



YOUR HOME

Live. Maintain. Enjoy

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Project Spotlight: Adding a Detached Garage to Complement a Historic Home



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Our team recently completed a unique project that involved adding a detached garage on a property in Strasburg Borough's historic district. Previously, the home was restored by a group of investors looking to preserve some of Strasburg Borough's older homes. This group had an agreement for the home with one contingency: add a two-car detached garage.

The potential buyers contacted us to guide them through the design/build process. We also worked with the Strasburg Borough Historic Architectural Review Board (HARB) on a design that would complement the historic architecture of the restored home.

Once approval from the Borough and HARB was obtained for the design, the buyers were ready to move forward with the purchase of the home and the construction of the garage. Some of the architectural elements that were used on the garage included cedar

shakes for the roof, seamless half-round copper gutters and downspouts, James Hardie fiber cement siding, and authentic wooden shutters and hardware. All of these materials were used in an effort to blend seamlessly with the existing home and maintain historical integrity.





Projects that Add to Resale Value

This topic, “Projects that Add to Resale Value,” is actually a highly debated topic within the construction community. For starters, projects don’t always yield exact outcomes. Results can vary on a number of factors: the cost of the improvement, the quality of materials and the neighborhood where the home is located, just to name a few.

However, a few improvements consistently top the annual list of projects that will add to the resale value of your home.



KITCHEN AND/OR MASTER SUITE RENOVATIONS

A major kitchen renovation or a master suite addition are two projects that can catch the eye of potential home buyers. While the upfront cost for this type of project is more expensive, it can actually sell a home. Furthermore, the amount of money for a larger project that can be recouped in a resale grows with time. And of course, the more time between a kitchen renovation or master suite project and the sale of the home allows you time to enjoy your newly renovated space.



A WELL-CARED-FOR HOME

Raised perceived value is also found in projects that show a potential home buyer that you have cared for the home over the years. Projects like roof replacement, a nicely landscaped yard or even a fresh coat of paint with a new trending color shows that you value your home.



CURB APPEAL PROJECTS

Other high-ranking home improvements are ones that improve a home’s curb appeal. Projects such as adding stone veneer to a simple facade or siding replacement can lure potential buyers. Accenting the entryway to the home with a front porch addition or improvements add value as well.

One of the highest ranking home improvements that offers the best return for the dollars spent is replacing the entry door and lockset. If your existing door and lockset are in good shape, giving your front entry a fresh coat of paint can make a huge impact. Your front door is one of the first things a potential buyer sees as they pull up to the curb.

WHAT ARE THE ADVANTAGES OF DOING THIS NOW?

One of the biggest advantages to making improvements now rather than waiting until you are ready to sell is that you are maintaining your home. It is always less expensive to keep up with minor repairs than waiting until a major repair is necessary.

Another advantage is it allows you the opportunity to enjoy the new or renovated areas. So many homeowners spend time and money just a few months before they are ready to sell their home and comment that they wished their house looked this nice when they were living in it.



PARADE OF HOMES

PREVIEW

For the first time in years, Metzler Home Builders will have more than one Parade of Homes entry. Both are semi-detached duplex homes. One is located in the Willow Bend Farm Community in West

Lampeter, and the other is located in our brand-new community, the Villas at Featherton in Elizabethtown. Below is a sneak peek of each home.



319 Wendover Way, Lancaster – Willow Bend Farm Community



41 Wigeon Way, Elizabethtown - Villas at Featherton Community

The Willow Bend Farm home features:

- 1,700 sq. ft. semi-detached home with open floor plan, 3 bedrooms and 2 ½ baths
- First floor master suite with walk-in closet and owner's bath
- Swartz kitchen design including granite countertops, peninsula with bar seating and stainless steel appliances
- Living room featuring gas fireplace with slate hearth and surround
- Hardwood flooring throughout first floor living space
- First floor laundry room with custom bench and pegs storage unit
- Efficient natural gas heating system
- Private concrete patio
- Large basement with 9' Superior walls
- Located in Willow Bend Farm community with walking trails, open space and community center in Lampeter-Strasburg School District

The Villas at Featherton home features:

- 1,630 sq. ft. semi-detached home with open floor plan, 3 bedrooms and 2 ½ Baths
- First floor master suite with walk-in closet and owner's bath
- First floor living space features completely open floor plan with cathedral ceiling
- Cloister Cabinetry kitchen design including granite countertops, island with bar seating and stainless steel appliances
- Large great room featuring gas fireplace and hardwood flooring
- Efficient natural gas heating system
- Beautiful craftsman exterior with stone and vinyl materials
- Composite deck with vinyl railing off dining area
- Precast Superior walls in basement
- New Villas at Featherton Community in Mount Joy Township, Elizabethtown School District, with easy access to Rt. 283

Your Home's Service Requests

At Metzler Home Builders, we stand by our work by providing a warranty for your home. Our service department is available to take care of any warranty needs when your project is complete. Once your warranty has expired, we offer regular maintenance and service for your home.

Although we have always provided service to our customers, we are also always looking for ways to improve our process of doing things. We feel we've not always been clear on the best way to initiate a service call, or whom in particular you should contact. In an effort to streamline our service

requests and improve response time, we are asking that our customers send their requests to **MHBservice@MetzlerHomeBuilders.com**. With this new system, someone will contact you to schedule a time to come and look at the issues you are having.

VOTED #1

**Builder/Remodeler by
Lancaster County Magazine**

Thank you to our loyal customers for helping us earn the #1 Builder/Remodeler Award from Lancaster County Magazine 2013!

