



Welcome HOME GUIDE



YOUR COMPLETE GUIDE TO AREA REAL ESTATE • SUNDAY, SEPTEMBER 13, 2009 • PUBLISHED BY THE HERALD DEMOCRAT

FEATURED HOME OF THE MONTH

3116 Redbud, Sherman "Ageless Beauty"

This stunning 4 bedroom, 2.1 bath home is situated in a prime area. The perfect blend of comfortable living, choice location, and affordable price. Privacy fence, covered patio, formal dining and breakfast area. Don't let this opportunity pass you by. Priced at \$174,900
Sher Den Realty
903-868-1511



Top Interior Improvements to Get Your Home Sold

Real estate industry experts say there may be a light at the end of the tunnel with respect to home sales. Declines in home sales over the last year have led to a number of foreclosures and homes on the market. First-time buyers are finding they can finally get the house of their dreams -- for an affordable price. That means there are individuals out there looking for homes right now.

As a homeowner, if you are thinking about putting your home on the market in the months to come, certain improvements can help it to stand out in a sea of competi-

tion. Some improvements will be necessary (to meet home inspection), while others can attract the eye of potential buyers. Here's a listing of the top improvements that also generate a good return on investment.

***Paint:** Your style may not be everyone else's style. Therefore, think light and bright for wall colors and other accents, such as bathroom tiles and kitchen flooring. Neutral colors are the key to attracting the most buyers.

***De-clutter:** Buyers are buying your home, not the personal belongings that may be in it. To help them envision their own

furniture and accessories in the space, remove as many personal effects as possible. Also, thin out furniture if it is overwhelming in rooms. Now is a good time to invest in a storage unit to house the removed items until you move into your new home.

*** Kitchens and Baths:** It's no secret that kitchens and baths often sell homes, and offer an 80 to 90 percent return on investment. An updated kitchen and bath with neutral colors, clean tiles and grout, new fixtures, and perhaps new countertops or vanity surfaces can go a long way toward getting a home sold. However, be sure not to over-

improve these spaces, otherwise it could be wasted money. Visit comparable properties to ensure that the renovations you make are on par with the neighborhood.

*** Repairs:** Make any repairs necessary to improve the aesthetic appeal of the home. For example, peeling paint or spots on a ceiling may be indicative of a water problem and could be a red flag to buyers. Be sure to replace any cracked tile, damaged floor surfaces, trim or molding, cracked or damaged stairs, rotted wood, or any other repair that is within the realm of your capabilities. Larger

repairs that you may or may not be willing to embark upon can be remedied by pricing the home accordingly and stating that they're the responsibility of the buyer.

In addition to the modifications mentioned, here are some more improvements -- both inside and outside of the home -- that can get your home sold faster:

- * add a bathroom
- * install central heating/cooling
- * add a deck
- * replace windows
- * add a room
- * finish a basement or garage space.

OPEN HOUSES

SHERMAN



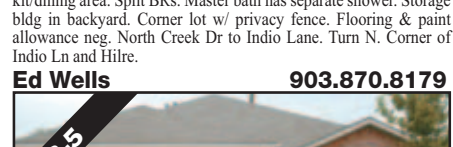
4317 Falcon Dr., Sherman \$109,900
3/2 Great Buy in Great Area! Many updates. Nice sized backyard. Private master suite. Clean as a pin. Open floor plan. FM 1417 W on Quail Run, S on Swan Ridge, L on Falcon.
Ken Taylor 903.815.5073



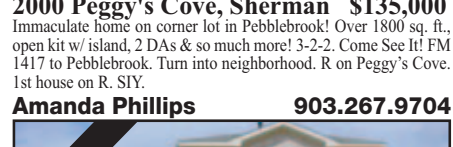
4210 Cardinal Dr., Sherman \$114,500
Wonderfully clean open floor plan. 3/2+2, great kitchen. Wonderful neighbors. Community pool. FM 1417 to Country Ridge Estates to Cardinal.
Ron Vardeman 903.327.5004



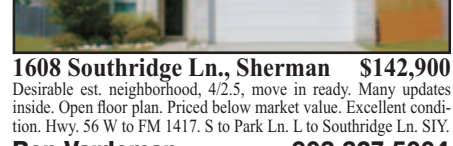
4916 Indio Lane, Sherman \$129,500
PRICE REDUCED! Nice 3 BR, 2 BA brick home in one of Sherman's most popular neighborhoods. Lg LR w/ built-ins. Roomy kitchen/dining area. Split BRs. Master bath has separate shower. Storage bldg in backyard. Corner lot w/ privacy fence. Flooring & paint allowance neg. North Creek Dr to Indio Lane. Turn N. Corner of Indio Ln and Hiltre.
Ed Wells 903.870.8179



2000 Peggy's Cove, Sherman \$135,000
Immaculate home on corner lot in Pebblebrook! Over 1800 sq. ft., open kit w/ island, 2 DAs & so much more! 3-2-2. Come See It! FM 1417 to Pebblebrook. Turn into neighborhood. R on Peggy's Cove. 1st house on R. SIY.
Amanda Phillips 903.267.9704



1608 Southridge Ln., Sherman \$142,900
Desirable est. neighborhood, 4/2.5, move in ready. Many updates inside. Open floor plan. Priced below market value. Excellent condition. Hwy. 56 W to FM 1417. S to Park Ln. L to Southridge Ln. SIY.
Ron Vardeman 903.327.5004



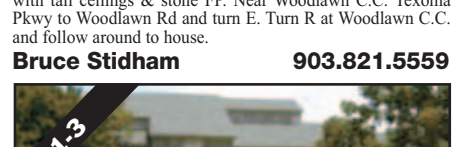
2004 Bois D'Arc, Sherman \$155,500
Great family home in Turtle Creek on corner lot. Elegant 3-2-2, 1890 sq. ft. formal dining, office, wood floors, wood deck, hot tub, arbor and more. Many updates. R on Taylor, R on Bois D Arc.
Misty Page 903.271.0694



1713 Pebblebrook, Sherman \$178,000
Beautifully maintained home on corner lot. Backyard oasis w/ heated pool/spa, awnings, patios, outdoor speakers. Half bath w/ easy access to pool. N on FM 1417, E on Park (Pebblebrook Estates). L on Pebblebrook Lane.
Jamie Tonubbee 903.209.8440



4855 Woodlawn, Sherman \$192,500
Very nice 3-2 brick home on 2.5 ac outside city limits. Lg LR with tall ceilings & stone FP. Near Woodlawn C.C. Texoma Pkwy to Woodlawn Rd and turn E. Turn R at Woodlawn C.C. and follow around to house.
Bruce Stidham 903.821.5559



536 Carriage Estates, Sherman \$236,900
You will want to see this one! Spacious family home in Carriage Estates. Closing cost assistance. Ask for details. Lamberth Rd W to Carriage Estates.
Robin Phillips 903.814.7273



720 DeLeon St., Denison \$111,000
Cozy retreat on park-like lot. WBFP, vaulted ceilings, patio and deck across back. Atchd 2 car garage & detached 1 car garage/shop. W on Crawford from Hwy. 75. R on Coronado. R on DeLeon.
Peggy Henderson 903.814.2404



103 S. French, Denison \$115,000
Edge of country setting in town! 3-1, hardwood floors, lg kit, formal dining, wood deck, sprinkler system, fully insulated attic storage, privacy fence, low traffic, updated. 2 blocks N of Crawford St.
Doug Hoover 903.821.5445



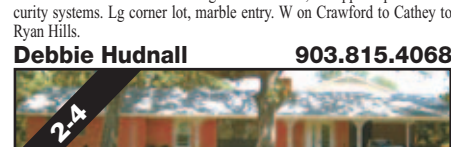
1217 Amsden Circle, Denison \$142,000
Why Build? Custom 3-2-2 energy efficient home on cul-de-sac. Nice landscaping, privacy fence, insulated garage. Texoma Pkwy (Hwy. 91N), turn E on unnamed road across from Trailblazers. L on Railroad Blvd. R on Amsden Circle.
Jennifer McCarthy 903.815.6867



2909 Village Circle, Denison \$199,000
4-3-2, 2534 sq. ft. Wall of windows overlooks wood deck. Gas log FP, granite countertops, SS appls. Open kit, living, & bkft area. 4th BR could be office. From Hwy. 75, E on Crawford. S on Lillis Ln. E on Village Circle.
Regina Crites 903.814.1400



1900 Lucas Court, Denison \$259,900
Just like country living! 2450 sq. ft. of quality construction, 4/2+2, Butternut home. Gourmet kit w/ granite counters, SS appls. Sprinkler/security systems. Lg corner lot, marble entry. W on Crawford to Cathey to Ryan Hills.
Debbie Hudnall 903.815.4068



1111 FM 1310, Denison \$269,000
Outdoorsman's paradise awaits you in this country setting on 3 ac. Enjoy Lake Texoma year round. 2-stall bay garage/shop, barn, 3-3, and much more. Exit Hwy. 91 off Hwy. 75. Turn L toward Denison Dam. L on FM 1310. 2nd house on R.
Susanne Kulbeth 903.327.5441



7484 Preston Rd., Denison \$387,500
This home has it all on 5 acres! Great views from every window. Very secluded. Gourmet kit, solid stone counters, hardwood floors, FP in master. Huge workshop N Hwy. 75, exit Hwy. 84. Go L to FM 406. R on Preston Rd.
Shannon Terry 903.819.6201



206 Magnolia St., Pottsboro \$85,000
3 BR brick house in Pottsboro ISD. All 3 BRs have freshly painted walls; 2 BRs have new carpet. 3rd BR and living area have laminate wood flooring. Hwy 75 to W. FM 120 into Pottsboro. L on Magnolia St. House on R.
Simone Holden 903.814.2416



1014 Fountain Creek, Pottsboro \$309,000
REDUCED OVER 15K! Almost 3000 sq. ft. of pure entertainment in Fountain Creek. 4 BR, 2.5 BA, media room (all equip stays), game room (pool table stays), stained concrete floors, downstairs master w/ fabulous bath. A Must See! FM 120 to Fountain Creek Estates. Follow Fountain Creek around to house. SIY.
Amanda Phillips 903.267.9704



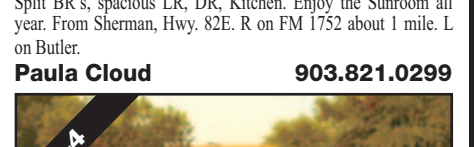
1000 Swanner Dr., Howe \$87,900
Very nice 3/1.5 home. Open kit into brkft area and living. Bonus room for 2nd living or den. Huge backyard with beautiful trees. Great Howe schools. From Sherman, Hwy. 75, W side of town at Howe exit, go W. 1st street turn L. SIY.
Debbie Hudnall 903.815.4068



204 Butler, Savoy \$143,000
IMMACULATE!! Custom built 3/2+2 with HUGE workshop. Split BR's, spacious LR, DR, Kitchen. Enjoy the Sunroom all year. From Sherman, Hwy. 82E. R on FM 1752 about 1 mile. L on Butler.
Paula Cloud 903.821.0299



1266 S. Waco, Van Alstyne \$165,000
4 BR, 3 BA, 3 LAs, 2800+ sq. ft., workshop/barn w/ elec, storage bldg, 2 car garage, RV/boat pkg, lg yard & garden area, plus storm cellar all on .629 ac. Come see this great property today! Hwy 75 to FM 121 (in Van Alstyne), E on FM 121 to Waco St. S on Waco.
Jo Melbourne 903.744.4478



5555 Hwy. 160, Whitewright \$594,000
Spacious 4/3.5/4 brick/stone on 19+ ac. Gated stone entry + 500 ft. custom wrought iron fencing. Beautiful patterned concrete floors. From Sherman: Hwy. 82E, S on Hwy. 69 toward Whitewright. Continue S on Hwy. 160 approx 4.5 miles.
Barbara Wilson 903.870.8629



Virginia Cook, Realtors

Sherman (903-893-8174) • Denison/Lake Texoma (903-465-7131) • www.virginiacook.com

