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Van Zandt Properties
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February 2022

Message from Van Zandt Properties:

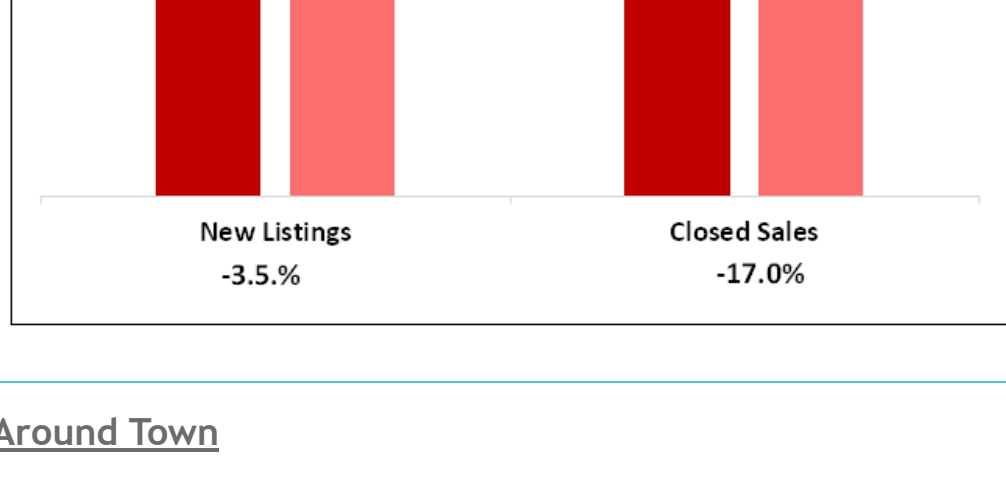
Watch us grow! VZP is excited to announce the addition of 2 incredible sales agents - Lesley Garcia-Castro and April Baker. We're also about a month away from completing the remodel on the space next door. We would love to see you so come on by! Sales are ramping back up again and with all this nice weather, there's no reason not to get a jumpstart on prepping your home for sale. We are happy to come visit your home and counsel you on what the best things are to do to get your home looking its best.

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Bastrop Area Monthly Statistics

Below are the current home statistics for Bastrop County. The average home sale price for January was \$425,053, which is up 38.3% from the previous year.



Around Town



Upcoming Events

Feb 13th—Super Bowl Party at Pine Forest Golf & Grill

Pine Forest Golf & Grill invites you to a Super Bowl Party on Feb. 13, 2022 with the beginning of their crawfish season coinciding with the biggest football game of the year. They will be serving boiled crawfish along with their regular menu. Bucket specials, door prizes along with an absolute good time! For more information, [click here](#).

Feb 13th & 14th—A Valentine’s Cabaret & Dinner Show 2022

Join the historic Bastrop Opera House in downtown Bastrop, Texas for an evening of great food, music and fun as they host a perfectly romantic evening this Valentine’s Day weekend. The evening’s entertainment includes live performances by very talented performers and a delicious meal. Seating starts early at 6:30 p.m., dinner served at 7 p.m. and show begins at 8 p.m. Menu includes appetizer, pork tenderloin, spinach salad, scalloped potatoes, green beans, rolls, dessert, and a wine/beer bar. For more information and to purchase tickets, [click here](#).

Feb 20th—Rocky Hill Roundup 2022

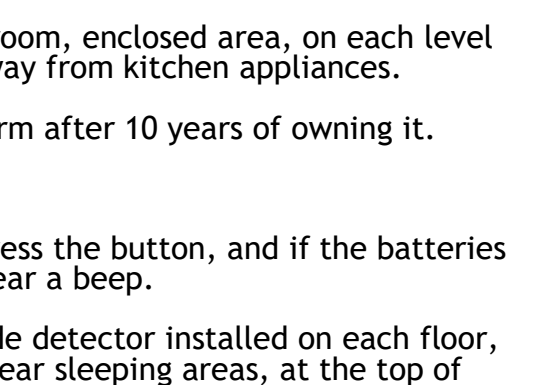
Expect fast-paced cycling at the Rocky Hill Roundup 2022, Race 1 of the Texas MTB State Championship Series, at beautiful Rocky Hill Ranch in Smithville, Texas. The event covers a series of races including a free Kid’s Cup race and a New Racers Clinic on Saturday, with races on Sunday in various skill and age categories. Camping and RV space are available. For more information and to register, [click here](#).

Feb 25th-27th—Cult Classic Convention 2022

Horror and Cult Classics brought together in a friendly environment to experience all forms of different cult genres including art, collectibles, props, and celebrity guests including Joe Bob Briggs and many others. Check the website as they update the guest list. The Back to the Future car is also expected. Discounted tickets if bought early. For more information and to purchase tickets, [click here](#).

Maintaining Smoke/Carbon Monoxide Detectors

In just 30 seconds, a small flame can turn into a catastrophic, life-threatening blaze. Don’t ignore the beeps and chirps your smoke alarms may make—learn what they mean by reading through the user’s manual. Maintaining these devices in your home is simple and can be a life-saving measure.



Carbon monoxide can be produced by gas-powered appliances, like your oven, stove, furnace, fireplace or clothes dryer. The gas that’s released is odorless and colorless, making it even more dangerous. Being exposed to carbon monoxide for too long can be fatal.

Smoke Alarms

- Replace the batteries annually. When doing so, reset the alarm by holding the button down for five seconds until you hear three consecutive beeps.
- Install smoke alarms in every bedroom, enclosed area, on each level of the home and at least 10 feet away from kitchen appliances.
- Be sure to replace your smoke alarm after 10 years of owning it.

Carbon Monoxide Detectors

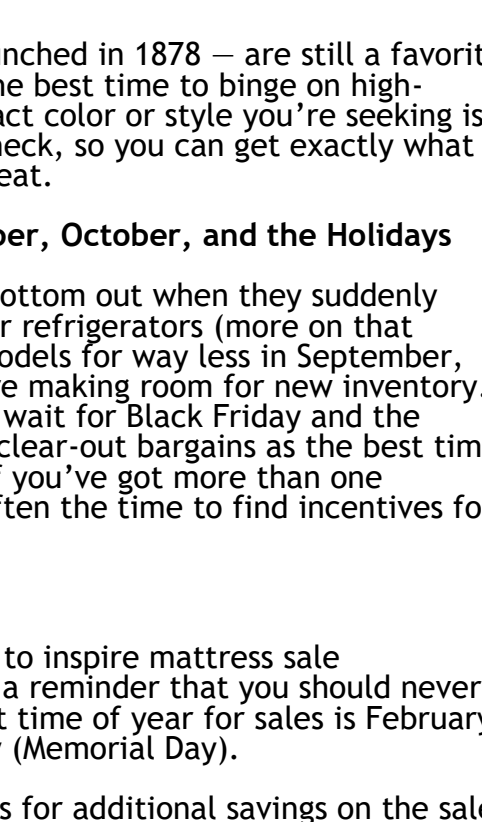
- Replace the batteries annually. Press the button, and if the batteries were installed correctly, you will hear a beep.
- You should have a carbon monoxide detector installed on each floor, in each bedroom, in each hallway near sleeping areas, at the top of each stairway going to upper floors and at the bottom of the stairway leading to the basement.

The Best Time of Year to Buy Things for Your Home

By: Amy Howell Hirt

When to look for sales on mattresses, appliances, tools, furnishings, and materials.

Buying stuff can be stressful. Cheap out and you could regret it. Overspend and you’ll cut into your budget. Knowing the best time of year to buy appliances and other household items can lessen the anxiety.



Here’s a list of the best time of year for sales – or download the one-page calendar here.

Furniture: January and July

You could save 30% to 60% buying furniture in January and July, as stores try to clear out inventory and make way for new pieces, which manufacturers introduce in February and August.

Floor samples especially often sell for a song, so don’t hesitate to ask.

Storage Essentials: January and August

In August, retailers slash prices and offer free shipping on shelving, organizing systems, baskets, and storage bins, baiting parents who are packing kids off to college or getting organized for a new school year. (No offspring? No problem. Proof of parenthood isn’t required to qualify for deals.)

It happens again in January, when stores roll out more sales – and selection – to help you find a home for all those holiday gifts and meet your organizing goals for the New Year.

Linens and Towels: January

Department store “white sales” – launched in 1878 – are still a favorite marketing tactic and make January the best time to binge on high-quality bedding and towels. If the exact color or style you’re seeking is out of stock, ask in-store for a rain check, so you can get exactly what you want at the price that can’t be beat.

Major Appliances: January, September, October, and the Holidays

The prices on this year’s appliances bottom out when they suddenly become last year’s models. Except for refrigerators (more on that below), you can pick up last year’s models for way less in September, October, and January, when stores are making room for new inventory. For good deals on this year’s models, wait for Black Friday and the holidays. The season rollover inventory clear-out bargains are the best time of year for sales on appliances. And if you’ve got more than one appliance on the fritz, holidays are often the time to find incentives for buying multiple items.

Mattresses: February and May

Even the most obscure holiday seems to inspire mattress sale commercials. Annoying, yes, but also a reminder that you should never pay full price for a mattress. The best time of year for sales is February (courtesy of Presidents’ Day) and May (Memorial Day).

Many department stores offer coupons for additional savings on the sale price, while specialty chains – which have the biggest markups – can drop prices 50% or more. But don’t waste your time price shopping: Manufacturers have exclusive deals with retailers for each model, so the only way to find a lower price is to snuggle up to a different mattress.

Refrigerators: May

Unlike other big-ticket appliances, new fridges are released in May. Combine the need for retail turnover with Memorial Day sales, and you get epic savings nearly all month long, making it the best time of year to buy a new refrigerator.

Snow Blowers: March and April

The best time to pick up a low-cost snow blower is exactly when you DON’T need it: in March and April. That time of year, no store wants them taking precious floor space away from spring merch like patio furniture and grills.

Vacuums: April and May

New vacs debut in June, so last year’s models go on sale in April and May – just in time for spring cleaning.

Roofing: May

For the lowest price on materials, buy in May. But if you’re paying a pro to install a new roof, contractor rates begin their climb April 1 and stay high through fall. So if weather allows for wintertime installation, you could save big.

Gas Grills: July and August

Come July 5, there’s still smoke in the air from Fourth of July fireworks, but stores are already moving on to Halloween, with Christmas not far behind. So, they’ll cook up juicy savings on grills and other summer staples in July and August. Sales peak by Labor Day, so you could pick up a new grill and still have time to toast one final summer hurrah.

Lawn Mowers: August, September, and May

August and September are the perfect time to retire an ailing mower. You’ll find the lowest prices of the year (but also the slimmest selection) as stores replace mowers with snow blowers. Retailers also kick off the season with sales every April. You generally won’t save quite as much, but you’ll have more choices.

Perennials: September

Unlike nonperishable goods, there’s not much retailers can do with last season’s perennials, so September brings savings of 30% to 50% and two-for-one offers on plants like hostas, daylilies, and peonies. And note that independent gardening stores can typically offer deeper discounts than big chains.

Cooler weather also makes this a great time of year to plant. How’s that for a win-win? If you prefer planting in the spring, many nurseries offer 10% to 20% off when you pre-order in February or March.

Power Tools: June and December

Power tools are a favorite go-to gift for Father’s Day and the holidays, so June and December are the best time to buy tools like cordless drills.

Paint: January, May, July, November, and December

Prices for interior and exterior paint bottom out when the mercury (and demand) falls – in November, December, and January, but also when it rises back up, in May and July.

HVAC Equipment: March, April, October, and November

Just like with snow blowers, the best time to buy furnaces and whole-house air-conditioning systems is when you don’t need them. Prices are lowest during months with moderate temperatures – generally March and April, then October and November.

Many installers also run promotions during these slow seasons to help load their books. They also may be more willing to negotiate a lower price or throw in a free upgrade like a fancy thermostat.

Flooring: December and January

From mid-December into January, homeowners tend to take a break from major remodeling projects because of the holidays. Flooring retailers and installers are looking for business, so that gorgeous wide-plank flooring or luscious carpet can be yours for an even more scrumptious price. Happy holidays to you.

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