



Good to be **HOME**

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FEATURED
HOME



5342 State Route 41, Homer

UNIQUE OPPORTUNITY WITH MANY POSSIBILITIES

The current set up is owner occupant three unit home on 3.3 acres that includes a 2 car garage and a brook. This home has 5 BR, 3 full BA. Family room filled with natural light from two large windows, formal LR with wood stove insert and hardwood floors, sliding glass doors lead to back deck. Also two apartments. Both have hardwood floors, 2 BR and full BA. This home can easily be converted to a single-family home with an in-law apartment. The possibilities are endless. **\$289,000. MLS#S1354028. Call Jason Hage, Lic. Assoc. Broker, (c) 283-6200, Hage Real Estate. For this listing and others, visit www.hagerealestate.com or call 607-753-6766.**



Cortland County
Board of Realtors

Real Estate Corner

Home buying aftereffects of the pandemic

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— The Voice of Real Estate

To understand how home buyers are approaching the market this year, 1,000+ Americans were surveyed who intend to purchase their first home in 2021. Findings revealed that buyers have shifted their timelines, budgets and even the process preferences due to the pandemic and the highly competitive housing market.

For many Americans, isolating at home and working from home has been a driving desire to move — in fact, 1 in 5 of the survey respondents said they are buying a home sooner than planned.

More living space was the top reason for wanting to move (57%), followed by more outdoor space (39%), only 37% listed “close to the office” as a top three home amenity, indicating that the ability to continue working from home may be providing home buyers with more geographic flexibility. This certainly has been proven by residents moving here from the cities.

When it comes to price point, many home buyers have had to adjust their expectations, likely due to impacted personal finances, and/or the low inventory environment forcing home prices up.

In this environment, it is all more important for Realtors to meet with home buyers early and set up appointments to discuss a budget, have their financing in order and prepare them for this market. Establishing this importance helps buyers gain confidence with Realtors and the process, and get a leg up in competitive markets where mortgage pre-qualifications can set prepared buyers apart.

Don't underestimate the value of expert guidance. 78% of Americans surveyed as buyers stated they will use home listing websites to find potential homes, and apply online for a mortgage. Buyers do recognize the value of expert guidance during what can be a very confusing process. More than 65% surveyed said they plan on using a Realtor while looking for a home and 43% said would rather begin the mortgage process with a lender in person.

With this said, Realtors benefit buyers with their collective knowledge and expertise, experience a smoother process, and begin their home buying journey with clear and appropriate expectations - a Win-Win situation for everyone!

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MLS# S1355369

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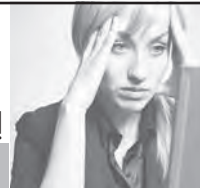
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5 living room design tips

Your living room is one of the most important rooms in your home. It's where you entertain guests, read, watch movies and more. Here are a few tips for making your living room both stylish and functional:

1. Position the couch

Since it's likely the biggest piece of furniture in your living room, you should position your couch first. If the room is small, push it up against the wall to create more space. However, if you have an open-concept home, pull the couch into the middle of the space to create a distinct living area.

2. Set up the TV

Your television should be visible from the sitting area. However, don't place it in front of a window, as viewing will likely be impacted by glare.

3. Add an area rug

On top of being comfortable and stylish, an area rug can help soundproof your living room. As a rule of thumb, it should fit under all pieces of furniture in the sitting area.

4. Optimize the lighting

Since your living room is a multifunctional space, getting the lighting right can be a challenge. The best approach is to incorporate a combination of overhead, accent and task lights. In addition, installing dimmer switches will allow you to adjust the ambience as needed.

5. Choose complementary furniture

You should choose furniture that complements the space. For example, bulky furniture can easily make a small living room feel crowded. However, investing in a good coffee table and stylish entertainment unit are a must.

Given that you probably spend a lot of time in your living room, it's worth making the effort to ensure it's as comfortable as possible.



3 ways to use your garage

Garages are versatile spaces that can serve multiple purposes. Before you decide to make upgrades to your garage, it's a good idea to set a budget. For a complete make-over, consider hiring a professional contractor.

Here are a few ways you can use this part of your home.

1. AS A WORKSPACE

If you plan to use your garage as a workshop, you'll need plenty of storage. Consider installing shelving along the walls to give yourself enough floor space to work on various projects. In addition, you should invest in a large workbench as well as sturdy hooks that can hold heavy tools.

2. AS A STOREROOM

If your garage will be used to house all your odds and ends, it's a good idea to invest in a variety of vertical storage solutions including shelves, racks and pegboards. Just make sure you leave enough space to move around a parked vehicle. In addition, you can install magnetic strips to hold your tools and ceiling hooks.

3. AS A LIVING SPACE

If you don't have a car, you can turn your garage into a living room, crafting area, rehearsal space or home gym.

Keep in mind that you'll need to insulate, light and heat the space.

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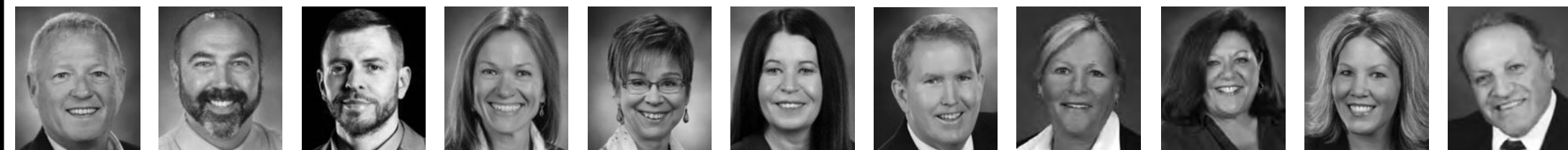
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How many bathrooms should you have?

If you're building a new home or want to renovate an existing property, you may be wondering how many bathrooms you should install. Here are some tips to help you make the right choice.

KNOW THE DIFFERENT TYPES

Bathrooms can be categorized as full baths, three-quarter baths, half baths and quarter baths. Full bathrooms have a sink, toilet, shower and bathtub. Three-quarter baths have a shower, sink and toilet but no tub. Half baths, also known as powder rooms, only have a sink and toilet. Quarter baths have just a toilet.

ASSESS YOUR FAMILY'S NEEDS


It's important to consider how many people are in your family as well as their accessibility requirements. For example, a bathtub may be difficult for a person with limited mobility to step over, but it's convenient for bathing young children. If you have teenagers, an extra full bath or three-quarter bath is probably a wise investment.

KEEP THE LONG TERM IN MIND

You should be mindful of the future when installing or renovating a bathroom. In addition to considering how the needs of your family members are likely to change over time, you should think about how your choices may impact the resale value of your property.

If you need advice on your renovation project, consult a building contractor in your area.



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