

# REAL ESTATE



## 1460 NW DISCOVERY PARK DRIVE, BEND 4 Bedrooms | 3 Baths | 2703 sq. ft. List Price \$1,600,000



Indulge your farmhouse dreams in this modern interpretation by award-winning Structure Development NW, with upstairs peek-a-boo views of the beloved Cascades Range. A stone's throw from Discovery Park lake in sought-after NorthWest Crossing, this custom home spares no detail with its immaculate craftsmanship: Roughhewn beams, oiled plank floors on the main floor, along with professional-grade gourmet kitchen w/ custom cabinetry, solid surface counters and pastoral farmhouse sink. Main level master suite includes walk-in shower and closet, radiant heat floors & soaking tub, plus a main-level guest suite! Upstairs, two bedrooms & a bonus room to catch those views from; office, home gym or reading library for cozy winter nights. 2-car garage, laundry and mud room manage your day-to-day life in the high desert. Bring your porch swing for those sunsets!



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## Woodside Ranch

Thorough renovations and a huge addition make this gem the Woodside Ranch home you've been waiting for! Master on main, with 3 of the 6 bedrooms upstairs. Enter through the home's front door to be greeted into the comfortable living room and wood-burning fireplace w/ brick surround. Continue on through the cozy family room with new wood-burning stove that flows into the dining & kitchen area. High-end Baldhead white metal cabinets throughout home, including a home-school/arts & crafts set-up off the home's formal dining room! The oversized 3-car garage w/ built-in workbench and Baldhead cabinetry is accessible through the massive mud/laundry room w/ plenty of built-in storage for your gear! Listed at \$1,399,000.

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# Raise Your Home's Appraised Value

Professional, certified appraisers have specialized training and experience in property valuation, and their opinion carries a lot of weight with lenders. Some things are out of homeowner's control, such as proximity to good schools and the value of homes in the neighborhood. Yet, there are steps you can take to help increase the value of your home, brought to you by State Farm.

### Review previous appraisals

Look for issues that lowered your home's value in the past and address those problems. You can expect a number of factors to be reviewed, according to American Financing, including the condition of the home (are there any cracks, damages, leaks, etc.); the size of the home and property lot; the quality

*A professional, unbiased home appraisal is required when selling a home to give buyers and lenders, as well as those seeking to refinance, a full picture of the home's current fair market value.*

of the landscaping; the quality of roofing and foundation; number of bedrooms and bathrooms; the quality of lighting and plumbing; the condition of swimming pools and sprinkler system; whether the basement is finished or unfinished; and the finishing details, such as countertops, flooring and appliances.

### Preparing for the visit

First, clear clutter (clean the gutters) and tidy up and contain pets to make the inspection easier for the appraiser. Secondly, have relevant documents on hand. For example, a land survey that

verifies property size. The appraiser will walk the property to visually confirm its condition and to record the layout of the property. The survey will aid his visit. Also, documents that prove your home's most recent sale price and a list of improvements complete with receipts.

There is no need for expensive or extensive remodeling projects. The quickest, easiest way to increase your chances of a higher appraisal is to paint, which can take years off an outdated home, State Farm advised.

If there are crayon marks on your walls and clutter on the floors, a fresh coat of

paint and some simple organizing will make a good impression when an appraiser visits.

Update elements of the kitchen and bathrooms. These are the "gold standards" for netting the best return on your home-improvement dollars. Removing wallpaper, refinishing laminate countertops, painting cabinets and hanging new light fixtures are all prudent.

A good first impression never hurts. Cleaning up flower beds and redoing the mulch are inexpensive, low-effort ways to make your home easy on the eyes. Landscaping choices should complement and enhance the house, not hide it.

Remember the details. Make the small fixes. Touch up chipped paint or replace a broken doorknob.

Come see us at the

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