



I— HAPPY NEW YEAR: WHEN IS BEST TIME TO SEEL MY HOME?

The best 4 best months of the year to sell a home is February, March, April and May.

February may depend on the weather, but annual statistics show sellers can sell their home for more money during the spring . The reason, more buyers are in the market and it is not unusual to have competing bids for a home.

Also, homes looks better in the spring and flowers, trees, and grass are growing , which gives more color and spring fever. You should talk to your Realtor in January to begin the listing process to maximize the profit on your home.



II—STAINLESS STEEL: THE END OF AN ERA?

While the demise of stainless is nowhere in sight, a new generation of materials and designs are challenging the age-old assumptions over appliance aesthetics. Here's a peek at the contenders that are loosening stainless steel's iron grip on the world of kitchen appliances.



Colored Appliances

While 1970s-inspired avocado green may not be back — yet — boldly colored appliances are becoming popular. Hued appliances soften the hard edges of the kitchen environment and introduce a dash of fun-loving personality to a normally utilitarian space. Colored appliances are also the perfect solution for daring or difficult designs. Additionally, swapping out stainless for colored appliances will cut down on regular cleaning. Stainless may be a mainstay of modern design, but it's fingerprint – and scratch-prone construction makes it a problem for busy kitchens.





Retro Appliances

The colors and quirky designs of yesteryear are returning to prominence in a new generation of kitchen appliances. Cool pastels, chrome accents and rounded edges are all the rage in this retooled approach to classic kitchenware. While the hotrod-esque design of these appliances may not work for all homes, it's

a must-have for Americana- or focal point-oriented designs.

Matte Appliances

Brushed metal appliances provide an elegantly understated look. The neutral nature of matte aesthetics is especially effective in homes with floorplans that allow stronger living and dining room design elements to spill into the kitchen. The metallic look of these appliances can resemble stainless from a distance, but their matte finish keeps smudges, fingerprints and scratches at bay, which is perfect for the design- and usability-conscious homeowner.



Black Stainless Appliances

Black stainless is a warmer alternative to the clinical look of classic stainless. The softer aura of black stainless makes it the perfect finishing touch for a variety of kitchen decorating styles, ranging from ultra-modern to traditional. While the sedate aesthetics of these appliances may be a departure from the antiseptic look of earlier metallic appliances, they still retain the durability and sleek looks of stainless.

Additionally, black stainless is resistant to smudges and fingerprints — a major pain point for many stainless owners.

Covered Appliances

Panel-covered appliances create a uniform look unmatched by any other design style or material. A totally unified kitchen aesthetic will give your kitchen an additional touch of personality and bolster the intended mood of your entire space. Covered appliances are particularly effective in open-concept kitchens. Great room designs sometimes pit kitchen appliances against living room furnishings, which can create a clash of style. Panel coverings help appliances flow into furnishing-heavy areas of your home.





III—WHAT TYPE OF ROOFING SHOULD I USE ON MY HOUSE?

Nail Down the Cost of Your Roofing Project

When installing a new roof, the biggest decision you're going to face (aside from choosing a **roofing pro**) is which materials to use. If you're replacing an existing roof, your decision is easy — just match the current materials. But, if you're building a new home, the debate over roofing materials can get a bit more complicated. Before jumping into the pros and cons of each material, consider the size and layout of your roof.

Not surprisingly, the size of your roof will play a large role in determining your overall budget. If you're using a roofer, it's helpful to understand how your pro will measure your roof. While many contractors base their estimates on square footage, roofing pros go by squares (each square is 100 square feet). The more squares, the more your project will cost.

Will it cost more to replace a large roof with a simple layout or a small roof with a complex layout? If your roof is steep and loaded with chimneys and other elaborate features, it's a safe bet that you'll be spending more on your project. The condition of your existing roof and decking (the base on which your roofing rests) is also another potential cost point. If your decking is damaged, any repairs or replacement costs will be added to your budget. While changing the size and shape of your roof is difficult (unless you're starting from scratch), switching out your roofing materials is easy.



Asphalt shingles are inexpensive, durable and available in a number of different colors and styles — making it easy to find the shingles that complement your home. **Average cost of asphalt roofing: \$1,700-\$8,400.**

Composite shingles are becoming an increasingly popular option because of their ability to mimic high-end materials (without the additional expense). Unfortunately, composite alternatives are considerably more expensive than asphalt shingles. **Average cost of composite roofing: \$6,600.**

If you live in a historic home or are looking for an upscale aesthetic, you'll want to consider going with **wood shingles and shakes**. Wood shingles are typically cedar and last about 25 years. **Average cost of wood roofing: \$6,800-\$18,900.**

If you have the budget and want to give your home a truly upscale feel, look no further than **slate roofing**. Fire-retardant, incredibly tough and nearly maintenance-free, slate is one of the most durable roofing materials available. Slate looks great, but the additional weight can take a toll on your home's structural integrity. If you're planning on installing slate, make sure to consult with your roofer about the strength of your framing. **Average cost of slate roofing: \$17,000-\$120,000.**



Metal roofing has it all — durability, energy efficiency, fire resistance and a variety of styles. Metal roofing can be difficult to install because of its wide array of materials. If you're having trouble deciding, it's always a good idea to let your budget decide. **Average cost of metal roofing: \$5,100-\$39,600.**

Last but not least, consider **tile or concrete roofing** for an upscale aesthetic or for Mission or Spanish Colonial style homes. While tile and concrete look great and have a wide variety of styles and colors, expect a heavy price tag to follow. **Average cost of tile or concrete roofing: \$7,650-\$60,000.**

Choosing the right roofing for your home comes down to taste, budget and what works best for your home. While deciding on a roofing material can be intimidating, a quality **roofing pro** will be able to help you make a decision that you and your family will be happy with for years to come.

Merry Christmas to all our Great Clients!!

Larry, Gisele and Agatha



Larry Williams, Realtor ® (248) 917-2323 asklarrywilliams@gmail.com ; LarryWilliamsRealtor.com

4540 DANBI, Hadley Twp 48455 (Metamora)

\$575,000 Purchase - \$4,500/mo Purchase Lease* -

***(Deposit \$30,000 – Rental Rebate: 25% at closing)**



Large price reduction, seller says sell this house, will look at all reasonable offers. Magnificent Builder's own custom built home on 5 acres. Special features make this home one of a kind: 2 master suites, one could be an in-law suite w/ large WIC & custom granite bath. Gourmet kit w/ cherry cabs, huge island, double oven & high end SS Appliances. 5 Bedrooms, 4.2 Baths. Mammoth Great Rm w/ FP off Kit for entertaining. Studio apartment w/ BR, Kit, LR, & Din. Rm. Low Taxes - only \$3300. Wood Boiler + 2 furnaces keeps heating bill extremely low. Lifetime Roof warranty. Pole/horse barn, 4 car gar, plus-huge, heated & workshop. Finished W/O basement. 2 horses allowed. 25% OF LEASE PAYMENTS RETURNED AT CLOSING. \$30,000 NON REFUNDABLE DEPOSIT. NO SEC DEPOSIT. RENT PRICE \$4,500 - MLS# 217043788 & 217081276



Larry Williams, REALTOR®

(248) 917-2323

asklarrywilliams@gmail.com



23552 US -23, Beringer 49759
\$225,000— OR \$1,500*/MO—LAKE FRONT
RENT TO OWN THIS BEAUTIFUL LOG HOME



PURCHASE LEASE: SELLER HELPS YOU BUY HOUSE NOT RENT. 25% RENT REBATE FOR 1ST YR IF PURCHASE LEASE. \$8000 NON REFUNDABLE DEPOSIT. NO SEC DEPOSIT. PURCHASE PRICE \$225,000. SEE MLS #217025628. MAIN REQUIREMENT IS A GOOD JOB/ INCOME. BANKRUPTCY/FORECLOSURE ACCEPTABLE IN MOST CASES. SPECTACULAR LOG HOME W/ CATHEDRAL CEILING IN GR & STONE FP. CUSTOM KIT W/ CEDAR, WOOD FLRS, 2 BRDS and LOFT SLEEPS 6 OR MORE, 1.5 BATH W/ 700 DEEDED ACRES FOR ATVS, HUNTING, BOATING, BEACH, FISHING & WALKING TRAILS. 2 CAR ATT GAR & CEMENTED 5' STORAGE UNDER HOUSE. #MLS 217025625



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