

BRAUN STATION WEST REAL ESTATE UPDATE

by Jack "Top" Anderson, REALTOR

Hello Braun Station Family,

Well, I don't know about you all, but I am very glad winter is over and warm weather is on its way! With the onset of spring most of us tend to think of the appearance of our homes. In a nutshell, our home's "Curb Appeal." My wife and I truly enjoy driving around Braun Station and viewing the creativity exhibited in our neighbors' yards. Every once in a while, a yard's design will jump out at us and we will incorporate the look into our own yard. For instance, our neighbor's beautiful brick wall flowerbox inspired me to create a long-promised flowerbox for my wife. I'm proud to say after two long weeks of: hard work; truckloads of bricks, dirt, mulch and plants; blisters; and yes, money spent; our front yard was transformed into a "thing of beauty." (Well, that's what the neighbors tell me anyway.)

Some of you would ask, "But Jack, why bother?" My answer is simple: property value, pride of ownership, and personal enjoyment. A home's first impression begins at the curb. Homes and yards that are well maintained tend to attract more potential buyers. Here are a few simple steps to obtain optimal selling results: maximize curb appeal with yard beautification and house maintenance; reduce clutter both inside and outside; rid your home of offensive pet, smoke, cooking, etc. odors; take care of noticeable repairs to walls, fences, leaky faucets, etc.; highlight the home's best features (look for ideas in magazines and furniture stores) and ask for the opinion of a professional Realtor or decorator. It's all about your home looking its best. First impressions are lasting impressions, so make the best impression possible. Let your home shine like your smile when you take pride in a job well done.

Like many of you this winter, I did not tend the lawn regularly and forgot to cover the plants one frozen night. Now I have weeds, dormant grass and a few dead plants to contend with. But you know what? Spring is here and it's time to seek inspiration from my neighbors. So, what are you planning and planting this spring?

I hope you enjoy being part of the Braun Station West Family as much as I do. In my opinion there is no better place to live than Braun Station. Last year was an excellent year for buying and/or selling Real Estate and 2007 is projected to be just as exciting. So let's plan, plant, prune and continue to produce "Pride in our Community" and profits in the process.

For free professional advice on Real Estate issues, please contact me, Jack Anderson, at 210-326-6284 or janderson12@satx.rr.com.

Active Listings

Street Name	List Price	Sq. Ft.	DOM	\$ Sq.Ft.
Pottesgrove	\$135,500	1,591	122	\$85.17
Rolling Stone	\$148,000	2,113	5	\$70.04
Pertshire	\$149,000	1,980	95	\$75.25
Beowulf	\$157,900	1,829	39	\$86.33
Pottesgrove	\$170,000	2,093	5	\$81.22
Sturbridge	\$199,000	2,568	44	\$77.49
Hetton Hts.	\$252,850	3,002	37	\$84.23
Drayton Hts.	\$254,950	2,755	57	\$92.54
Cheviot Hts.	\$299,500	3,026	18	\$98.98
Seaton Hts.	\$332,900	3,731	16	\$89.23
Boutry Hts.	\$346,000	3,427	43	\$100.96



Properties Sold

Street Name	List Price	Sale Price	Sq. Ft.	DOM	\$ Sq.Ft.
Letcombe	\$134,000	\$132,000	1,740	116	\$75.86
Crooked Road	\$130,000	\$134,000	1,430	4	\$93.71
Pendragon	\$134,000	\$135,000		88	
Wickersham	\$159,000	\$149,100	1,805	5	\$82.60
Hoke Drive	\$159,950	\$159,950	1,951	13	\$81.98
Wrexham Hts.	\$239,500	\$232,000	2,299	32	\$100.91