

## *Small Remodeling Projects that Add Value - New Doors & Trim*



**TAUPE COLOR WALLS WITH WHITE TRIM IS "IN" RIGHT NOW!**

With sales of new and existing homes remaining slow nationwide, many homeowners are looking for ways to add value now. Installing stylish interior doors and replacing old exterior trim are two great ways to make your home look even better today and sell it for more later.

### **New Doors Add Style**

Doors can offer so much more than entry into a

room. Because they are made in various panel designs and can be easily painted or stained, interior doors have become a key part of a home's overall decor.

"Many homes have plain flush doors that look rather boring," says Bob Merrill, president and CEO for Chicago-based CMI, which makes CraftMaster Interior Doors. "One of the easiest ways to dramatically change the look inside your home is by replacing your current doors with raised- or flat-panel molded doors. New doors add fresh style, character and personality."

Molded interior doors are made to resist swelling, shrinking, cracking and splitting. "CraftMaster also makes eco-friendly green doors that contain sustainable materials, recycled content, low VOC primers.... CONTINUED PG. 2

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**AMANDA GROVER**  
REAL ESTATE, INC.

## *A few words from the President/Broker, Amanda L. Grover, SFR*

Ok, so I can hardly hold my excitement with the direction our brokerage is heading in! This month marks the grand opening of our new Rushville Office. It's been such a thrill to pick out wall/trim col-

ors, new furniture & decorate! My husband Travis, God bless him, has been so busy working through every phase of construction on this new space. The location was chosen with our much appreciated

Rushville, Middlesex, Gorham, Potter, Stanley, Naples & Canandaigua area clients in mind. Not to mention, it's going to be Sandy, Sue, Amber & Dan's new home away from home! We're at 100 St.

Rt. 245, less than 1 mi. west of downtown Rushville & the Rt 245/247 intersection. Stop in to visit! We'd love to see you!

## Small Remodeling Projects that Add Value, Continued...



**INTERIOR CLOSET DOORS**

and have low for-

maldehyde emissions," Merrill adds.

Typically, a home has around 17 interior doors, including passage and bifold (closet) doors. In many homes, those doors have a hollow core. Replacing standard, hollow core doors with solid core doors to add weight and reduce noise is a popular DIY project.

Installing new doors requires a few basic carpentry tools. Many homeowners purchase pre-hung doors. You also can choose to keep the existing frame and simply replace the doors, called slabs. In this case, you should heed a few installation tips:

- \* Ensure the slab door is squarely in the frame, then lock it in position with a cross brace.
- \* Use wood shims between the jambs and the studs, as necessary, to ensure a plumb, square and proper fit.
- \* Keep the frame flush with proper positioning of the

cross brace.

\* Add trim by cutting, gluing and nailing it in place after the slab door has been installed.

### Exterior Trim That Wows

When it comes to your home, first impressions are everything. Nothing makes a worse initial impression than exterior trim that is cracked, rotted, peeling or falling apart.

Walk around your house and inspect the exterior trim on the corners, around your windows and doors and up near the roofline. Do you see peeling paint, warped boards, or any splitting or cracking? Is there any damage from water or termites? If so, now is the best time to replace your trim.

Traditional wood trim often looks fine when first installed, but it can split and swell, and is prone to knots and defects. Other materials, like PVC and fiber cement trim have performance limitations and may pose installation challenges.

"The exterior trim market has changed a lot over the last 10 years. New engineered products last longer and provide resistance to moisture, rot, termites and temperature extremes not found in other materials,"

Merrill says.

With a clear cedar, wood grain texture on one side and a contemporary smooth finish on the other, Mir-aTEC engineered trim is ideal for any home style. It is most often used for roofline fascia, soffits, window and door trim, corner trim, dentil, gables, column wraps, trim along porches and similar architectural components.

Installing new interior doors or replacing your exterior trim are great ways to give your home a new look and increase its value. To learn more about updating your home from the inside and out, visit [www.craftmasterdoors.com](http://www.craftmasterdoors.com) or [www.miratectrim.com](http://www.miratectrim.com).

*Article Courtesy of ARA Content*

"LOOK AT MARKET  
FLUCTUATIONS AS  
YOUR FRIEND  
RATHER THAN YOUR  
ENEMY; PROFIT  
FROM FOLLY  
RATHER THAN  
PARTICIPATE IN IT."  
WARREN BUFFETT

*Get to Know Our Team! Some Things That Might Surprise You...*



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Amanda started sewing classes last month! She thinks the skill will come in handy, especially for shortening her pants! She wasn't blessed with height!



**SANDY KING**  
**LIC. SALESPERSON**  
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**SANDRAJ KING@**  
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Sandy was a New York State Trooper, has owned a restaurant/store with her husband, is a workplace violence consultant and lives on a small farmette.



**SUE POLIZZI**  
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Sue is a native to the Rushville area, where her husband and 2 girls reside. The Polizzis are big Marcus Whitman Wildcat Fans! GO WILD-CATS!



**PHIL WARREN**  
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Phil has been a licensed salesperson for approximately 10 years. He recently retired from his full time job and is now dedicated to real estate full time.

*Camera Shy!*

**AMBER REIFSTECK**  
**OFFICE COORDINA-**  
**TOR**  
**OFFICE EXT. 205**  
**AMANDAGROVERSAS-**  
**SISTANT@GMAIL.COM**

Amber is quite a crafty gal. She made all the Christmas cards we sent out from the office last year. They were made from actual photos she took.



**TRAVIS GROVER**  
**OUR JACK OF ALL**  
**TRADES**  
**OFFICE EXT. 206**  
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**2132**

Travis wears many hats! He keeps up our offices, maintains his & Amanda's apartments and rehabs houses. He loves to be outdoors and introduced Amanda to the mountains years ago.

"TO LIVE IS THE  
 RAREST THING IN  
 THE WORLD. MOST  
 PEOPLE EXIST,  
 THAT IS ALL."

— OSCAR WILDE



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Search the MLS 24/7!  
[AmandaGroverRealEstate.com](http://AmandaGroverRealEstate.com)

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## FEATURED PROPERTIES



**261 STATE ROUTE 54 (EAST LAKE ROAD): PENN YAN, NY**

### *A 'One of a Kind' Property!*

Penn Yan – 5 Bedroom, 3 Bath Italianate Victorian home Circa 1840, on Keuka Wine trail. Grape packing house made into 3 apartments (\$16,000+ Yr. Income). 32 Prime acres of wooded/open land overlooking Keuka Lake. 2 Story Gambrel Roof barn-30'x40'. Full attic & basement, New Roofs & Recently Painted. Commercial Cook stove, Mature Landscaping, Fruit Trees. Sandy Loam Soil! Winery, B&B, Primary or Vacation Home, Development? Call Amanda! \$479,900



**COUNTY ROAD 25; DUNDEE, NY (EAST SIDE WANETA LAKE)**

### *Super Functional Commercial Building w/ Acreage!*

Dundee –Start your own business or expand current business w/ this huge 5000 square foot building on 7.3 acres. Shingled roof only 5 years old. Well and septic. Roof & walls all insulated. 4 overhead doors with 1 @ 14' high. Single and 3 phase 200 amp power. Office. His and her restrooms. Everything done to perfection. Call Phil! \$250,000