



Dustin Nunn &lt;agentnunn@gmail.com&gt;

## The CENTURY 21 Life at Home Newsletter

Dustin Nunn &lt;CENTURY21@c21agentemail.com&gt;

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Reply-To: Century21 &lt;dustin.nunn@century21.com&gt;

To: agentnunn@gmail.com



The CENTURY 21 Newsletter

06/07/2010

### A Special Message:

I hope everyone has enjoyed the nice month we just had. Our garden is planted and doing well for now, most of the stuff is just getting started. For those of you who haven't already checked it out you should check out my web page and blog [www.agentnunn.com](http://www.agentnunn.com) and <http://agentnunn.blogspot.com> I put up to date info about real estate as well as info about going green saving money and getting ready for the summertime.



#### Dustin Nunn

CENTURY 21 Advantage  
[dustin.nunn@century21.com](mailto:dustin.nunn@century21.com)  
 3500 South Western Avenue  
 Sioux Falls, SD 57105  
 Phone 605.336.2121  
 Cell 605.400.3221  
 Toll Free 800.888.1824  
 Fax 605.336.1850  
<http://www.agentnunn.com>

## 9 Ways to Spruce Up Your Home In Time for the Spring Selling Season- Without Spending a Lot of Money

With all the news lately about snow, it's easy to forget that spring is just around the corner. And with spring comes the spring selling season, when home sales typically perk up.

This year, there's lots of good news for those selling their homes.

"This spring should be a breath of fresh air for beleaguered sellers," says Mike Larson of Weiss Research.

"The supply of homes for sale is falling. Affordability is rising thanks to declining home prices. And the extension of the homebuyer tax credit is putting a bit more wind in buyers' sails."

Still, there are things you can do as a seller to help pique buyer interest:

- Create a great first impression by improving curb appeal. Cut the grass, trim the hedges and plant flowers. Touch up the exterior paint.



- Repaint the interior. Again, this is an inexpensive way to give your home a fresh, clean appearance. Keep colors neutral.
- Refresh tired carpets by having them cleaned. Tile floors can look new again by cleaning the grout and sealing it.
- Remove clutter from the house. This improves the appearance and makes rooms seem larger.
- If you don't want to hire a professional stager, then move furniture around to improve the flow of the home and make it seem more open. Put excess furniture in storage.
- Replace old cracked caulk in the kitchen and baths. This not only freshens up the rooms but also improves water resistance.
- Make your home seem lighter and brighter by replacing or adding light fixtures.
- Purchase an appliance warranty. For a few hundred dollars, you can give potential buyers peace of mind.
- If you want to spend a bit more, then make energy-efficient improvements. Replace old leaky windows. Purchase Energy Star appliances. Energy-efficiency is important to many homebuyers today.

For more tips to help sell your home, call our CENTURY 21 Office today.



## Getting Away From It All--On a Budget

Even if you're on a tight budget this year, you can still take a vacation if you plan it right. There are plenty of ways to save money no matter what your travel plans are. Here are some great ideas for saving money:

- If you have flexible travel dates, consider booking at the last minute. Hotels, airlines and cruise ships often drop rates a week or so before departure to fill available space.
- Try to travel on Mondays, Tuesdays and Wednesdays, when rates are usually lower.
- Consider traveling to popular locations during the off-season. For example, Cancun is a popular beach destination, but while rates are sky high during the winter, they're quite affordable during the warmer months.
- Mix business with pleasure. Save on airfare by booking a vacation around business travel.
- Stay at hotels that offer mini-kitchens. Even if you just have breakfast and snacks in your room, you'll be saving money.
- Bring along essentials such as sunscreen, diapers, books, and pool supplies. These are usually more expensive at resorts.
- Limit kids to just one souvenir. Mementos can be costly at popular destinations.
- Scour the Internet for coupons before you go. Chambers of Commerce and visitors' bureaus often list coupons, and sites like SuperCoolCoupons.com offer discounts on rental cars and hotels.



## What Will Americans Do With Their Tax Refunds This Year?

According to a survey by the National Retail Federation, 43.9% of Americans expecting a refund will pay down debt, fewer than the 48% in 2009. Others plan a major purchase, such as a new TV, furniture or car (12.5%), or will go on vacation (10%).

And 40.3% will stash their refund in savings.

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## Featured Listings:



### **1304 E Austin St, Sioux Falls**

**2 bedroom - 1 bath**

**MLS# 21001490**

Great home for First Time homebuyers. Completely redone in 1997 Ranch 2 bedrooms, 1 bath all on the main floor. Ceramic tile in kitchen and bathroom. Very well cared for. Detached, shared 1 car garage, 2 decks in a great area close to everything. Lower level waiting to be finished. Motivated sellers. Home Protection Plan included. Seller will install new carpet and paint interior.

**\$99,900 - [View Listing](#)**



### **612 W Brookings St, Sioux Falls**

**3 bedroom - 1 bath**

**MLS# 21002940**

New home for a new beginning. Newly constructed ranch style home that displays a beautiful front covered porch. Inside boasts a spacious living room coupled with 3 bedrooms, 1 bathroom and a kitchen furnished with a new stove, range hood and refrigerator. 2 x 6 construction provides for a sturdy foundation. Home has super energy efficient components to keep in line with recent consumer demands. This well-designed floor plan provides for a basement with legal egress windows that is spacious enough for an additional living room, bedroom and bathroom. Furthermore, this property has room for an attached garage with frost footings already in place under the parking slab. Includes appliances and sod.

**\$126,900 - [View Listing](#)**

VIEW LISTINGS

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