

# July 2017 Newsletter

*Quote of the Month: "Stop being afraid of what could go wrong and think of what could go right"*

**Uncle Sam:** We hope you enjoyed July 4th with a great family celebration: Dave Tumey, a great loan originator with cross country Mortgage, presented the history of this Patriotic Symbol that we thought was very interesting. Enjoy!!

The name is linked to Samuel Wilson of Troy, New York, who supplied provisions to the United States Army during the War of 1812. Wilson stamped the barrels with a 'US' (for United States), but soldiers began referring to the food as 'Uncle Sam's.' A local newspaper picked up the story and, over time, Uncle Sam became a symbol for our country.

## When you sell your home:

Rugs are an essential aspect of successful staging when you have a home with hardwood or tile floors. Think of it as jewelry for your floor! Rugs add texture and color to your decor, pull together a seating area, and absorb noise, which in turn creates a more intimate, comfortable space.



Here are some rules to follow when staging with rugs:

- 1) Neutral and textured rugs work in almost every decor. An off-white shag rug immediately modernizes any space and is always a safe bet. You can find high quality, inexpensive rugs like this at Costco in a variety of neutral colors.
- 2) A bold patterned rug looks amazing when paired with neutral furniture. Just make sure you don't have a lot of other pattern going on in the chairs or accent pieces. Let the rug speak for itself and pull the colors in the rug out with your accessories and solid accent pillows
- 3) When choosing rug size, remember that it always looks best if the front legs of the furniture are anchored on the rug. This often translates to an 8x10 size, but in smaller spaces a 5x7 is sufficient.
- 4) When staging under dining tables, you can go a little smaller than you would if you were actually living in the space and using the table. A 5x7 rug is fine under a 60" table since the chairs will remain stationary in a staged home.

5) Rugs are very versatile in an open concept floor plan. They can be used to define each space (i.e. living vs. dining) but keep the room cohesive with complementary colors. When staging with two rugs in the same room, I like to use one patterned rug and one solid rug, carrying the same accent color through both zones

6) Stained rugs or those in disrepair should never be used in a stage. Yes, high quality rugs can cost thousands of dollars, but if there is a stain or part of the fringed edge is missing, it just doesn't show well. You are better off putting your expensive rug in storage and purchasing a new, cheaper rug while showing your home.

7) Using area rugs is one thing; but runners and bath mats are a different story. I am not a fan of runners with



potential buyers coming in and out of your house – they are just trip hazards and often make the space look cluttered. The same can be said for bath mats. Who wants a bunch of strangers walking on their bath mats anyway? Put them away and only get them out when you use the shower.

Following these simple rules will help you select rugs that will modernize your space and make your photos pop, in turn leading to a successful sale!

This article was given to us by Darla Rowley from “Impact Home Staging Experts”. They can easily be considered Michigan most Experienced Home Staging Company,.

**Finished basements: Yes or No??** In Michigan having a basement is considered almost a must. Trying to sell a house without a basement is very difficult and takes creative marketing. But if you have an updated finished basement it really helps your home sell faster for more money. Following are some tips on how to finish your basement inexpensively to maximize your profits .

### How to Finish Your Basement Right!

Like most things, planning a basement renovation is easier when you have all the right tools at your disposal. Read on to learn about a few tips and tricks you can use to make your project as quick and inexpensive as possible.

#### Tip #1: Find a good contractor.

Finding an experienced contractor can help make the renovation proceed as smoothly as possible. The contractor will be able to help you acquire all the necessary building permits that might be required by your city. This person's business network and connections can also be a huge asset when you are arranging subcontractors to help you with specific parts of the basement renovation.

#### Tip #2: Choose the right materials.

You will have to order or purchase the building materials for each phase of your basement upgrade, and it is important to make sure you choose the best materials for the job in every scenario. A good contractor will be able to help you make the right decisions about each of your building materials.



**Tip #3: Increase airflow.**

The basement tends to be the coldest room in the house. Many homes have the furnace at one end of the basement, making the opposite end chilly by comparison. Consider installing ducts with an in-line fan in order to even out your basement's temperature.

**Tip #4: Check for signs of possible water damage.**

Before you proceed with the renovation, check the foundation for cracks and check the basement floor for any pools or drips. Repairing any potential problems before you begin to renovate can save a lot of time and money down the road. If you live in a particularly damp climate, you might want to consider adding a vapor barrier before sealing off your walls and floors. Another way to reduce moisture in your basement is to offset the interior walls from the home's exterior walls. This can be done using thin strips of wood or metal, and can also be used to balance out an uneven exterior wall.

**Tip #5: Add additional insulation.**

Most basements are not as well insulated as the home's other levels, so if you are planning to start spending more time in the basement, it might be a good idea to add some extra insulation to your basement's walls.

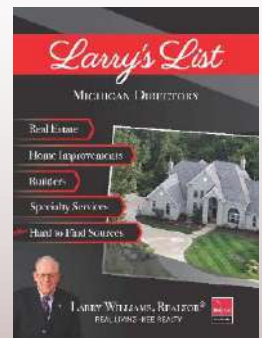


**Tip #6: Sand down your ceiling joists.**

Many older homes have ceiling joists that are beginning to sag, and this can cause problems if you are installing a new ceiling in your basement. Sanding or planing these joists can help make your ceiling appear as smooth as possible. You can easily do this yourself by using a level and an electric sander.

These basic steps can help give your newly finished basement a solid foundation to grow from and become an integral part of your family's life.

**Larry's List: I continue to have great stories of how our clients have found great contractors in Larry's List. Recently the following services were brought to our attention: A mold remover, a plumber, a handyman and a basement refinisher. If you have not used this resource, try it, its free and available on our website or call us and we will mail you a hard copy. 70 pages filled with over 500suppliers and contractors of anything you need for your home.**



**Hope you enjoyed  
your Holiday**

**Larry, Gisele and  
Agatha**



**4540 DANBI, Hadley Twp 48455**

**\$599,000—UNIQUE HOUSE**



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. Please pull up spec sheet to read all the amenities.. 2 horses allowed. MLS# 217043788

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**49114 DRIFTWOOD Drive, Shelby Twp 48317-1742**

**\$499,900— LAKE FRONT**



Most desirable lakefront on forest lake. Live in luxury w/resort like living in this beautiful 4bdrm 3.1bthrm brick colonial. Includes dramatic circular staircase in foyer, large kitchen w/ island lots of counter space. All appliances included. Formal dining rm&extra-large breakfast rm w/desk area. Huge great rm has vaulted ceiling, wood floors, wet bar & gas fireplace.Has large laundry rm on main floor + 3 car garage. Includes separate liv room w/wood floors & spacious library. Includes master br, dream master bath w/bay window, plus 3large br.The w/o finished basement is an entertainers delight w/possible 5thbedroom kitchen & bar area.Outside you have huge deck overlooking gorgeous view of lake, patio outside of walk out basement. Not spotless, they are beginning the moving process so it is a work in progress. New furnace2014, roof2009, original owners.New windows on order to replace windows w/ broken seals.3chandeliers are excluded. MLS# 217056390



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