

Issue 27
March
2016

Real Estate

Market Monthly



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Presented By:
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Neighborhood Real Estate

Plainfield - Pheasant Landing Subdivision

Address	Bedrooms	Square Feet	Bathrooms	List Price
Active Listings				
1403 Quail Dr.-PC	3	1,572	1.1	\$194,500
4713 Sandpiper Ln.	3	1,577	1.1	\$168,000
4702 Swan Ct.-NEW	3	1,832	3.1	\$269,000
Under Contract				
4505 Skylark In.	3	1,577	2	\$189,500
4709 Mallard Ln.	3	1,577	2	\$197,900
1518 Pheasant Landing Dr.	3	1,577	2	\$194,900
4503 Wood Duck Ln.	3	1,577	3	\$195,000
Closed				
None for this Month				

Presented By:
Donna J. Hahn & Alex Hahn
Team Hahn

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*= My listing

F= Foreclosure, NEW= New listing on Market, PC= Price Change

SS= Short Sale, BO= Bank Owned

Source: Midwest Real Estate Data March 24th, 2016

Bolingbrook - Somerfield Subdivision

Address	Bedrooms	Square Feet	Bathrooms	List Price
Active Listings				
808 Glenside Cir.-PC	5	2,365	3.1	\$336,000
1602 Glenside Dr.	3	1,748	2.1	\$220,000
1538 Somerfield Dr.	3	1,800	2.1	\$258,900
759 Dalton Ln.	3	N/A	2.1	\$265,000
1468 Sage Dr.	4	2,626	3.1	\$299,999
1506 Somerfield Dr.	4	2,539	2.1	\$265,000
1417 Glenside Dr.	4	3,592	3.1	\$399,400
1465 Schoenherr Ave.	4	2,818	4	\$369,000
Under Contract				
1456 Schoenherr Ave.	4	1,860	2.1	\$195,000
1526 Schafer Ave.	3	1,401	2.1	\$211,900
1414 Glenside Dr.	4	2,805	2.1	\$289,900
3 Scarlet Ct.	3	1,748	2.2	\$239,900
755 Dalton Ln.	4	2,180	2.1	\$259,900
1425 Glenside Dr.	4	2,626	2.1	\$244,900
1470 Glenside Dr.	4	2,100	3.1	\$259,900
1441 Schoenherr Ave.	5	3,085	3	\$349,900
1547 Somerfield Dr.	4	2,250	2.1	\$286,500
1486 Somerfield Dr.	4	3,400	2.1	\$344,900
Closed				
743 Sapphire Dr.	3	1,860	2.1	Call for Price
5 Scarlet Ct.	4	2,250	2.1	Call for Price

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Ways to Create Curb Appeal



Oprah once said, "Your home should be the thing that rises up to meet you." That's serious curb appeal. "We live in a crazy world," says Laura Morton, certified landscape professional and owner of Laura Morton Design in West Hollywood. "We have busy days ... when you come back home you should feel that you've arrived somewhere that is already putting you in a good mood." If this scenario doesn't ring a bell, read on. Curb appeal can be cultivated, and it may be easier than you think.

Consider a new approach

"The walkway is often broken, cracked or too narrow," says Morton. "If it's too straight, it's more like a runway — something that gets you from the curb to the door as fast as possible ... a slash of concrete." Repair the path or create a new one. "Cut narrow bands out of the walkway," Morton suggests, "or remove a 2- or 3-foot strip along one side and make it wider."

Lightbulb moment

Change the light fixtures. Consider sconces, or replace existing fixtures with something more complementary. Another bright idea: Use lightbulbs that cast a warm glow.

Work with your house, not against it

Mike McIver, a Long Beach-based landscape designer, says choose elements that match the home's style. "If it's a Spanish home, Mediterranean plants make sense. Use flagstone and terra cotta pots to mimic the roof." Pick materials, shapes and colors used in the design of the home.

Don't cram

Allow breathing space. Plant hedges, trees and shrubs with an eye to how large they grow. "Don't stick them right up against your walls," says Morton. "Give them room to open up and be soft, rather than this look we see of everything being trimmed within an inch of its life."

Create a palette

"Just like the inside of your home, use a cohesive color palette and style to create continuity," McIver says. Consider a new color for the door or trim. A big overhaul isn't always necessary.

Detail oriented

"Sometimes it's just the addition of an ornamental piece," says Morton. "A new pot or a doormat can make a difference." New address numbers, an updated doorbell, knocker, mailbox, porch bench or rocker create a sense of style.

Maintenance

"Sometimes people have too much going on in the front, and it feels uncared for," says Morton. "It could just need a fresh coat of paint on the fence or a power wash." Clean windows, a power-washed driveway, repaired gates and an uncluttered porch make an impact.

Create a palette

"Just like the inside of your home, use a cohesive color palette and style to create continuity," McIver says. Consider a new color for the door or trim. A big overhaul isn't always necessary.



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Culinary Corner

Ginger-Peach Glazed Ham

Prep Time: 1 Hr. Cook Time: 4 hrs. 30 min.

Ingredients:

For the Ham:

- 2 1/2 cups kosher salt
- 2 1/2 cups packed light brown sugar
- 2 tablespoons juniper berries, crushed
- 2 tablespoons black peppercorns, crushed
- 1 (2-inch) piece ginger, peeled and thinly sliced
- 4 bay leaves
- 1 (8-to-10-pound) skin-on, bone-in fresh ham, shank end (keep cold)

For the Glaze:

- 1 cup peach preserves
- 1 cup packed light brown sugar
- 1/2 cup dijon mustard
- 3 tablespoons raspberry vinegar
- 2 tablespoons ground ginger
- Kosher salt and freshly ground pepper

Directions:

Prepare the ham: Combine 3 gallons hot water, the salt, brown sugar, juniper berries, peppercorns, ginger and bay leaves in a large nonreactive container or pot and stir until the salt and sugar dissolve. Let the brine cool. Meanwhile, stand the ham, cut-side down, on a cutting board and score the skin with a sharp knife in a crosshatch pattern. Place the ham in the brine, cover and refrigerate at least 24 hours or up to 2 days.

Preheat the oven to 450 degrees F. Remove the ham from the brine and dry completely. Strain the brine, reserving the spices. Press some of the juniper berries and peppercorns onto the flat cut side of the ham. Scatter the bay leaves in a large roasting pan and place a rack in the pan. Stand the ham, cut-side down, on the rack and roast 1 hour. Reduce the oven temperature to 325 and roast 2 more hours.

Make the glaze: Whisk the peach preserves, brown sugar, mustard, vinegar, ginger, and salt and pepper to taste in a bowl. Brush the ham with half of the glaze; continue roasting until deep golden, about 1 more hour. Brush the ham with the remaining glaze, turn it on its side and roast until a thermometer inserted into the center registers 155 and the skin is crisp, 30 to 45 more minutes. Transfer to a cutting board, tent with foil and let rest 20 minutes before carving.

To find these recipes and more great ideas visit: www.foodnetwork.com

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Do It Yourself {D.I.Y.}

How to Repair a Broken Screen Door

Homeowners have storm doors installed for a variety of reasons: protecting the exterior doors from inclement weather, the security of being able to see who is at your front or back door without the need of opening the door, energy efficiency by preventing hot or cold air from seeping in, the added bonus of keeping out crawling and flying insects, and adding an aesthetically pleasing look to a home's exterior for curb appeal.

Another popular reason for a broken storm door closer is the amount of normal daily traffic going in and out. Everyday usage alone can cause the closer to work overtime in homes with large families, putting extra stress and strain on the closer's components. Additional reasons for a storm door closer to not work properly include:

- Internal springs wearing out or rusting over time
- Springs becoming unadjusted, which prevents the door closer from closing properly
- Spring tension needing an adjustment to accommodate the weight of the door
- Faulty or improperly installed latch that secures the door preventing the door closer from doing its job

While it's inconvenient to have a broken storm door, it is an easy do-it-yourself project. With a few tools and materials and a little time, you can put your storm door back in working condition.

Removing the Storm Door Bracket

Whenever a storm door closer is subjected to unusual usage that it isn't designed to handle, it can stress the storm door bracket to the point that it breaks, warps, or is torn out of the door jamb. If torn from the jamb, it can result in additional damage, such as a cracked door frame. Also a possibility is the mounting hardware necessary to hold the bracket in place becoming loose, or the mounting screws are stripped, making them useless to retain the bracket in place.

To fix the problem of a malfunctioning storm door closer, gather the recommended tools and materials together and follow these simple steps.

Step 1

Before you start work, lock or secure the storm door. Remove the broken or bent closer bracket and mounting screws. Remove the piston pin from the closer bracket, releasing the piston arm. Discard the old bracket.

Step 2

Hold the new storm door reinforce plate against the door jamb where you plan to install it. Use a marker to signify where the holes will need to be drilled to secure the steel plate in place. When lining up the plate, be sure the steel plate is parallel to the edges of the door frame. Before installing the steel plate, fill in any damaged wood, holes, cracks or crevices that won't be covered up by the new plate with wood putty. Paint the repaired area.

Step 3

Once the repaired area is dry, place the steel plate onto the door frame and using a drill, attach it securely using wood screws. Attach the new storm door closer bracket to the steel plate with no.10 screws. It is important that the closer bracket be aligned with the storm door precisely so that there is enough space available to allow proper functioning between the storm door and the jamb.

Step 4

Use the piston pin you removed from the old bracket to connect the new bracket and piston arm. Once everything is connected, test the door to ensure it is opening and closing properly.

read more at: <http://www.doityourself.com/stry/how-to-repair-a-broken-storm-door-closer>

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