



Suzanne Pelkey

REALTOR, CRS

01512847

Coldwell Banker Realty

8305 Prunedale North Road, #117

SALINAS, CA 93907

Phone: 831-206-3359

Fax: 831-626-2220

suzanne.pelkey@cbnrcal.com

Increase the Value of Your Home With These 5 Steps

by homewarranty.com

Even if you are not putting your home on the market this year, it's important to build equity and increase the value of your home. Here are ways for you to increase the value of your home in 5 steps.

1. Check Your Curb Appeal - Just like the old saying goes, "you only have one chance to make a first impression." This is true for your home. How does it look from the street? Use a critical eye as you view your house. Is your landscaping maintained? There are several ways to increase the value of your home by improving your landscaping.

- Plant colorful flowers in your yard or in pots.
- Add low-voltage landscape lighting
- Paint your front door a different color
- Edge your sidewalk
- Trim overgrown bushes and trees

2. Easy to Maintain - Most home buyers are not interested in making major repairs right away. Here are a few suggestions to convince buyers your home is easy to maintain:

- Replace old carpeting with hardwood or laminate flooring
- Replace old wood siding with a more durable vinyl siding
- Replace the roof if necessary
- Replace outdated furnace or water heater

3. Energy Efficiency - According to a National Association of Home Builder survey, energy efficiency upgrades can increase your home's value. A survey found that if a home shows reduced energy costs of \$1,000 annually, the average home buyer will be willing to pay

an additional \$8,728. Here are a few ways to upgrade your home's energy efficiency:

- Add insulation to attics, crawlspaces, and basement
- Replace your roof with a "cool roof" with reflective properties designed to absorb less heat during the summer months
- Upgrade old windows with energy-efficient, insulated windows
- Although pricey, replacing your home's HVAC system with a new energy-efficient model provides homeowners their biggest return on investment.

4. Bigger is Sometimes Better - According to OpenDoor.com, when estimating your home's market value, size is an important element to consider - since a bigger home can positively impact its valuation. Suggestions for increasing your home's usable space include:

- Adding a room
- Finishing a basement or adding a basement
- Building a deck

5. Smart Features Sell - We are not talking high-tech here. Homebuyers are interested in simple, functioning, modern safety features like:

- Smart thermostats
- Fire detectors
- Carbon monoxide detectors
- Security cameras
- Exterior lighting

Remember, even if you're staying put this year, there are ways to keep your property in high demand so it can maintain the value it deserves.

June Calendar

June 14 - Flag Day

June 20 - Father's Day

June 20 - Summer Begins

June 17 is National Eat Your Vegetables Day

Homeowner Tip:



Mosquito Prevention 101

Prevent annoying mosquitoes from gathering at your gatherings. Mosquitoes can be found in concentrated numbers around any water source - this means the smallest of puddles. Since mosquitoes breed in standing water, be sure to regularly eliminate the sources, such as flower pots, or empty buckets. Burning citronella candles nearby outdoors will help keep these pests at arm's length.

Celebrate Father's Day with a Break From the Routine

Celebrate the father figures in your life this Father's Day with some activities that are outside his ordinary routine.

Picnic or Grill Outdoors - Make a mess outside by getting your family together for a picnic or a barbecue. If there are young children involved, assign them a special task for preparing the meal that's appropriate for their age and abilities. Children will enjoy making Father's Day special with food preparation and planning.

Build Something Together - Does your dad enjoy building things? There are many projects that dads and kids can work on together for one day or for years. Build a birdhouse that will attract different types of birds each morning. Build a garden or an outdoor

flower box. Projects like these will bring enjoyment and good memories for many years to come.

Take a Hike - June is a great time to go for a family walk, visit a forest preserve, or a state park. Other great options include fishing, hiking, visiting the local farmer's market, or heading to a local beach, or lake.

Bowl a Strike! - Bowling is the perfect family activity. Some bowling alleys even offer Father's Day specials and discounts.

Movie Night - Make some popcorn and stock up on treats your dad will enjoy while he watches an old favorite, or new release he has been waiting to see. Tonight, let him choose, and enjoy your dad enjoying a movie!



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June 17 is National Eat Your Vegetables Day - You're Welcome!

Marinated Vegetable Salad is a healthy, make-ahead salad recipe highlighting crunchy summer vegetables.

Ingredients

2 cups cauliflower florets
2 cups cherry or grape tomatoes
2 cups chopped carrots
1 cucumber, seeded then chopped
1 bell pepper (any color,) seeded then chopped

For the Vinaigrette:

1/2 cup extra virgin olive oil
1/2 cup red wine vinegar
2 Tablespoons minced shallots
4 teaspoons Dijon mustard

2 teaspoons Italian seasoning
2 cloves garlic, pressed or minced
salt and pepper

Directions

1. For the Vinaigrette: add ingredients to a jar with a tight-fitting lid or bowl then shake or whisk to combine. Taste then add more salt, pepper, and/or oil if necessary (this dressing is very tart so add more oil if it's too tart for your tastes.)

2. Add vegetables to a very large bowl then dress with 3/4 of the vinaigrette. Toss then refrigerate for 4 hours or up to overnight. Toss with remaining vinaigrette and season with salt and pepper to taste just before serving.



Photo & recipe courtesy of IowaGirlEats.com