

ENHANCING YOUR HOME

By Jonathan Fitzgerald

Spring is around the corner and many of us begin to think, "What should I do to improve my place?" Many will start to plant new flowers, some will resod the lawn, others will begin to fix areas of the home that have been neglected for the last few months. The question is: what are the right things to do to give the most "bang for the buck" and how to do them so that it does not take all spring to complete them?

The first step is always to stand back and look at the whole picture. Try to imagine the end result. For many this is tough, so going to sites like Pinterest and Houzz can spark that creativity and help you see what your home can look like with a little or a lot of tweaking. The next step is to take a photo of the project area; if you can print it out or enlarge it on your computer or tablet, you can begin to see areas where you want to focus. I personally like to print it and then draw or cut out and place the items that I want on the page to help envision the finished project.

A few key rules to remember when enhancing your home and other areas: Uniformity always looks better than "hodge podge," so pick seven to 10 or more of the same plant and put them together rather than one each of 10 different types of plants. Rows and varying heights are also attractive to the eye and enhance the landscape. A fresh coat of paint is the cheapest and best way to make anything look amazing! Remember to do the prep before the painting, i.e. scraping, caulking, replacing rotten wood, etc. and you will be surprised at the difference!!!

Lastly, take on one project at a time and see it through to finish. When you start a project, lay out what you need, and a timeline to complete it. You will be thankful to see it finished and your neighbors will praise you!!!!

Have fun and call me at 407-718-5701 or email me at realfitz@gmail.com for ideas or if you get stuck.

REAL ESTATE REPORT

These are the recent listings and sales for Lake Eola Heights during the period of October 1 through December 31, 2014, as shown in the multiple listing service.

| Active Listings | Bed/Bath | Sq. Ft. | List Price |
|---------------------|----------|---------|------------|
| 809 E Livingston #3 | 2/1 | 815 | 119,000 |
| 607 E Harwood | 2/2 | 1,424 | 264,000 |
| 405 Ruth #30 | 3/2/1 | 1,860 | 365,000 |
| 202 E Concord | 6/5 | 3,320 | 389,900 |
| 1010 E Livingston | 3/2 | 1,937 | 449,900 |
| 422 Hillcrest | 6/3 | 2,486 | 489,000 |
| 631 Hillcrest | 4/2/1 | 2,691 | 539,000 |
| 615 E Concord | 5/4 | 2,984 | 599,900 |
| 1000 E Harwood | 4/3 | 3,200 | 695,000 |
| 615 E Harwood | 5/3/1 | 3,153 | 699,000 |
| 300 E Harwood | 5/5 | 4,317 | 750,000 |
| 307 E Harwood | 5/5/1 | 3,961 | 999,000 |

Pending Sales

| | | | |
|-------------------|-----|-------|---------|
| 611 Hillcrest #10 | 3/3 | 1,550 | 196,300 |
| 809 E Amelia | 2/2 | 1,718 | 424,900 |
| 421 E Concord | 4/2 | 2,350 | 425,000 |

| Residential Sales | Bed/Bath | Sq. Ft. | List price | Sold price |
|-------------------|----------|---------|------------|------------|
| 719 Mt Vernon #6 | 2/1 | 812 | 130,000 | 125,000 |
| 613 Hillcrest #2 | 3/3 | 1,550 | 154,900 | 140,000 |
| 432 Highland | 3/1 | 2,331 | 189,900 | 189,900 |
| 405 Ruth #30 | 3/2/1 | 1,860 | 284,997 | 263,000 |
| 212 E Concord | 4/2 | 1,974 | 334,900 | 307,125 |
| 719 E Livingston | 3/2 | 1,917 | 365,000 | 330,000 |
| 820 E Livingston | 2/2/1 | 1,758 | 339,900 | 337,000 |
| 627 N Hyer | 6/4 | 3,202 | 429,000 | 384,500 |
| 632 E Amelia | 4/4/1 | 2,921 | 599,900 | 590,000 |
| 532 Broadway | 4/4 | 2,604 | 650,000 | 610,000 |

Average days on market: 84.

Sale price was an average of 94% of list price.

We are available to answer any questions you may have regarding this report.

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