



**BROUGHT TO YOU BY:**  
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# August 2017

## A Note from Ann:

We've Moved!

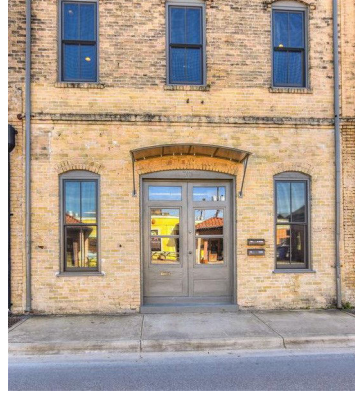
Van Zandt Properties is growing! We recently moved into our new building at 711 Chestnut St, in Bastrop. It's a historic building directly across the street from Ramos Mexican Restaurant. The City is in the process of giving us a new parking area directly behind our building, so it's a mess now but will be really nice when completed. Presently you can park on Water St in front of the Church or across Chestnut in the parking lot behind Ramos and use the front door. We do have back door access that will be used once the parking lot is complete.

We also welcome a new Agent! Laura Wiggins comes to us from New Braunfels and we welcome her to the team! We have a few openings for experienced agents.

The Bastrop Chamber of Commerce will be doing an official ribbon cutting on September 6th from 3:00 - 5:00 pm. Come see the new offices and mingle with the staff! You are, of course, welcome to drop by anytime!

Lastly, we do have a loft style apartment for rent upstairs. It's a 1 bedroom + office (small room) completely redone in a very modern

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## New Realtor Announcement

**Van Zandt Properties is proud to announce an exciting new addition to our real estate family**



**Laura Wiggins**  
(361) 785-2700  
laurawigginsrealtor@yahoo.com  
711 Chestnut St.  
Bastrop, TX 78602

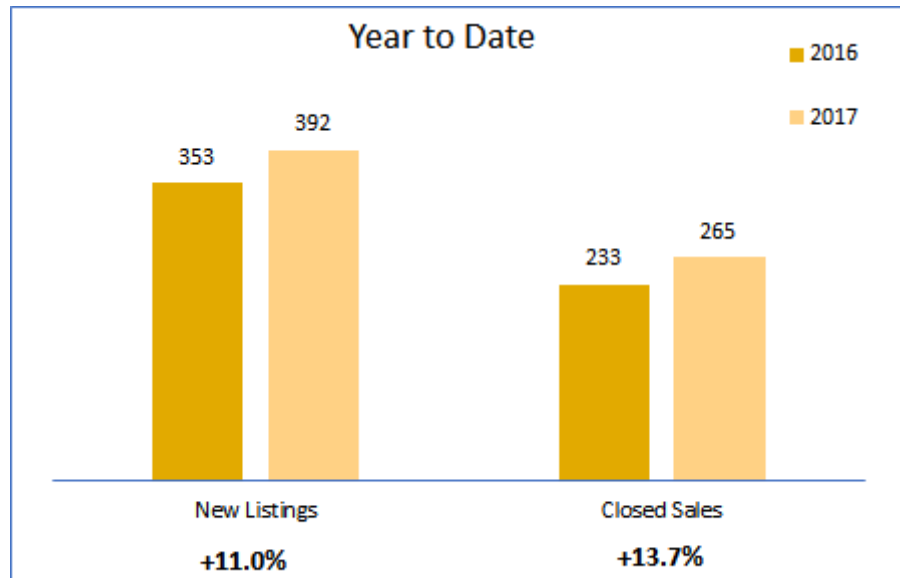
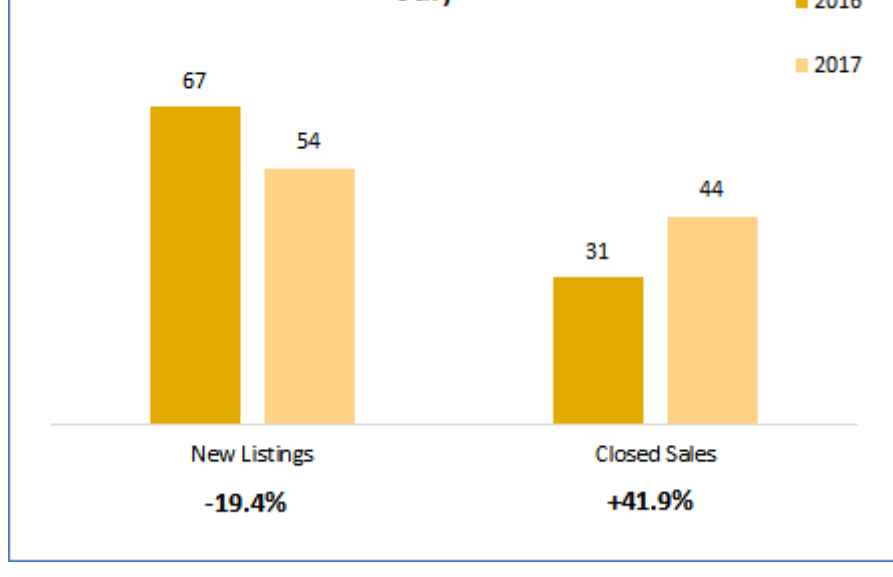
## Best of Bastrop 2017—Voting is Open!

The Best of Bastrop 2017 Reader's Choice Poll is open once again and we are nominated in the Around Town category for Real Estate Firm and Real Estate Agent. As one of our valued clients, we would greatly appreciate your support, as well as, the support for all the local businesses in Bastrop and the surrounding areas. Use the link below to cast your votes today!



## Bastrop Area Monthly Statistics

Below are the current statistics for the Bastrop Area. The average home sale price for July was \$223,160, which is up +28.9% from the previous year. The average home sale price for 2017, so far, is



## Around Town

### Upcoming Events

**August 12th - McDade Watermelon Festival & Car Show**

The fifth annual Bastrop SUP Cup is Texas' original SUP River Festival. The event - held in historic Bastrop, Texas - includes races and an obstacle course for average paddlers, elite paddlers, weekend warriors, and beginners alike. The SUP event celebrates the Colorado River and the community of Bastrop, "the fastest SUP destination in Texas." Come

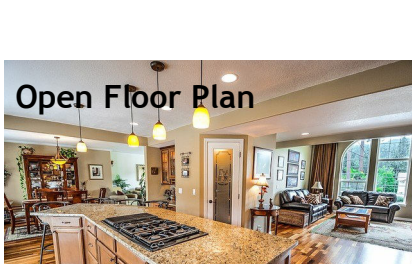


## Marked Appreciation

A home generally appreciates in value between 3 and 4 percent each year, but not every home appreciates equally. While every market is different—and appreciation is naturally affected by factors homeowners can't control—there are certain home features that create greater appreciation than others.

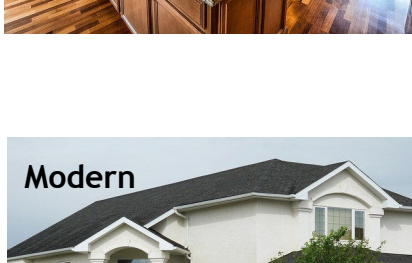
### Size

Small homes are in high demand, especially by millennial first-time buyers. Homes smaller than 1,200 square feet appreciated an average of 7.5% a year for the past five years. Larger homes (more than 2,400 square feet) only rose by 3.8%.



### Bedrooms

Two bedrooms appreciate 6.6% while five bedrooms appreciate just 4.3%.



### Floor Plan

Open floor plans appreciate 7.4% a year—beating out other home features like a patio (6.8%), hardwood floors (5.7%), a fireplace (5.3%) and a finished basement (4.6%).

### Style

Modern and contemporary architectural styles appreciate 7.7% a year. Bungalows and traditional homes appreciate at 6.5% and 5.6% respectively.



### Adjacency