

CURB APPEAL COUNTS

Top 4 Ways
to update your
curb appeal -
each under \$100!



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In today's competitive real estate market, first impressions weigh heavily — and that includes the curb appeal potential buyers observe when initially driving up to a property.

Three key ingredients that play into the initial visual impact include:

1. The yard, grass & landscape condition.
2. The 1st impression at the front door.
3. Color & personality!

In my years selling real estate, I've come to value several trusted strategies for creating curb appeal when marketing your home.

Curb appeal is the first step in creating interest in a home for sale. These three elements can add or subtract from the level of enthusiasm a potential buyer has toward a home right away.

It is well worth the investment of time and money spent to ensure that your curb appeal makes a lasting impression when approaching the property. So often, a fresh set of eyes can benefit a seller; a real estate professional has the expertise to guide the process even further. As the Spring buying season gets underway, curb appeal counts even more for generating interest in today's buyers!



A HEALTHY, LUSH LAWN TIES THE REST OF YOUR LANDSCAPE TOGETHER. IT ALSO GIVES ONLOOKERS AN IMPRESSION OF HOW THE REST OF YOUR PROPERTY MAY BE MAINTAINED. QUALITY GRASS SUITED TO YOUR LOCATION AND REGULAR LAWN MAINTENANCE HELP KEEP YOUR HOME'S CURB APPEAL AT ITS PEAK. A SIMPLE WEEKLY MAINTENANCE SCHEDULE THAT INCLUDES MAINTAINING THE BEST MOWING HEIGHT FOR YOUR GRASS TYPE KEEPS YOUR PROPERTY LOOKING FRESH, AND HELPS GRASSES AVOID STRESS.

5 SECRETS TO GREENER GRASS

1. Grow greener grass, not weeds

Just one application is all it takes to get a green lawn that's free of weeds. Apply a lawn fertilizer that includes a broadleaf herbicide in spring. This way, you add the nutrients lawns need while preventing crabgrass and other weeds from sprouting.

2. Spread grass seed

Grass seed solves everything. Fix brown spots by patching with grass seed or over-seeding your entire lawn. Over-seeding reinvigorates bare, worn-out lawns, making them look brand new. In warm regions, over-seed warm-season grass with cool-season grass for year-round green.

3. Make the cut

Dull mower blades create jagged grass edges that quickly turn brown. Sharpen mower blades once a year with a flat metal file. Then only remove one-third of the grass height at a time. Cutting more than one-third stresses grass out, which can lead to a burnt look.

4. Aerate

As you play and walk on the lawn, you compact the soil, which makes it hard for grass roots to take in air, nutrients and water. Help your lawn breathe by aerating in early spring or fall. You'll notice a difference and see greener grass.

5. Get to the root of it

Roots depend on healthy, nutritious soil to grow green and lush grass. Test soil annually to see what amendments your lawn needs. Giving your soil exactly what it's craving promises stronger, healthier and greener grass.

PRODUCT CHECKLIST:

- Lawn fertilizer with broadleaf herbicide
- Grass seed
- Lawn mower
- Flat metal file
- Rent or buy a lawn aerator
- Soil test
- Soil amendments





1. Upgrade Door Hardware

Since the hardware is the focal point of most doors, cheap hardware will make even the nicest door look cheap. That means paying attention to the knocker, handles, peephole or other hardware to help spruce up your door while improving your visitor's first impressions. If you or your contractor have a bit of DIY knowledge, you may even be able to go with vintage hardware to complement a historic home.

2. Buy a New Doormat

Don't forget the doormat! A new doormat is an important detail that many overlook, and adds a nice touch to your entryway.

The latest trend is to layer doormats, with a larger canvas rug underneath a smaller, traditional coir doormat (search "layered doormats" for examples). Shopping tip: Target & TJMaxx have great seasonal selections!

3. Paint The Front Door

Color is another crucial design element for your entryway. A dirty, dull, beige front door can look uninviting and drab. A pop of color can look fresh, energizing and welcoming. To get a sense of what color will work best with your listing, check out what the neighbors are doing, spend some time looking for inspiration on Pinterest, OR simply ask me for suggestions!



Add a Color Splash

Even a little bit of color attracts the eye of would-be buyers. Plant a tulip border in the fall that will bloom in the spring. Dig a flowerbed by the mailbox and plant some pansies. Place brightly colored throw pillows in a chair on the front porch. Get a little daring and paint the front door RED or BLUE. Make a charming impression as people approach your home.



Glam Up Your Mailbox

An upscale mailbox, architectural house numbers, or address plaques can make your house stand out and feel more upscale. High-style die cast aluminum mailboxes range from \$100 to \$350. You can pick up a handsome, hand-painted mailbox for about \$50. If you don't buy new, at least give your old mailbox a facelift with a fresh coat of paint and new house numbers. These days, you can find an impressive selection of decorative numbers online. Architectural address plaques, which you tack to the house or display in the yard, typically range from \$80 to \$200. Brass house numbers range from \$3 to \$11 each, depending on size and style. Avoid anything too quirky - keep it classy!



Monica is no stranger to the real estate world, having navigated many market cycles over the years. Her passion for her work is evident.

As the #1 agent in Colorado Springs, and #2 in the state of Colorado (source: RateMyAgent), Monica prides herself on delivering the highest possible level of service. Real estate is personal, and clients are clients (often becoming friends) for life.

When Monica's not helping her clients achieve their real estate goals, you'll find her spending time with her husband & 3 kids... probably planning a trip to Disney (she's a huge fan!) 🐻



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