

Spring 08 Parade of Homes!!

Check out our Parade of Homes model, located in Brooklyn Park's Oxbow Creek West development, just one mile east of the new Target Headquarters! This beautiful 4BR, 3BA, 2700+ FSF Novak-Fleck home is waiting for you to call it home! Specially priced for the Parade at \$500,000!! Considering building your dream home? Several beautiful lots to choose from!



**6502 108th Trail North, Brooklyn Park
Parade Model # 634—www.paradeofhomes.org**

We also have this incredible Novak-Fleck spec home, ready for you to move right in! This must-see home, in Oxbow Creek's 8th addition boasts a large main floor family room, open kitchen with breakfast bar, formal and informal dining, office, laundry and four season porch. All this for \$460,000!!



10539 Scott Ave. North, Brooklyn Park



custom designed
quality crafted
for over 25 years

Buyer Needs

Are you, or someone you know, considering selling a home? We have buyers ready and waiting for properties that meet the parameters listed below. If your property matches any of our Buyer Needs, please call Tim right away at 612-799-5255!!

South Minneapolis Buyer

\$400,000-\$750,000

3+ BR, 2+ BA

Prefer a 2 story with character

Lake Minnetonka Buyer

East of County Rd 19 preferred

Up to \$1.6 million

Direct Lakeshore-Sandy Beach

Small House Okay

Downtown Condo Buyer

\$275,000-325,000

2+BR, 2+BA

Minnetonka Buyer

\$900,000—1.3 Million

Tanglen Schools

Built 2004 or newer—2 Story

South Minneapolis Buyer

\$500,000-\$600,00

Linden Hills Area Preferred

1920's-1949 Built

Investor Buyer—So. Mpls Area

\$250,000-350,000

Cosmetic Updates Okay

We Always Appreciate

Your Referrals!



Minnetonka Office
952-945-3109



Green: Easy Does It

Think of a house as a consumer—and a greedy one at that. About 21% of U.S. greenhouse gas emissions are generated from household energy use, according to the U.S. Energy Information Administration. A house that consumes less energy reduces greenhouse gases because less fossil fuel is required to operate it. Energy and water savings mean financial savings too. Here are some simple greening options, along with more advanced approaches for you to consider.

Improve Energy Efficiency

Easy: Replace incandescent bulbs with compact fluorescent bulbs. Compact fluorescent bulbs produce the same amount of light as incandescent bulbs yet require 75% less energy, produce 75% less heat, and last up to 10 times longer. Switching out just the five most frequently used lights in your house can save as much as 3,000 kilowatts of energy a day.

Advanced: Switch to solar power. This clean energy source generates no air pollution and no noise. Panels installed today will produce energy for about 20 years with minimal maintenance. The federal government offers a tax credit of 30% of the installation cost, to a maximum of \$2,000, for certain solar power features, and many states and municipalities offer additional incentives.

Reduce Drafts

Easy: Plug leaks. Caulk and add weather-stripping to windows and doors to stop heat and air conditioning losses. Use expanding foam to fill gaps, especially between the living space and unheated areas such as the attic and garage. Leaky air ducts can decrease energy efficiency by as much as 20%.

Advanced: Add insulation. Homes more than 10 years old probably have insufficient insulation, and even newer houses typically can use some improvement. Properly insulated houses not only use less energy, they also have better moisture control, meaning roofs and walls last longer.

Appliance Excesses

Easy: Unplug chargers, power adapter, and appliances when they're not in use. According to the U.S. Dept. of Energy, about 75% of the electricity used to power electronics such as VCRs, televisions, stereos, computers, and kitchen appliances is consumed while the products are turned off.

Advanced: Switch out older appliances—including dish and clothes washer, refrigerators, lighting fixtures, televisions, air conditioners, and even cordless phones—with energy-saving models. Appliances with the government-rated Energy Star label use 25% to 75% less energy than unrated appliances.

Avoid Super-Hot Water

Easy: Lower your water heater temperature. The average tank style water heater uses about 5% less energy for every 10 degrees Fahrenheit you reduce the temperature. A lower temperature also slows mineral buildup and corrosion, which helps your water heater perform more efficiently over a longer time.

Advanced: Install tankless water heaters. These so called “on-demand heaters warm water only when required, reducing energy losses associated with maintaining water temperatures in a traditional storage tank. Tankless heaters range from \$200 for an under-sink faucet unit to \$1500 for a high-capacity unit, but according to the Energy Department, they use 45% to 60% less energy than traditional heaters and last twice as long.

By Maggie Sieger
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