

11 Ways to Create a Welcoming Front Entrance for Under \$100

Wouldn't it be nice to approach your home's entrance with a grin instead of a grimace? Take our tips for beating a clear, safe, and stylish path to your front door.

First impressions count — not just for your friends, relatives, and the UPS guy, but for yourself. Whether it's on an urban stoop or a Victorian front porch, your front door and the area leading up to it should extend a warm welcome to all comers — and needn't cost a bundle.

Here's what you can do to make welcoming happen on the cheap.

1. Clear the way for curb appeal. The path to your front door should be at least 3 feet wide so people can walk shoulder-to-shoulder, with an unobstructed view and no stumbling hazards. So get out those loppers and cut back any overhanging branches or encroaching shrubs.
2. Light the route. Landscape lighting makes it easy to get around at night. Solar-powered LED lights you can just stick in the ground, requiring no wiring, are surprisingly inexpensive. We found 8 packs for under \$60 online.
3. Go glossy. Borrow inspiration from London's lovely row houses, whose owners assert their individuality by painting their doors in high-gloss colors. The reflective sheen of a royal blue, deep green, crimson, or whatever color you like will ensure your house stands out from the pack.

Continued on page 2



INSIDE THIS ISSUE:

- | | |
|---|---|
| <i>11 Ways to Create a Welcoming Front Entrance for Under \$100 Continued</i> | 2 |
| <i>Get to Know Our Team!</i> | 3 |
| <i>Featured Properties</i> | 4 |



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

It appears the start to the busy time of year was a bit delayed this year. In my estimation, the weather played a big role in that. We kept hearing from folks that they just couldn't get ready to sell or buy until the snow let up and the sun came out. We can understand that! Keep in mind that most (60%) of home sales take place between May and August. If you know anyone looking to sell, be sure to mention this statistic. If you're looking to buy --- inventory is starting to come alive in the last few weeks so you may find you'll have a few more options. I'm excited to mention that this month is my personal anniversary for having my real estate license. It's hard to believe, but it's been 10 years now that I've been active in the real estate profession. Looking back, I'm so grateful to have made it through all the "growing pains", and now having 4 great agents with me and an office manager that we can't thank enough - thank you MaryAnn Anderson!

11 Ways to Create a Welcoming Front Entrance for Under \$100, cont.

“I’VE HAD A LOT
OF WORRIES IN
MY LIFE. MOST
OF WHICH
NEVER
HAPPENED.”
MARK TWAIN

4. Pretty up the view. A door with lots of glass is a plus for letting light into the front hall — but if you also want privacy and a bit of decor, check out decorative window film. It’s removable and re-positionable, and comes in innumerable styles and motifs. Pricing depends on size and design; many available for under \$30. A way to get the look of stained glass without doing custom work or buying a whole new door: Mount a decorative panel on the inside of the door behind an existing glass insert, \$92 for an Arts and Crafts-style panel 20-inches-high by 11-inches-wide.

5. Replace door hardware. While you’re at it, polish up the handle on the big front door. Or better yet, replace it with a shiny new brass lockset with a secure dead-bolt. Available for about \$60.

6. Please knock. Doorbells may be the norm, but a hefty knocker is a classic that will never run out of battery life, and another opportunity to express yourself (whatever your favorite animal or insect is, there’s a door-knocker in its image).

7. Ever-greenery. Boxwoods are always tidy-looking, the definition of easy upkeep. A pair on either side of the door is traditional, but a singleton is good, too. About \$25 at garden centers. In cold climates, make sure pots are frost-proof (polyethylene urns and boxes mimic terracotta and wood to perfection).

8. Numbers game. Is your house number clearly visible? That’s of prime importance if you want your guests to arrive and your pizza to be hot. Stick-on vinyl numbers in a variety of fonts make it easy, starting at about \$4 per digit.

9. Foot traffic. A hardworking mat for wiping muddy feet is a must. A thick coir mat can be had at the hardware store for less than \$20. Even fancier varieties can be found well under \$50.

10. Go for the glow. Fumbling for keys in the dark isn’t fun. Consider doubling up on porch lights with a pair of lanterns, one on each side of the door, for symmetry and twice the illumination. Many mounted lights are available well under \$100.

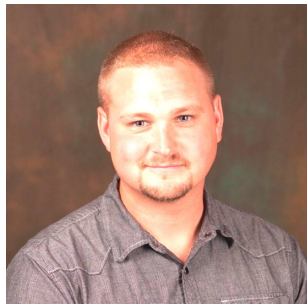
11. Snail mail. Mailboxes run the gamut from kitschy roadside novelties masquerading as dogs, fish, or what-have-you to sober black lockboxes mounted alongside the front door. Whichever way you go, make sure yours is standing or hanging straight, with a secure closure, and no dings or dents. The mail carrier will thank you.

*Article by: Cara Greenberg as
seen on NAR, Houselogic.com
2014*

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



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TRAVIS GROVER
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TRADES
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CELL: 315-651-2132
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GROVER@GMAIL.COM



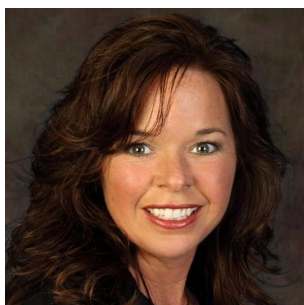
SANDY KING
ASSOCIATE BROKER
OFFICE EXT. 202
CELL: 585-703-4714
SANDRAJ KING@
FRONTIERNET.NET



DAN KING
LIC. SALESPERSON
OFFICE EXT. 208
CELL: 585-703-5835
DLKING@
FRONTIERNET.NET

Finally! Spring is here, the birds are chirping, the flowers are coming up and the sandals are out of the closet! Along with the good weather have come many projects... Build a Chicken Coop, Landscaping, Spring Cleaning & More! Enjoy!

Thank goodness Spring has finally sprung! Wow are we busy – sales, listings, meeting new clients. I'm enjoying getting out on my Tenn. Walker horse for early morning rides. Dan has officially left the Town of Potter and is doing Real Estate with AGRE full time! We love doing all the things we do together!



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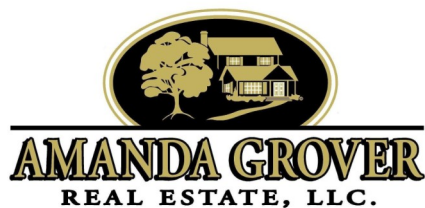
"IT MIGHT TAKE A
YEAR, IT MIGHT
TAKE A DAY. BUT
WHAT'S MEANT
TO BE WILL
ALWAYS FIND A
WAY."

kwhk.wordpress.com

So glad spring has finally sprung so I can get outside to enjoy the fresh air, lakes, cookouts & bonfires. Girls finally home from a successful 1st yr at FRED, gladly busy with her now too. :)

I am excited with being very busy with Real Estate!! Looking forward to working on a few of my own places and assisting anyone with their real estate needs!!

What a busy time of year, inside and outside of the office. My flower beds are still waiting but our Listings are growing! Blessed to work with such great, caring people!



100 State Route 245
Rushville, NY 14544
Phone: 585-554-6444
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FEATURED PROPERTIES



**4615 LITTLE CHURCH RD.
STANLEY, NY 14561**

Beautiful Ranch in a Park-like Setting! Stanley

Nice wooded lot, mature landscape, extra wide ranch home with a nice open feel. Hickory HW floors, open kitchen with fabulous cabinets and breakfast nook, laundry/mud room. Covered porch the full length of home, 10x20 Deck on the rear Detached garage 32 x36 plus 10' covered open storage area. Overhead doors are 9x10, insulated, wired, pine wall covering inside garage, maintenance free steel siding and roof. Call Sandy or Dan King. 585.703.4714 \$219,900



**5739 LAKE HILL RD.
ROMULUS, NY 14541**

Super Sharp Custom Ranch, Manchester

This ranch that has it all! Kitchen w/ breakfast bar opens to family rm. Great room w/ gas FP, sitting nook & dining room overlook back yard & pond. Sliders to back deck & screened party room. Master BR has W/I cl., full BA, dressing rm. 1st flr laundry. Full finished basement w/ half BA & great shop! New A/C! 2 car garage! Call Sue Polizzi 585-794-2895 \$229,000

Search the MLS 24/7!
AmandaGroverRealEstate.com
