

your home

JULY/AUG 2018

Tips and trends for homeowners, buyers and sellers



KITCHEN CONFIDENTIAL

Each year brings about new home design trends, and one of the most popular rooms to study is the kitchen. Looking at trend studies can provide inspiration for homeowners considering updating or remodeling their kitchens, so check out these findings from the latest Houzz report:

→ Organization and de-cluttering are top priorities.

Seventy-five percent of homeowners want clutter-free countertops, and 63 percent said adequate storage was the most important feature in a kitchen. Custom storage options have become popular, especially pullout waste and recycling bins, utensil and dish organizers, and wine/bar cabinets.

→ Countertops are getting a new look.

Countertops are the most commonly upgraded feature in the kitchen (94 percent), as well as the one homeowners are most willing to splurge on. Engineered quartz has also gained popularity over granite.

→ Open layouts are in.

Half of renovating homeowners open their kitchen to other interior spaces, with a completely open

transition or double doors being the most common. One in 5 homeowners made their kitchen more open to the outdoors, usually by installing exterior doors.

→ Design is transitional.

Iconic styles such as modern and traditional are falling out of favor as homeowners lean toward transitional, contemporary and farmhouse styles. And they are choosing shaker-style and flat-panel cabinets over raised-panel.

→ But what about color?

White is a predominant color chosen for cabinets, countertops, walls and backsplashes, while wood is the top choice for floors. Natural wood continues to be most popular, but is on the decline as homeowners are choosing engineered wood or laminate flooring.

DOG DAY DEALS

According to Realtor.com, summer is the most popular time of the year to buy and sell a home. While you might think that waiting until the market cools down before starting your home search is the better choice, there are some distinct advantages to buying during housing's hottest season.

Inventory is broader. Because summer is the busy season, there are more options to choose from, which is especially good for buyers looking for specific aspects in a home. Plus, knowing there are more homes out there gives you leverage during price negotiations and peace of mind if your bid is rejected.

Buying and selling may be easier. If you need to sell your home before you can buy another, it will likely be easier during the summer because houses are selling more quickly and at potentially better prices.

School is out. This could be an advantage for buyers with children because their schedules will be more flexible. Kids can more easily attend showings, and there will be less disruption to their lives during moving time. Sellers with children may want to cement a deal before school starts again, which can also be an advantage for buyers.

You may get to see more of the neighborhood. Nicer weather will likely draw out the neighbors and their children, allowing you to get a better idea of the level of noise or activity in the community. Trees and flowers are also in bloom, so you can see what your prospective yard truly looks like.



BROUGHT TO YOU BY YOUR AGENT, A CERTIFIED RESIDENTIAL SPECIALIST



Broker • ABR
CRS • GRI



Exploding with Possibilities

Diane Thompson

WWW.DIANETHOMPSON.COM

diane@dynamiterealtor.com

512-657-5228 M
888-370-5228 F

DYNAMITE
PROPERTIES, INC.



your home

Tips and trends for homeowners, buyers and sellers



forgotten chores

➤ A lot of work goes into owning a home, and while you're busy maintaining the obvious, you may be missing smaller, hidden tasks that could lead to damage or health and safety hazards if left unattended. Here are several to consider:

- ➊ **Test for water leaks.** Water leaks not only waste water, but can also increase your water bill and cause serious damage inside walls or other hard-to-see places. The easiest way to check for leaks is to take a reading of the water meter, avoid using your water for a few hours and then take another reading. If it changes, then you have a leak.
- ➋ **Seal stone countertops.** Natural stone countertops are porous and absorb liquids, bacteria and stains, leading to irreversible damage. To seal countertops, clean them with a

stone-safe cleaner or soap and water, then let them dry. Then apply the sealer, wait 15 minutes and wipe off any excess.

- ➌ **Clean dryer ducts.** Lint, dirt and other residue can build up on the dryer screen, inside the lint trap, and around the machine and vents. Buildup blocks airflow, leading to less efficient drying or fires. Wash the lint screen with soap and water, use a long brush to clear out the lint trap, and vacuum out the tube and any stray lint.
- ➍ **Reseal tile grout.** Most grout is a mixture of sand and cement, which can absorb liquids, bacteria and stains. Before sealing, scrub the grout and tiles to remove dirt and particles. Then apply sealant and wipe off the excess. Wait 15 minutes, apply a second coat and remove the excess. Grout is successfully sealed when water beads on top.

Buying or selling a home can seem like an overwhelming task. But the right REALTOR® can make the process easier—and more profitable.

A Certified Residential Specialist (CRS), with years of experience and success, will help you make smart decisions in a fast-paced, complex and competitive marketplace.

To earn the CRS Designation, REALTORS® must demonstrate outstanding professional achievements—including high-volume sales—and pursue advanced training in areas such as finance, marketing and technology. They must also maintain membership in the National Association of REALTORS® and abide by its Code of Ethics.

Work with a REALTOR® who belongs in the top 3 percent in the nation. Contact a CRS today.

SAY YES TO CRS

