



YOUR HOME

Live. Maintain. Enjoy

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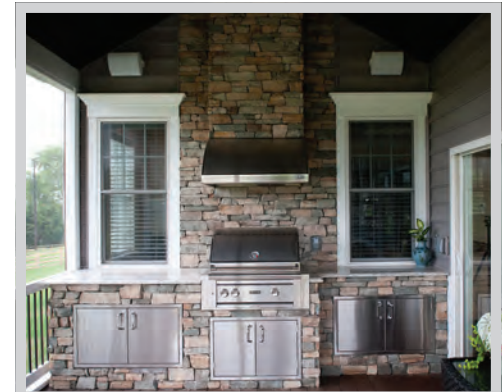
SUMMER 2016

Project Spotlight: Outdoor Living Spaces



Outdoor living spaces continue to be one of the fastest growing segments of residential construction. More than ever before, homeowners are seeing their backyard as an extension of their home and are converting their outdoor space into comfortable living areas. Covered decks and patios, outdoor appliances and fire pits continue to increase in popularity.

We all look forward to heading outdoors and enjoying the warmer temperatures now that spring has arrived. What better way to enjoy those warm summer evenings than in your own beautiful outdoor living space. Metzler Home Builders can help you create an outdoor oasis to meet your needs and to complement your existing home. Here are a few ideas to get you thinking about your own new beautiful backyard!



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2016 PARADE OF HOMES

SNEAK PEEK

The Parade of Homes will be held June 11-19, 2016. Metzler Home Builders will have two entries in the Parade this year, and both will be semi-detached homes. One is in our Villas at Featherton Community in Elizabethtown and

the other is in our Willow Bend Farm Community in West Lampeter. Please be sure to stop in and see us during the Parade. We'd love for you to see these beautiful move-in ready homes and the lovely communities they are a part of.



20 Wigeon Way, Elizabethtown – Villas at Featherton Community



331 Wendover Way, Lancaster – Willow Bend Farm

The Villas at Featherton home features:

- 2,130 sq. ft. semi-detached home with open floor plan, 4 bedrooms and 3 baths
- First-floor master suite with walk-in closet and owner's bath
- First-floor living space features open floor plan with gas fireplace and hardwood flooring
- Cloister Cabinetry kitchen design including granite countertops and island w/ bar seating
- First-floor laundry room with custom bench and pegs
- Efficient natural gas heating system
- Beautiful craftsman exterior with stone and vinyl materials
- Covered concrete patio
- Precast Superior Walls in basement

The Willow Bend Farm home features:

- 1,711 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 brick surround
- Hardwood flooring throughout first-floor living space
- Spacious dining area with custom wainscoting
- Efficient natural gas heating system
- Private concrete patio
- Large basement with Superior Walls

SPRING HOME MAINTENANCE TIPS

CHECK SEALS AROUND WINDOWS AND DOORS

Winter weather can crack and harden caulk and other weather seals. Inspect them and make repairs as needed. You can reduce your air conditioning bill and prevent water from entering your home and causing damage.

CLEAN DECKS AND DRIVEWAYS

Using a pressure washer is an effective way to clean mold and mildew off of outside surfaces.

CUT OVERGROWTH

Trim overgrown trees and hedges away from your home to discourage the growth of mold and mildew. Branches should be at least 7 feet away from the exterior of your home to prolong the life of your siding and roof.

CHECK YOUR PAINT

Look for chipped, cracked paint on the exterior of your home. Sand it down so there are no rough edges, prime the bare wood surface and paint with a high quality paint product.

CLEAN OUT YOUR GUTTERS

Check gutters for any foliage build-up and remove all debris. Spring is a great time to ensure all drainage areas remain clear. Also make sure the downspouts are clean and pointing at least two feet away from foundation walls.

Building Fun Facts

- The Empire State Building was built in just 11 months. The top of the building was originally intended as a mooring place for dirigibles.
- The Golden Gate Bridge, built in 1937, cost \$35 million and took four years to build.
- Britain's Buckingham Palace consists of 775 rooms.
- The original World Trade Center had 110 stories in each tower and seven underground levels. There were 239 elevators in the complex and 43,600 windows.
- The Statue of Liberty's index finger is 8 feet long and her fingernail is 10" x 13". Lady Liberty's foot is 25' long, and she wears a size 879 shoe!
- The tallest building in the world is Burj Khalifa in Dubai. It is 2,717 feet tall. The same designer of the Burj Khalifa, Adrian Smith, has drawn up an even more ambitious project, the Kingdom Tower in Saudi Arabia. It is slated to open in 2017 and soar to 3,281 feet—a full kilometer.



Practical Ways to be GREEN in the Bathroom

Here are a few green tips from This Old House to help you save money in your bathroom:

RUN THE SHOWER.

Place a 1-gallon bucket under the running water, then see how long it takes for it to fill up. If it's less than 20 seconds, replace the showerhead with one that sprays 1.5 gallons per minute. That could save as much as 14,600 gallons of water per year – especially if you limit your showers to 10 minutes or less. It can also save you as much as \$22 on your annual water bill and \$150 per year on water heating.

GO FROM SCALDING TO JUST HOT.

Turn your water heater's temperature setting down from the standard 140 to 120 degrees. Not only will this save you some bucks, it will also slow down mineral buildup and corrosion, prolonging the life of your tank. Since a new water heater costs about \$900 installed, each additional year of use saves you money as well.

(Source: This Old House, www.thisoldhouse.com)

NEW HOME AVAILABLE NEAR EPHRATA



71 CLAY SCHOOL ROAD, EPHRATA

This new two-story home will be ready for occupancy late summer 2016. There's still time to choose your interior colors! It features an open floor plan with 2,040 square feet and has 4 bedrooms and 2 ½ baths. Public water, sewer and natural gas. Located in the Ephrata Area School District.

We have two additional lots along Clay School Road as well. For more information on the house listed above or to discuss building your dream home on one of these other lots, please call us at (717) 687-6302.



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