEND ALL 6 WALKS AND BE ENTERED IN A DRAWING FOR A FITBIT ZIP.**

**September 13 The Sunflower Stroll:** This is a beautiful Franklin County gem you don't want to miss out on thousands of sunflowers! Registration and Parking is located along the farm lane at 1470 New Franklin Road. Bring your camera for this one! 2 routes are planned. **Adventure Route:** (approximately 1.5 miles, field walk/rugged terrain – no strollers or dogs). **Leisure Route:** (approximately .5 mile walk alongside the field on a stone farm lane mostly flat with a slight incline).

**September 20 Wilson Horse Farm:** Meet at the Ice Cream Station on Route 30 (105 Lincoln Way West). Plenty of parking is available in the lot along the Rail Trail. Enjoy a fun walk through Wilson College Campus, experiencing the one-of-a-kind Stickworks Sculpture and Wilson Horse Farm. Be sure to bring your cameras and kids!!! Great photo opportunities. (approximately 2 miles, mostly sidewalk and paved trail, relatively flat).

**September 27 Norlo Park:** Join us for a fun evening walk through Norlo Park! Enjoy the view across the fields and walking next to the trains and a historic barn. Bring your family and dogs to enjoy the playground and dog park after your walk. (approximately 2 miles, paved trail, relatively flat). Meet at parking lot by the tennis courts off of Route 30.

**October 4 Memorial Park:** The park is lined with mature trees, making for lots of shady spaces. Come get some exercise on the 3/4 mile pathway throughout the park and let's walk it twice to make sure we don't miss any sights. (approximately 1 1/2 miles, asphalt). Meet at tennis courts for parking. **NO DOGS ALLOWED.**

**October 11 Historic Fort Loudon:** Come explore early American history at a frontier fort of 1756, located in the western part of Franklin County. 13 miles west of Chambersburg off Route 30 at 1720 North Brooklyn Road. Enjoy a scenic and peaceful walk through the woods. (approximately 1.5 miles, dirt and grass pathway, mostly flat).

**October 18 Renfrew Park Walking Trails:** These walking trails are located behind Renfrew Museum in Waynesboro off East Main Street. The paths cut through cornfields and wind alongside tree covered streams. Both wide and narrow paths outline one to two miles around the Renfrew scenic property. Check out [renfrewmuseum.org](http://renfrewmuseum.org).

Dogs on leashes are welcome except where noted above (must clean up after), and "good doggies" will receive a healthy treat. For more information, call (717) 263-5060, ext. 232 and check out our [FACEBOOK group](#), "Community Walking Parties."

Kiwanis Rose Day Sale Thursday, Nov 3rd  
Pick up at Plasterer's Florist

Accepting Orders through October 29th  
**\$18.00 Per Dozen**

Call 709-7245 or  
order online at  
[chambersburgkiwanis.org!](http://chambersburgkiwanis.org)



Thanks for your support! All profits go to  
Kiwanis projects, primarily benefiting young  
people in our community.

## **Menno Haven 5K Fun Run/Walk for Alzheimer's Saturday, November 5, 2016**

Registration: Begins at 7:30 AM Northgate at  
Menno Haven, 1500 Northgate Drive.

1mile Kids Fun Run Start: 8:30 AM 5K Race Start:  
9:00 AM (event held Rain or Shine)  
1mile Kids Fun Run Cost: \$10 before 10/14/16  
and \$15 after 10/14/16.

5K Race Cost: \$20 received before 10/14/16 and  
\$25 received after 10/14/16.

Now in the 8th year, Menno Haven is pleased to  
be part of such an outstanding campaign to raise  
awareness about this debilitating disease. Last  
year, more than 200 participants ran the race in  
the 7th Annual 5k Fun Run/Walk for Alzheimer's.  
Congratulations to all runners for completing the  
course and for raising awareness for a wonderful  
cause.

Register online: <http://mennohaven.org/5k/>

### Franklin County, PA - July 2016 Statistics

Average Sold Price: \$181,168 vs \$177,771  
the year before

Average Days on Market: 99 vs 138 the year before

Average List Price for Solds: \$188,975 vs \$183,519  
the year before

### Review Posted On [www.zillow.com/profile/wberk/](http://www.zillow.com/profile/wberk/)

"My husband and I enjoyed working with Wayne throughout the process of selling our house and buying another one. He was very responsive to our specific needs and requests. When we bought our house there was multiple offers on the property and we were a little nervous that we may not get the house that we loved. Wayne used his expertise in the field to ensure that it would be our home and we became the happy buyers of the house! Even though this can be a stressful time to sell a house and then turn right around a buy a house, Wayne made the process fun along the way. My husband and I would highly recommend Wayne for any of your realty needs"  
(Client moved from Fayetteville PA to Hagerstown MD)



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

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