

Simple landscaping strategies that can transform a home's exterior

The interior of a home may be where homeowners and their families spend the majority of their time, and there's no denying that a well-planned interior goes a long way toward making a house a home. However, the exterior of a home, including its landscaping, can serve as a source of pride and catch the eye of prospective buyers when the home hits the market.

It's easy to walk past a home with an eye-catching exterior and assume the homeowner has a green thumb or has spent lots of time and money working on the landscaping. Though that may be true, oftentimes it's the simplest strategies that make all the difference. Homeowners can keep these strategies in mind as they look to transform the exterior of their homes.

- Dress up the walkway. A longer walkway can give guests a strong first impression of a home and won't break the bank. Create new planting beds and plant bright plants and flowers along each side of the walkway. If it's necessary and within budget, lengthen the walkway to create the feel of a more grandiose entryway.

- Make things more symmetrical. A messy landscape can give a poor first impression, even if the area features some beautiful plants. In such instances, a little effort to make things more symmetrical, with equal parts grass and vegetation, can create a cleaner, more inviting look.

- Mulch your flower and tree beds. Mulch is a relatively inexpensive but effective way to add aesthetic appeal to a landscape.

Freshly mulched beds beneath trees and flowers creates a clean and organized look, and the mulch also serves a practical purpose, as it reduces weed growth and helps the soil retain moisture so plants stay healthy and look better throughout the warmer months when rainfall may not be steady or significant.

- Plant shade trees. Shade trees can be especially useful when selling a home. The shade provided by trees can shield grass

from blistering summer sun, potentially helping it stay green. A lush green lawn appeals to buyers and gives the impression the home has been well maintained. In addition, shade trees can be used to create the look of a backyard oasis. A well-placed bench beneath a large shade tree can entice buyers who want a relaxing spot to enjoy warm summer days outdoors without getting a sunburn.

- Consider maintenance. The more exotic an exterior landscape is, the more maintenance it's likely to require. Lawn and garden enthusiasts may not be turned off by landscape features that require steady maintenance, but homeowners who don't have much time for such work should keep things simple. A poorly maintained landscape, even if it includes exotic plants and elaborate designs, will adversely affect curb appeal. An-

other feather in the cap of low-maintenance landscape features is they could prove more appealing to prospective buyers, who may view elaborate, exotic landscaping as a lot of extra work they won't want to do.

Some simple landscaping strategies can help homeowners transform their home exteriors without requiring a significant investment of time or money

REAL ESTATE AUCTION
COURT ORDERED CONSERVATORSHIP AUCTION

Monday, December 19, 2022 @ 12:00 noon
5 Wisteria Road, Winifrede, WV 25214

DIRECTIONS: From I-77 Marmet Exit #89 turn onto Rt. 94 toward Kanawha River. Make a right on Rt. 61 MacCorkle Ave. 2.9 miles to a right on Fields Creek Road 1.6 miles to a left on Cooper Hollow Road. Cross Bridge to #5 Wisteria Road on right.

***** SHOWN BY APPOINTMENT ONLY*****
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****2BR/2BA Mobile home - block foundation on 1/2 acre lot****

Older mobile home with block foundation, attached covered front entryway & rear room addition. Detached 24'x35' block 2car garage/workshop all on 1/2 acre gently sloping fenced lot. Needs updated but has many possibilities.

****NO BUYER PREMIUM REAL ESTATE AUCTION****

Auctioneer/Agent: Roger Mullins #1703
Auctioneer: Stacy L. Cooper #1517
304-548-4056 304-542-5735

www.Mountaineerauctions.com
www.auctionzip.com
ID #4152 for photos & auction terms

REAL ESTATE AUCTION
COURT ORDERED CONSERVATORSHIP AUCTION

Monday, December 19, 2022 @ 3:00PM
801 Sherwood Road, Charleston, WV 25214

DIRECTIONS: From Route 119 North/Oakwood Road turn right on Hickory Road 1/2 mile to 801 Sherwood Road. House is located on right.

***** OPEN HOUE TODAY 2-4PM*****
Call us today to schedule your own private viewing



****3BR/2BA Ranch home on level South Hills lot****

Ranch style home with block foundation, slate covered rear patio, fireplace, hardwood floors, family room, newer metal roof on level South Hills lot. Very convenient location. Great school district.

House needs updated but has enormous upside potential.

****NO BUYER PREMIUM REAL ESTATE AUCTION****

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