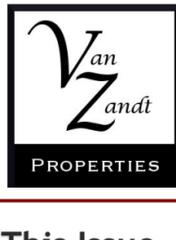




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December 2018

A Note from Ann:

Wow, another year gone. Where does the time go?! Van Zandt Properties had a great year adding 2 new agents to bring us to a total of 5. We are going to remain a small “personal brokerage” and will not take on more than 6 agents, so we’re not at full capacity! We hand pick our agents to make sure they are going to do a good job for you and have the highest of ethics and training.

We’re enjoying our new building at 711 Chestnut St (just across the street from Ramos restaurant - the one that burned) in the Historic row buildings. Drop by and see us sometime!

The year saw a slight slowdown from the crazy market we’d experienced the past few years, but it is still a very active market. Bastrop County is growing by leaps and bounds. Bastrop, Smithville and Elgin are all experiencing commercial, as well as residential, growth with several new projects planned in each. It’s a very exciting time.

If you’ve not seen the Building Bastrop plans you should check them out. They’re planning “live-work”, walkable communities that have parks, stores, lots for houses, townhomes, tiny homes and multifamily living. It’s really very cool:

<https://www.cityofbastrop.org/page/buildingbastrop>

As the year draws to an end I’d like to thank each of you for your continued support. We truly couldn’t do it without you. I hope you find peace, happiness and health in the new year! Happy Holidays!



Bastrop Area Monthly Statistics

Below are the current statistics for the Bastrop Area. The average home sale price for November was \$218,133, which is down -2.7% from the previous year. The average home sale price for 2018, so far, is \$225,021, which is up +4.8% from 2017.



Around Town



Upcoming Events

November 24th–December 31 - Bastrop’s River of Lights

Bastrop River of Lights walking trail, not to be missed, is filled with a variety of lighted displays for a fun, exploratory walking experience. The trail runs from Fisherman’s Park all the way along the Colorado River to Ferry Park, about a half mile. The River of Lights opens the day after Thanksgiving and continues every night until New Years Eve from 6-9 p.m.

December 8th - Holiday Sweater Weekend

Part of Home for the Holidays in Elgin! Wear your holiday sweater while you shop downtown and you may win prizes and special discounts, and participate in a Tackiest Holiday Sweater Contest! Store specials throughout downtown and you can enjoy delicious dining options too!

December 8th - Bastrop Holiday Homes Tour

For five hours on Saturday, December 8, Bastrop opens the doors on its annual Holiday Homes Tour, a central event of Bastrop’s four-day “Lost Pines Christmas” weekend. This year features six classical historic homes and the Bastrop Christian Church, built in 1895. Tickets may be purchased at the Bastrop County Museum & Visitor Center for \$20 per person. For more information, [click here](#).

December 8th - Lost Pines Christmas Snow Day

This year’s Lost Pines Christmas Snow Day brings the holiday season - and weather - to Downtown Bastrop! With snow slides and a play area, friends and families can enjoy some holiday cheer and a few snowball fights (even in Central Texas). Snow Day will feature food and children’s activities - such as face painting and balloon animals. The event will be held in Fisherman’s Park from 12-5pm.

December 8th - Lost Pines Lighted Christmas Parade

Don’t miss the annual Lost Pines Christmas Lighted Christmas Parade in Bastrop! More than 125 entries - from fanciful floats to fire trucks, unicycles to vintage cars, dancing Honey Bears to dignitaries, from Santa’s helpers to the man himself - will light up the night for this annual parade. This joyful Bastrop tradition literally happens up Bastrop Christmas festivities. The parade begins at 6 pm on Main Street.

December 15th - The Art of Giving

This holiday season, consider a handcrafted gift. Saturday, December 15th, enjoy a showcase of unique handcrafted items from local artists in the Elgin area. Studio 621 will be open with several artists sharing their creations, 28 N will be open, hosting local artists and Earthen Metals will be open with metalsmith demonstrations, and guest artists. Downtown businesses will be featuring locally crafted and handcrafted items ranging from treenware to marshmallows! For more information, [click here](#).

Baby It’s “Sold” Outside

In many states, winter brings inclement weather and overall dearth to the landscape. Winter is also considered the “slow” season for the real estate industry, as people may not be moving and selling quite as often as during the spring and summer months.

However, buyers during the off-season are often serious and want to move in as quickly as possible, so it can still be a good time to sell. Here are five tips for getting your home in shape and making it as appealing as possible during the winter months:

- 1. Light it up.**
If it’s gray and dreary outside, make your home as bright as you can by opening blinds, shutters and drapes to let in as much natural light as possible. Turn on every light in the house as well, including closet lights and desktop lamps.
- 2. Stay warm.**
Keep your home at a comfortable temperature, and try to warm it up before buyers walk through, so the HVAC doesn’t kick on and create excess noise. If you have a fireplace, light it—just be sure to place a screen in front of it and tend to it regularly.
- 3. Create ambiance.**
A warm and cozy atmosphere is more than just temperature. Make buyers feel welcome by playing soft music, such as classical, light jazz or non-apple cider or cocoa music if it’s that time of the year. Offer cups of hot and cozy cocoa as refreshments. Give the impression that every room is move-in ready by staging them with a specific mood in mind—set the dining room table for a romantic dinner or set up a spa-like experience in the master bathroom.
- 4. Keep a clear path.**
Shovel snow or ice off of the walkway and sidewalk—even while snow is falling—to make sure there’s always a clear path to your home for potential buyers. Also, consider shoveling a path from the street to the sidewalk to ensure they don’t have to dig their way through snowdrifts. Scrape and salt the paths for maximum safety.
- 5. Be prepared.**
If you know you’ll be listing your home during winter, take photos of your home beforehand, so buyers know what the light and landscaping look like in summertime.

