

New Hampshire FEBRUARY 2012

HOMES

Guide for NH homeowners
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Green Living an efficient equation for today's homeowners

Across the nation, both building professionals and consumers are embracing the idea of sustainable building practices.

Green building brings together a vast array of practices and techniques to reduce and ultimately eliminate the impacts of buildings on the environment and human health. It often emphasizes taking advantage of renewable resources, such as using sunlight to generate solar power and using plants to reduce rainwater run-off.

According to the Energy Information Administration, the demand for green homes is expected to rise 900 percent in the next five years.

In the home, using energy efficient appli-

ances can dramatically reduce energy waste and cut costs. Companies like Miele offers a full range of Energy Star rated appliances for every room in the house from the kitchen to the laundry room.

For example, Miele offers induction cooktops, which use a non-contact method of heating using magnetic fields to transfer energy directly to cookware. The cooking surface is cool in operation and only generates heat where the pan sits on it. As soon as the pan is removed, the flow of heat stops immediately.

For more information on the various types of energy efficient appliances available, visit www.mieleusa.com. (ARA)

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Decor

Four easy ways to warm up your home decor

To bring your decor into the season and give your home noticeable appeal, follow a few easy tips.

■ Paint

Color has an enormous effect on mood and it greatly influences the atmosphere of a room. Neutral and white walls can feel stark and cold during the winter months, so consider warming them up with rich hues like those found in Dutch Boy's 2011 holiday palette. Yellow Springs, Reservoir Red and Loden Wool will create the perfect cozy feel, and accents of Ultra White will make your new colors stand out even more. "The warmth of this light yellow is reminiscent of lights glowing on the tree, popcorn strands strung, or light from the candles set on the mantel," says Rachel Skafidas, color and design specialist for Dutch Boy Paints. "It's the perfect backdrop for a deep, traditional red and mistletoe green."

■ Rugs

Hardwood and natural stone floors have become extremely popular in the past several years, but these options can be cold and unpleasant underfoot in the wintry months. Adding rugs in visible areas will instantly give any room a more inviting look, as well as warmer feet on cold winter mornings. Experiment with different sizes, styles, shapes and designs throughout the home. You might even consider switching out current kitchen and bathroom rugs for more seasonal choices to



give these rooms a festive appeal.

■ Lighting

Now that winter is here and days are shorter, depending on natural sunlight to brighten a room past mid-afternoon is no longer an option. But instead of harsh white ceiling lights, give your home a cozy glow with strategically placed lamps, candle sconces and wall lights. A variety of light sources creates a welcoming feel that still allows occupants to entertain or read comfortably. A trip to any home improvement store will prove there are endless possibilities to light your home, with many unique and easy-installation options to choose from.

■ Accessories

It's the little things that can make the big-

gest difference, and accent items have a great effect on the ambiance of your home. From decorative sofa pillows, to festive candles, to holiday table runners, the details of a room determine its mood. If you're feeling creative, many home and craft magazines have hundreds of ideas for do-it-yourself wreaths, centerpieces, wall hangings and other accents. And appealing to other senses with a pine-scented candle or seasonal bowl of potpourri will instantly make a room more inviting.

No matter what your budget or decorating experience, you can give your home a cozy, comforting feel easily and affordably. Using these tips, you'll be ready to enjoy the great indoors in no time at all. (ARA)

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Prepare now for a dream summer outdoor living space

Beat the winter blues by taking the first steps to create a summer backyard oasis. By preparing now, you'll be ready to install - and enjoy - a dream deck once warmer weather arrives. The outdoor living experts at Trex recommend checking these outdoor projects off your "to-do" list early in the year.

Create a distinctive design - Start thinking about the style, shape and color scheme of your outdoor space. Are your tastes country cottage or mostly modern? Do you desire a basic deck or one that spans multiple levels and wraps around your home? Now is the ideal time to order product samples and seek online tools that allow you to virtually experiment with different products, finishes and layouts.

Plan a secure and stable substructure - Long before any deck boards are installed, it's crucial to create a strong base for your outdoor living space. A steel substructure, such as new Trex Elevations, will increase the value of your



deck, while improving overall appearance. This ultra-durable deck-framing system manufactured of dual-coated, galvanized steel will not warp, twist, split or decay - unlike traditional wood substructures - and its stability creates a remarkably flat deck surface. Trex Elevations' 25-year limited warranty offers additional peace of mind.

"Homeowners often don't realize that much of a deck's performance and aesthetics depend on what's underneath," says Adam Zambanini, vice president of marketing for Trex, the world's largest manufacturer of wood-alternative decking and railing. "A high-quality substructure offers a strong return on investment and adds years to the life of a deck. Just remember to build this additional - and essential - step into your project timeline."



Research local contractors - One of the most important parts of planning an outdoor living space is selecting the right contractor. Look for a professional who's been specially trained to install the type of products you've chosen. Inquire about business licenses, liability insurance and length of experience. Request references - and make sure to call them.

Upgrade outdoor furniture - Take a look at the outdoor furniture currently stored in your garage for the winter. Before warm temperatures hit, consider replacing old, worn-out tables and chairs with stylish and durable wood-alternative pieces that won't rot, crack or splinter and never need to be sanded, stained or painted. If you're not ready to invest in all new furniture, update upholstery and cushions with colorful, weather-resistant fabrics. (ARA)

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Easy-to-install and easy-to-clean bathroom remodeling tips

Dreaming about a bathroom remodel? With today's easy-to-install products - many of which are also easy-to-clean - your new bathroom can actually exceed your wildest dreams. What could be better than an easy-to-clean new bathroom?

Here are some tips to bring your dream bathroom to life in less time and for less money than you might think:

■ **No tools toilet replacement:** The American Standard No Tools Toilet is so easy to install, it doesn't even require specialty tools. Everything you need is right in the box, along with simple, illustrated instructions. Whether you're a do-it-yourselfer, or direct-it-yourselfer, easy-to-install innovations make bathroom remodels speedy and simple, while reducing the possibility of delays from installation errors.

■ **Color confidence:** The Pantone Color of the Year for 2012 is "Tangerine Tango," continuing a trend toward brighter, happier colors.



Paint is one of the easiest and least costly ways to completely change a bathroom. Donna Frasca, an interior designer and color specialist who blogs at ColorSpecialist-Charlotte. Blogspot.com, recommends coordinating with colors that are already in the room.

"Look at the colors that are in your tile," Frasca says. "Do you see a lot of yellows? Does your tile look more gray? Sometimes all you have to do is just pick one color that matches your tile to tie in the look of your bathroom." Not ready to do the Tangerine Tango all over your bathroom? Go neutral on the walls and add pops of color with towels, rugs or a shower curtain to create an attractive, finished look.

■ **Easy accessorizing:** Faucets are like jewelry for your bathroom, so they should be easy to update as styles and fashions change.

Look for the wide variety of faucets that come with a pre-assembled Speed Connect drain that has just four parts instead of 14. No special tools or plumber's putty required. The drain seals tightly so water stays in the sink. The lift rod comes preset to the correct height and never comes loose.

■ **Fabulous finish:** Warmer finishes such as oil-rubbed bronze make an instant style statement, tied together through lighting, cabinet hardware and faucets. A whimsical light switch cover in a complementary finish offers a beautiful and unexpected touch.

■ **Go easy on cleaning:** Spend more time enjoying your new bathroom and less time cleaning. Real Simple magazine recommends a semigloss paint for bathrooms, because it is resistant to humidity and staining, as well as easy to clean. Toilets with an EverClean surface incorporate a patented antimicrobial agent to inhibit the growth of mold and mildew, while the smooth, mirror-like finish helps keep surfaces cleaner. EverClean whirlpools feature an exclusive whirlpool circulation system that protects pipes and fittings from mold and mildew, and it never wears off.

With today's advancements in simple installation and easy-to-clean surfaces, there's no reason to wait on a beautiful new bathroom. Make it happen this spring. (ARA)



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First Time Home Buyers: The Housing Market's Key Players

First-time homebuyers, more than any other demographic, stand to benefit the most in today's real estate market.

In fact, a recent survey commissioned by Move.com reveals that 23 percent of adults plan to purchase a home in the next five years and that more than half of them (53.5 percent) will be first-time homebuyers.

Consider that every time a renter buys a home, they make possible a chain reaction of transactions worth many times more than the actual value of the home they purchase. Because first-time homebuyers aren't selling properties, they don't put new homes on the market when they buy. As a result, first-time



New homebuyers could be the key to America's real estate market's recovery.

homebuyers reduce real estate inventories and allow existing owners to trade-up or relocate.

The growing number of first-time homebuyers suggests that conditions are finally attracting buyers back despite the critical picture in the overall economy. In the past, high prices and large down payments made buying a home for the first-time difficult. The right mix of attractive listing prices, tax credits, improved financing and a wide choice of properties seems to be attracting the first-time buyer. For first-time homebuyers looking to be players in today's real estate market, Move.com offers the following tips:

■ **Research Your Market.** All real

estate is localized and the key to a successful purchase is to know the market. In fact, the real estate market is so localized that prices among similar homes vary greatly even between neighboring towns.

■ **Make a list of what you want.** Let your realtor know your criteria in order to find homes that meet your needs. You can go to Realtor.com to view homes that fit your specifications.

This will give you an idea of what is possible in your price range and in the location you prefer.

■ **Get pre-approved.** Although not a final loan commitment, a pre-approval letter can be shown to listing brokers when you are bidding on a home. It demonstrates your financial strength and shows that you have the ability to go through with a purchase. Lenders can be found in the finance section of Realtor.com.

■ **Make a decision.** Once you find the best home that fits your needs, take action. Homebuyers often hesitate, and this could mean you miss the best home that meets your needs.

If you have chosen a good mortgage broker and a sharp realtor, you should have the facts to make the right decision. (NewsUSA)



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Show your kitchen some love with a new countertop secret

By Ashley Fleming

Everyone loves granite for kitchen and bath countertops, but many homeowners find this option for adding value to their home, too pricey. When considering a kitchen update I found that granite typically costs \$50 to \$100 per square foot (including installation).

Gail Turner, a top real estate agent in Chicago, agrees that, "While there's nothing functionally wrong with laminate, it's not what buyers are looking for. Her advice is to install granite countertops in your kitchen and bath if you really want to sell your home in this economy.

So if you are looking for the beauty of granite without the price tag, consider paint. Giani Granite Paint kits allow you to give outdated countertops a granite look for about \$70 a kitchen.

Giani's parent company, located in St. Louis, Mo., began in 1959 and now sells to paint retailers nationally and internationally. Each kit comes



with the primer, mineral paints, applicators and a demo DVD to help you update your Formica, laminate, wood, tile and Corian countertops. Gianigranite.com has several before and after photos along with customer testimonials.

One kit can transform an average L-shaped kitchen countertop (which has about 30 to 33 square feet of countertop) in a weekend. I'm a savvy homeowner, but not an expert at remodeling projects and found this process to be easy enough for a first time painter. The finish has the same functionality as your old countertops as well as general care instructions; use cutting board and warming pads.

"Our product's durability has one advantage," says Tim Haas, Vice President of Sales for Giani. "If you scratch it or burn it, you can easily repair it by reapplying the minerals and topcoat. So unlike other countertop surfaces, wear and

tear is never permanent."

Before you begin, thoroughly clean the area with a scouring pad and then rinse with water. Use painter's tape to protect walls and cabinets. Look for any nicks and seams and apply a fast-drying wood fill, and then lightly sand the area with a fine grit piece of sandpaper or sanding block.

For consumers who are willing to try this low priced alternative before throwing out your old counters (like I was), you will find the results well worth it. You can choose from a variety of styles and kit colors.

I selected the Chocolate Brown kit, which contains three colors: brown feldspar, Inca gold and chocolate brown. This look will achieve a natural granite style.

Although it was fun having everyone think I had granite installed, I had to reveal my new countertop secret.

How to apply:

1. Roll on the black primer and allow eight hours of drying time.
2. Lightly sponge on all the mineral colors in the order specified on the packaging. Let dry for a minimum of four hours. A simple artists brush helped me complete a veining pattern.
3. Next, apply the first clear top coat and dry for four hours. Then, apply the second top coat and wait four hours. (ARA)

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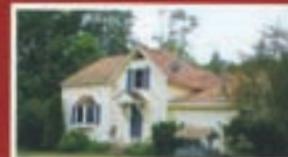
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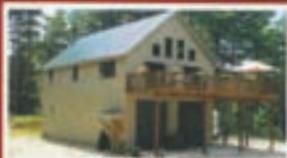
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WINDHAM - Spacious custom colonial offering over 4,000 SF and set on a private 2.78 acre lot. Top neighborhood. **\$629,900**



WINDHAM - Striking contemporary. 2.21 acres in a cul-de-sac atop Jenny's Hill. Cherry kitchen with granite counters. Cathedral ceilings. 3BR 2.5 BA. **\$419,900**



WINDHAM - Spacious split-entry in a desirable neighborhood. Private lot. New maple kitchen with granite. 3 bedrooms. 2 baths. Immaculate condition. **\$289,900**



WINDHAM - CANOBIE LAKE - Waterfront home in prestigious neighborhood. 215 feet of lake frontage. Country french brick home. First floor master suite. **\$669,900**



WINDHAM - Immaculate town house in popular Wynridge. Big livingroom with fireplace and bookshelves, finished lower level. 2 BR. 2.4 BA. **\$209,900**



WINDHAM - Impeccable quality in this full brick exterior, 4000+SF home built by 'Robert Scott'. 2.4 acre estate lot abutting Windham Country Club. **\$599,900**



SPRUCE POND WINDHAM - Beautiful Lt. Reid Model with 3,420 Sq. Ft. Gorgeous custom kitchen. **\$569,900 Open Sundays 12-3, 1-93, exit 3, R: 111, L: Rt 28**



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susanne.kimball@realliving.com



CHARMING STORYBOOK SETTING - Where can you get a charmer like this for \$169,900? Adorable home in country setting. Estate sale may include some furnishings. Detached barn/storage shed. Very cozy! **\$169,900 472-4400 MLS#4080624**



NEW PRICE ON THE SEACOAST - This sprawling open concept home has soaring ceilings, a dramatic entry, tile and hardwood floors. 4 bdms, 3 & 1/2 baths, and a kitchen fit for a chef, all on a 1.21 acre lot (room for a pool) and within minutes to the beach! **\$799,000 MLS#4069228 472-4400**



BACK ON THE MARKET! - Lovingly cared for custom built colonial with space and privacy for everyone. Large eat-in kitchen, dining rm, living rm, family rm, loads of details - all within walking distance to stores, restaurants, ballfield & the Piscataquog River. **\$269,900 MLS#4060819 472-4400**



CAPE ON NICE LOT IN WEARE - This 3 bedroom cape has two full baths on two rural acres is subject to short sale. Needs a little TLC but at this price, it's worth it! **\$75,000 MLS#4114372 472-4400**



SPACIOUS COLONIAL IN WEARE - This lovely colonial has four huge bdms, sunken liv. room w/gas FP, hardwood, tile & carpet, fully applianced kitchen, w/walk-in pantry, walk-in closet, whirlpool tub in master suite, all on 6 ac. lot w/a country setting. **\$349,900 MLS#4112713 472-4400**



ADORABLE STARTER OR RETIREMENT HOME - All ready for you to enjoy, this ranch style home in a great location has a new roof, siding, furnace, sliders, septic and leach fields, and is just minutes to Goffstown. **\$179,900 MLS#4046667 472-4400**



THIS HOME TO BE BUILT, SO MAKE IT YOUR OWN! - Once you preview the model to see the builders workmanship you'll understand why this home to be built on a 2 acre lot could be perfect for you. 3 bedrooms, 2-1/2 baths, 2 car garage and optional geothermal! **\$296,500 MLS#4040755 472-4400**



MULTI-FAMILY INVESTMENT - This outstanding property presents unlimited possibilities to the wise investor! Large 1870 farmhouse with one 3-bdrm and one 2-bdrm apartment. The barn serves as the garage and the area to the rear of the property is included. **\$299,900 MLS#4105714 889-1875**



SO MUCH IN THIS GRACIOUS HOME - Amherst Colonial with 3 car garage, lg. country kitchen w/access to deck. 1st flr. master suite or in-law/teenage apt. w/separate entrance. 4BR, 4BA, LL playrm, large fam. rm w/custom built-ins, gas FP, newer roof & septic. **\$375,000 MLS#4114665 673-1775**



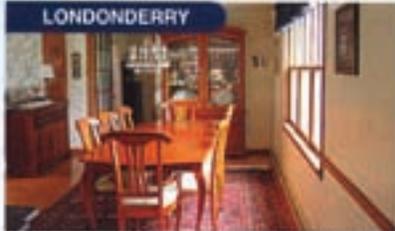
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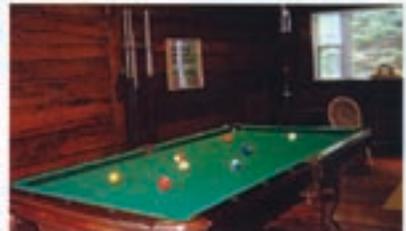


LONDONDERRY

HISTORIC FARMHOUSE - Excellent opportunity for large or extended family, in-law potential. Great horse property/gentlemens farm on 2.37 acres with fruit trees and garden area. 13 rooms, 7 bedrooms, Carriage House, large post and beam barn with paddock, screen house, in-ground pool, 3 car garage, numerous updates. Great location to major points of interest mountains, seacoast, Boston. Minutes to 93. (Formerly Breezy Hill Bed and Breakfast) **\$499,900**



SPACIOUS



BARNSTEAD

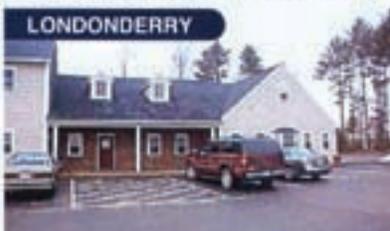


POOL/BEACH

VACATION YEAR ROUND (LAKES REGION) - Nothing to do but move in! 10 minutes from Lake Winnepesaukee you'll find the perfect home in a well maintained 3 Bdrm cape in Locke Lake Colony, front to back liv. rm, spacious flr plan. H/W & laminate flrs., lg. bdrms, 2 full baths. Well landscaped, deck. Never be without power as this home is wired and equipped with a generator. Access to two lakes incl. multiple docks, 8 sandy beaches, 2 pools, play areas, tennis, and a golf course. Miles of access to Snowmobile trails. 40 min. to Gunstock Resort. **\$169,900**



NASHUA



LONDONDERRY



RESIDENTIAL LOT

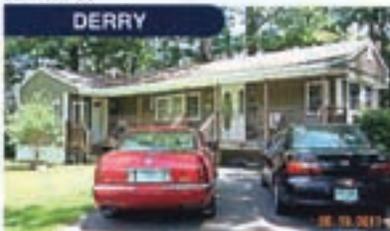
INVESTMENT OPPORTUNITY - 7 buildings ranging in size from 2 units to as many as 15 units in a building. Total of 50 units. 9-10% CAP rate. **\$2,500,000**

OFFICE LEASE - 1280 s/f, 6 room office with reception/waiting, kitchenette and file room. Private BA, private entrance. Superb location off 102 at I-93, exit 4. **\$1690/mo.**

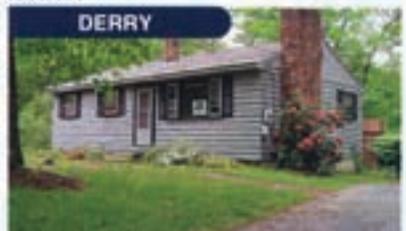
SOUTH LONDONDERRY LOCATION! - Private lot in established sub-division with five bedrooms, septic and well already on it, as well as a paved drive. **\$125,000**



HUDSON



DERRY

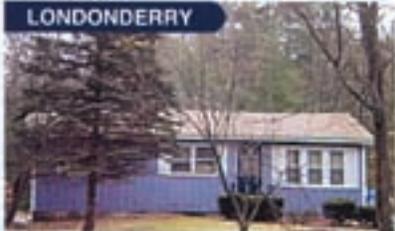


DERRY

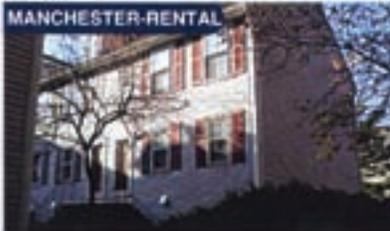
MEDICAL CENTER/WALK-IN CLINIC - 12,040 s/f of space available, former Family Med Ctr, Drs practice, & Physical Therapy Ctr. Can be leased separate. **\$7psf**

SPACIOUS PARK LOT!! - Nice area for this 2 bdrm mobile home. Peaked roof, 3-season sunroom, handicap ramp, farmers porch and pets okay. **\$44,900**

MIXED USE - RES/IND - 912s/f 2 bdrm home & 1000s/f wood frame warehouse, 3+ ac. ind. parcel. Uses: light ind. self storage, warehouse, & more. **\$375,000**



LONDONDERRY



MANCHESTER-RENTAL



LONDONDERRY-RENTAL

GREAT STARTER OR RETIREMENT HOME - Open concept ranch, vaulted ceilings, family rm with hearth for wood stove, full basement. Lovely 1.1 acre lot. **\$199,900**

MUST SEE! BEAUTIFUL TOWN HOUSE - fresh paint, hardwood flrs, new carpet, updated baths. Loft for added bdrm or office. 1 car garage, central ac. **\$1375/mo.**

CONVENIENT COUNTRY SETTING - 2nd level, private entrance, living rm w/ combo din. & kitch, large deck overlooking rear yard, master bdrm with 2 closets. **\$750/mo.**



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