

YOUR HOME

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In This Issue

PAGE 1

- Project Spotlight – Bringing New Life to an Older Home

PAGE 2

- Willow Bend Farm

PAGE 3

- Home Renovations That Instantly Add Value to Your Home
- Metzler Home Builders Honored with “Best of Houzz 2019 Service Award”

PAGE 4

- BIA Show Time
- Jordan Metzler Honored at BIA Awards Luncheon



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Project Spotlight: Bringing New Life to an Older Home



Mark and Diana loved their home – the location, the quiet street, the school district – but were feeling the need for more space for their family and for entertaining. A larger, more efficient kitchen and a spacious family room were the main features they desired, since most of their family time was spent in those two rooms. Updating the exterior and giving the home a fresh, modern look was also important to them.



The home featured a kitchen and family room in the rear of the house. A 23' x 23' family room addition was built behind the existing family room. The new family room features a 14' high coffered ceiling, an abundance of windows, and a floor to ceiling fireplace, giving it an open expansive feel. By reworking a wall connected to an adjacent mudroom, they were able to enlarge the size of the kitchen. The stunning new kitchen features two islands, a double wall oven and a built-in-refrigerator cabinet. Displaying white, gray and stained cabinets, and light champagne fixtures and hardware, this kitchen speaks genuine elegance.



Bringing New Life to an Older Home – Continued on page 2



Last, but not least, Mark and Diana wanted the exterior of their home to feel as elegant and updated as the interior of their home. The brick was painted gray, and a new front door, columns and light fixtures were added. The existing roof over the porch was replaced with a standing seam roof, and new shrubbery replaced the large, overgrown plants.

The homeowners are thrilled with the results of their renovation project. They love how the first-floor flows with the kitchen and new

family room. The new cabinetry, trim work, flooring, stair railing and coffered ceiling turned out exactly as they had envisioned.

“We appreciated all the time and effort that the Metzler team put into helping us renovate our home, including the design, feel, layout, and the small details,” said Mark and Diana. “Tim and Janet were very helpful with design ideas, and Mike did a great job managing the project. We appreciated all the communication from Metzler’s to make everything go as smoothly as possible!”

Willow Bend Farm

BUILDER INCENTIVE OFFERED ON SPECIFIC HOMES UNTIL MARCH 17, 2019.

ARTFULLY PLANNED NEIGHBORHOOD CLOISTERED IN THE NATURAL BEAUTY OF TREES AND ROLLING MEADOWS CREATING A SERENE PARK-LIKE SETTING. ENJOY FOUR ACRES OF WOODS, WALKING PATH AND LIGHTED STREETS.



Up to \$5,000 seller assist on acceptable offers.

309 Weatherfield Place, Lot #19
Sale Price: \$279,900

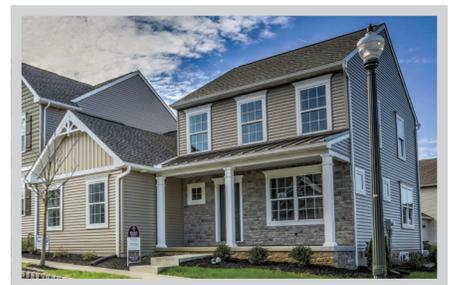
Move-In Ready! Duplex with open floor plan, 3 bedrooms, 2 ½ baths. Granite countertops, stainless steel appliances, linear gas fireplace with tile surround.



Up to \$3,000 toward options and upgrades on acceptable offers.

311 Weatherfield Place, Lot #20
Base Price: \$259,900

Duplex unit with 3 bedrooms and 2 ½ baths. Unfinished interior. Home can be finished in 75 days after final selections have been made.



308 Weatherfield Place, Lot #84
Base Price: \$259,900

Townhome unit features 3 bedrooms and 2 ½ baths. Master suite on first floor. Unfinished interior. Home can be finished in 60 days after final selections have been made.

Home Renovations That Instantly Add Value To Your Home

Loose Fill Attic Insulation

Adding attic insulation remains at the top of the list on a national average with 107 percent cost recoup. It's the only project that recoups the cost and adds to the resale value. Insulating an attic will also save money on energy costs.

Entry Door Replacement

A steel entry door ranks second on the list with an average recoup of 90.7 percent of the cost in resale value. The average cost of the job ran \$1,413 nationally and the resale came in at \$1,282. A fiberglass entry door replacement recouped 85 percent of the cost.

Manufactured Stone Veneer

A manufactured stone veneer project remains high on the list of valuable home updates as well. An average of 89.4 percent of the cost of the remodeling project is recouped in resale value.

Minor Kitchen Remodel

People can go wild with kitchen remodeling projects but they don't need to do that. A minor kitchen remodeling project recoups more of the cost than a major one. A minor kitchen remodel had an average cost of \$20,830 and of that, \$16,699 was recouped for 89.4 percent. A major kitchen remodel project with an average cost of \$62,158 returned about \$40,560 in resale value for 65.3 cost recoup percentage.

Garage Door Replacement

Replacing a garage door is big for curb appeal and it's also big on its ability to recoup the cost of the project. A garage door replacement is one of the cheaper projects with an average cost of \$1,749 but it also returns an average of \$1,345 in resale value.

Siding Replacement

Appraisers typically look at the structural elements of a home as part of their process and siding usually plays a part in that. A siding remodeling project carried an average cost of \$14,518 and recouped 76.4 percent of the cost.

Window Replacement

Addressing your windows isn't just window dressing. Potential buyers will notice them and so do appraisers. Vinyl and wood have

comparable recoup rates, but wood has a higher average cost and nearly one percent less recoup rate.

Roof Replacement

The roof is one of the most important parts of a home, so replacing one is an important project that home buyers will notice. It also turns out to be a pretty good investment, which recoups 68.8 percent of the cost in resale value.

Deck Addition

A wood deck addition falls on the inexpensive side of remodeling projects. Remodeling Magazine's report finds that a deck addition has a national average cost of \$10,707 and will have a resale value of \$7,652.

Finished Basement

An unfinished basement can save money on buying a house, but a finished basement instantly adds value to the home. The amount of added useable square footage comes at a lower cost than an addition. Plus, the space can be reimagined for uses by the buyers.

Install a Kitchen Backsplash

The kitchen is full of big-ticket items, but the backsplash doesn't have to be one. Installing a backsplash yourself will save about \$20 per square foot on a professional installation job, leaving more wiggle room to play with your materials cost. Mosaic tile comes in a wide variety of colors and materials to suit every kitchen and commonly starts at about \$10 per square foot. They're mounted on 12x12 inch sheets, which makes the job a simple weekend project. They're also able to be cut along the mesh backing, saving you from having to make too many cuts with a wet saw.

The Biggest Bang for Your Buck

A fresh coat of paint instantly updates and transforms the entire interior of your home, and when you consider that the average price tag of a gallon of one-coat coverage paint is around \$38, that's the biggest bang for your buck you can get. Grays are back in vogue, and create a neutral palette that lets your décor really pop.

METZLER HOME BUILDERS HONORED WITH "BEST OF HOUZZ 2019 SERVICE AWARD"



We are honored to have once again won the "Best of Customer Service" on Houzz, the leading platform for home remodeling and design. We were chosen by the more than 40 million monthly unique users that comprise the Houzz community from among more than 2.1 million active home building, remodeling and design industry professionals.

Customer Service honors are based on several factors, including the number and quality of client reviews a professional received in 2018.

In a press release, Liza Hausman, Vice President of Industry Marketing for Houzz noted, "We are so pleased to award Best of Houzz 2019 to this incredible group of talented and customer-focused professionals, including Metzler Home Builders. Each of these businesses was singled out for recognition by our community of homeowners and design enthusiasts for helping to turn their home improvement dreams into reality."

If you haven't discovered Houzz.com, take some time to look at their site. You'll discover an amazing number of photos for anything house-related. It's a great place to get ideas for a new home or a renovation project!

Source: www.familyhandyman.com



IT'S SHOW TIME...

We look forward to participating in the BIA Spring Home Show again this year. The dates are March 8-10, 2019 and the show will be held at the Spooky Nook Sports Complex.

Check out the event website at www.biaspringhomeshow.com for more details about times, exhibitors and parking information. We hope you make it out to the show and please stop by our booth to say hello!

Jordan Metzler Honored At BIA Awards Luncheon



Congratulations to Jordan Metzler! He brought home the 2018 Young Professionals Award from the Building Industry Association of Lancaster's annual installation banquet in January. The award recognizes a young professional who has represented the BIA as an ambassador, volunteer and leader promoting the association and its member companies.

Jordan previously served on the BIA's Promotions Committee and is currently serving on the Membership Committee and the Board of Directors. Congratulations Jordan!

