

1698 Eaton Ferry Road
Littleton, NC 27850
Toll Free: 888-586-8811
Local: 252-586-7600
FAX: 252-586-7955
Email: WPLakeInfo@earthlink.net



Spring is here... Are You?

Find your dream home on Lake Gaston!!!!!!

The continuing saga – “SMART SELLER”

ACT III. STAGING YOUR HOME

Lake Events & Things to Do:

Visit the following links for local entertainment at its finest or to find events of interest.

Lakeland Arts Center

Steel Magnolias

Opens Fri. April 11th

www.lakelandartscenter.org

Center of Halifax Community College

Bluegrass Music Festival

Sat. April 26, 2008 1pm

Little Women

APRIL 22, 2008 AT 8 PM

www.hcccentre.com/

Roanoke Rapids Theatre

April 11th Tracy Lawrence

April 18th Oak Ridge Boys

April 19th BJ Thomas

www.rrtheatre.com/

Sylvan Heights Waterfowl Park & Eco Center

Scotland Neck, NC

SAT. April 5 10am to 2pm

Neighbor to Neighbor

Earth Day Celebration

Join local business and attractions in sharing earth friendly ideas for preserving our natural resources.

Migratory Bird Day

Sat. May 10, 9am to 12pm

Learn about the birds that migrate to North Carolina.

www.shwpark.com/

Medoc Mountain State Park

Grab your hiking boots. Load your camera. Spend some time at Medoc Mountain State Park and let nature renew your spirit.

www.ncsparks.net/memo.html

Sat. Apr 12th

10:00 AM - 4:00 PM

**Halifax Day @ the
Historic Halifax House**

Tours, Crafts, & Brunswick Stew

www.halifax.nchistoricsites.org

Curb Appeal?

According to the National Association of the Remodeling Industry and the National Association of Realtors what a potential buyer sees in the first five minutes upon arrival at your property can make or break the deal. So, how it looks from the road is vastly important and there are a number of ways to enhance the view.

Primary Goal:

The front of the property should be alluring enough so that a buyer, driving by slowly, will actually want to stop, get out, look around and call the Realtor to make a showing appointment.

(That's curb appeal)

Secondary Goal:

Give the prospective buyer a feeling of confidence in the property. Risk is something that we all avoid when buying real estate. If the property looks like it needs a lot of improvement then that perception alone will introduce the idea of risk into the transaction. A well-cared for yard with a well maintained home is worth more.

Evaluating Goals:

In a previous article we talked about entering your home as if you were the buyer seeing it for the first time. The same theory applies with your yard. Walk by, drive by,

and look around. What do you see? What should you change? Are the shutters fluttering with the wind? Does the shed need a fresh coat of paint? Are there patches of dusty, bare ground?

Achieving Goals:

Write down a complete inventory of what is wrong with your home's appearance, and then make a list of ways in which you can fix those problems. It could be as simple as adding a flower bed or planting a tree. If your home lacks visual depth, installing a portico over your front door could be the solution. A walkway lined with bright flowers is always a plus.

CURTAIN Call next month

4 THINGS YOU SHOULD KNOW ABOUT TODAY'S REAL ESTATE MARKET

1. THERE'S NO SUCH THING AS A NATIONAL REAL ESTATE MARKET!

If you read the newspapers, it's easy to get the idea that real estate markets are the same everywhere. If conditions are bad in Orlando or Los Angeles or Chicago, they must be bad everywhere, right? Wrong. All real estate is local. When you're looking to buy or sell, pay attention first to sales price trends, volume and inventory in your target market or region, rather than to misleading headlines about national sales trends.

2. A HOUSE IS WHERE YOU MAKE A HOME, NOT JUST A BUCK!

Most purchasers don't buy a house to flip it. They buy it to live in, to establish their roots, to raise a family or to build on the American Dream. The value of strong communities, civic pride, comfortable retirement, and a higher quality of life can't simply be expressed on a balance sheet.

3. IT'S A PRIME TIME FOR SECOND HOMES.

Savvy investors and prospective retirees understand how important real estate is to their portfolios. Nationally, about one third of all home sales are second homes or vacation properties; in North Carolina and Virginia, that figure is nearly 40% - largely because of inventory and desirable locations such as Lake Gaston.

4. NOW REALLY IS THE TIME TO BUY!

Interest rates significantly dropped twice in January in an effort to stimulate the national economy. While NC/VA's economy hasn't suffered as much as some states, we nevertheless can benefit from these "lower" interest rates.

The bottom line is this: ***If you're a buyer, this market is for you!***



THERE'S NEVER BEEN A BETTER TIME lots of possibilities!

With interest rates at near record lows, don't you think it is time to start looking at how to make your dream of owning a lake retreat a reality? While we hear of the many bad loans that have been processed in recent months/years and it seems so many lenders are getting out of the market, reliable local lenders are offering excellent rates and consistently use a 'common sense' approach for loans. As a Buyer, you will want to approach your purchase with a financially realistic point of view. Remember you are making an investment in your future with a place to live or a vacation/retirement home in which you will derive many years of pleasure!

At Lake Gaston, you will find an abundant variety of homes and prices included in the large inventory now available. Just remember a few key points:

- Determine what you can afford and get 'pre-approved or pre-authorized for a loan' which will save you time in the 'browsing, negotiating' process, particularly if you fall in love with 'that special house' – if you 'love it' chances are so will others!
- Know your market! In today's environment, most folks will conduct some preliminary research, on-line, at various Web sites. But it is essential that you find a real estate agent that is professional and has extensive information all in one place about 'the market'.
- Make your dollars count – don't assume the seller is even in the right ballpark with his asking price. Take a lesson from property investors and appraisers and check out pricing from all angles. Another good reason for you to find a real estate agent that knows the market, and can offer you the benefit of 'comparable sales pricing' as well as sources for professional opinions.
- Now, more than ever, you need a first-class Real Estate Professional to help you achieve your goals and realize *Your Dream!*

LOOKING A QUICK EASY APPETIZER? POOF! ! CHICKEN WINGS

5 lb. chicken wings

1 lb. ungranulated brown sugar

1 c. soy sauce

1/4 c. whiskey

Enough seasoned flour to coat chicken (garlic powder, onion powder, salt, pepper, Italian seasoning). Coat chicken with seasoned flour. Blend sugar, soy and whiskey. Bake chicken at 400 degrees for 40 minutes. Baste wings with sauce. Bake 10 minutes, baste again. Bake 10 more minutes at 200 degrees.

STRANGE BUT TRUE...



Those who study such things claim that hot water weighs more than cold water does!

Only one person in history has been both president of the United States and the country's chief justice.....and not many people remember much from their school day lessons about William Howard Taft.



Experts on feline anatomy say that a normal cat has 230 bones in its body, but it does not have a collarbone!

HOME & DESIGN

Water shortages are ever present but your **curb appeal** does not have to suffer! It can flourish without heavy watering if smart choices are made . . .

- **Go Dry** – use plants that require a little water to get established but once matured, they can remain dry for long periods of time.
- **Lay the Groundwork** – ground covers that look good all year are smart substitutes for grass. Consider creeping thyme, low-growing yarrow or low-growing sedums.
- **Spread Peebles** – think pea gravel, decomposed granite or colored rocks and accent with larger boulders.
- **Pave with Brick** – brick is porous and water percolates through it and into reserves rather than running off.

