



The CENTURY21 Newsletter

A Special Message:

Boy, March went out like "a lion". The last day of the month was full of high winds, heavy rains, and even a tornado or two (but not in Pasco County). It has been a busy year so far for me. **I am currently in the Top 24 Century 21 Agents for Central and Northern Florida.** Sure hope that continues.

We still have a lot of buyers in the area. Some are "snowbirds" and others are local buyers who are taking advantage of the low prices on homes and the equally low interest rates. I have also noticed that on my Zephyrhills Bulletin Board that I maintain on the internet, more than 450 people are visiting per day. That's nearly 15,000 per month. Stop by and check it out at: www.bulletinboards.com/zephyrhills55+bulletinboard

If you would like to contact me, feel free to do so at: **813-783-4444** or e-mail: jelwell1@tampabay.rr.com



John Elwell

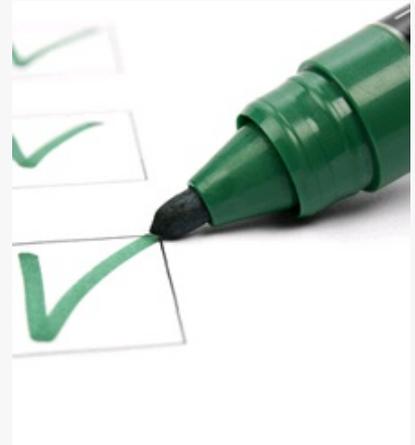
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The importance of a checklist when looking for homes

When looking for a property, the price is far from the only prerequisite. Simplify the home buying process with a checklist of necessary criteria that your new property must fulfill. When you focus on what you absolutely need in your home, you save yourself (and your real estate agent) both time and money. Share your list of priorities with your realtor, so if needed, she can narrow down the search and eliminate any properties that are out of proximity to your work, public transportation, or desired school district.

When viewing potential properties, bring your checklist, so you can easily compare and rank different homes according to how each meets your needs. Remember there is a difference between your wants and your needs. You may need three bedrooms and although you would prefer hardwood floors, they are not essential. You can always do upgrades later, such as finishing off the basement or attic space or pulling up those carpets...what you can't change is your property's location and the size of your lot.

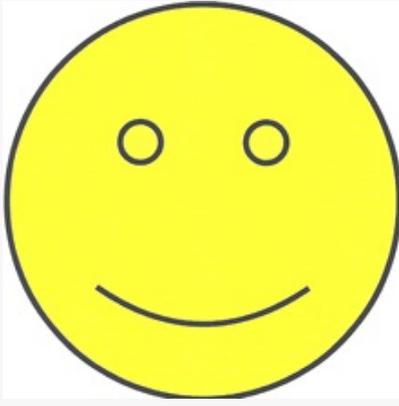
We suggest the following should be included on your list: number of bedrooms, number of bathrooms, number of stories, presence/size of a backyard, style of kitchen, presence of a formal dining room, basement, attic and living room, amount of storage and living space, type of heat, presence of central air, and type of siding. If you plan to enlarge a home, check with your realtor to make sure construction is a possibility. For added assistance, century21.com has a buyer's checklist that you can download.



Seven home maintenance tips for spring

After a long arduous winter most of us are more than ready for spring weather. However, harsh winter elements of high winds, pelting rain, and in some regions, heavy snow have the ability to wreak havoc on your home. So, before summer barbecues and pool parties commence, here are seven home maintenance tips for spring.

1. Check for possible damage to the roof. Look for missing, cracked or broken shingles and make note of any needed repairs.
2. Cut back tree limbs and shrubs growing within five feet of the house or that are brushing up against the roof.
3. Check and repair all cracked, broken or uneven driveways and walks.
4. Check your gutters for leaks or loose bindings. Improper drainage can lead to water damage. Clear any debris and make sure downspouts drain away from the foundation.
5. Examine the exterior of the chimney for signs of damage. Have the flue cleaned and inspected.
6. Clean and service the outside unit of the air conditioning system, remember, clean coils operate more efficiently.
7. Examine all the wood trim around windows, doors, railings and decks. Make repairs now before the spring rains do more damage to the exposed wood.



Where to Donate Items from Your Spring Cleaning!

Hernando Pasco Hospice 813-355-4830, Goodwill 352-567-5835, Habitat for Humanity 352-523-2020, and Gulfside Regional Hospice 813-788-5461.

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