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 Van Zandt Properties
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April 2022

Message from Van Zandt Properties:

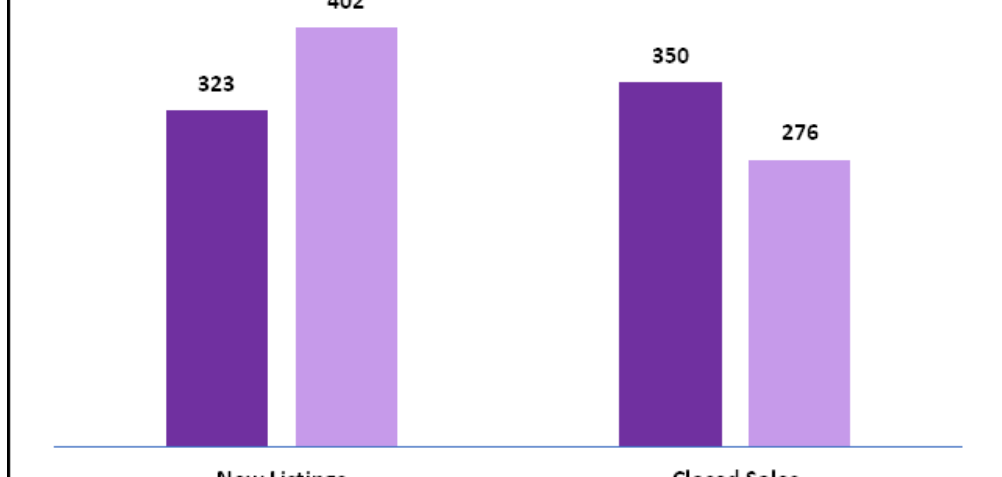
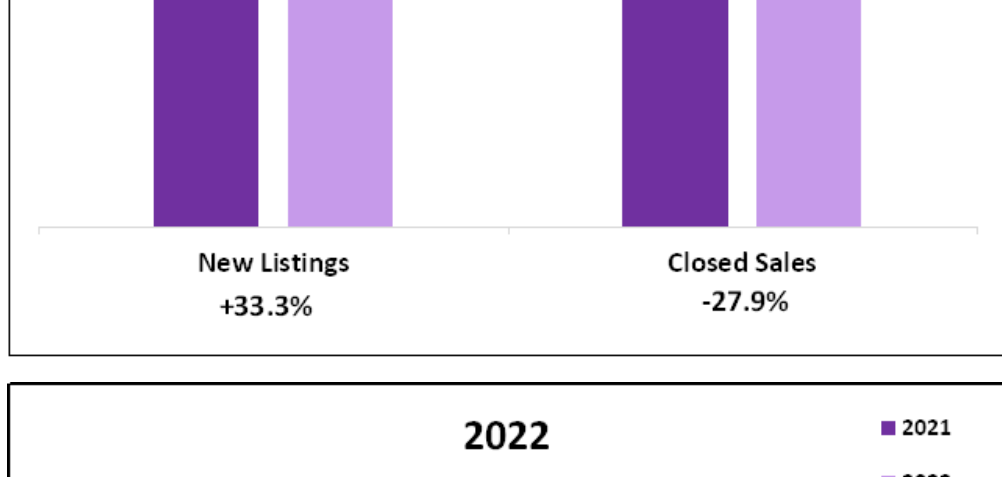
Howdy VZP community! Well, spring has definitely sprung and we are jumping into the deep end when it comes to buying and selling homes. If you've been on the fence about listing your home, make no mistake, now is the time! Inventory is low and demand is high. Recently, I had the opportunity to do some moving myself. As a REALTOR®, I sometimes forget the effort it takes to get your home ready to show. With all the decluttering and possible purging of unnecessary items that has to happen, as well as the added stress of how to get your home looking its best to bring in top dollar, I am here to tell you, I FEEL YOUR PAIN! Here at VZP, we have experience with staging techniques and are able to put a fresh set of eyes on your home to help you navigate the process with ease.

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Bastrop Area Monthly Statistics

Below are the current home statistics for Bastrop County. The average home sale price for March was \$473,958, which is up 46.3% from the previous year. The average home sale price for 2022, so far, is \$445,834, which is up 41.9% from 2021.



Around Town



Upcoming Events

March 5th-April 24th—Sherwood Forest Faire

Get ready for the 13th annual Sherwood Forest Faire, a medieval themed festival running for eight weeks in the rebuilt spaces in the woods near McDade, Texas. The event includes over 150 shows daily and 170 artisans. Enjoy the famed jousting contests, entertainment including musicians, magicians, jugglers, Legendary Heroes and much more. Join the pub crawl in 2022. Come dressed in theme (medieval or Fae) to soak in the atmosphere and compete in the costume contest with judges roaming around the faire to find the winners. Twelve more acres for campers have been added in 2022. Become versed in addressing royalty as you might get lucky and see Robin Hood, Maid Marion, Prince John and the Sheriff of Nottingham! For more information or to purchase tickets, [click here](#).

April 2nd, 3rd, 9th, 10th, 15th & 16th—Bunnies & Berries at Barton Hill Farms

Explore our U-Pick strawberry fields, enjoy educational shows, catch live music daily at our Biergarten, take a ride on the Texas Hayride Trail, and enjoy over 30 other activities nestled on the banks of the Colorado River. We also offer a full line up of food and drink including hand-brewed chicken tenders, Texas BBQ, hotdogs, craft beer, wine, frozen sangria and fresh kettle corn. Select attractions include an additional fee, including: catch & release fishing at Huck's Pond, face painting, apple cannons and buying strawberries. To purchase tickets, [click here](#).

April 9th—Fun Bunny Run 5K 2022

First Presbyterian Church in Smithville presents the 2022 5K Fun Bunny Run! Join them for a morning of fun at 9 a.m. on April 9 as we hop into Easter and bring awareness to Diabetes research. Participants of all ages are welcome to walk, run, or jog through historic Smithville, Texas! T-shirts are available. For more information and to register, [click here](#).

April 9th—Spring Wine Stroll

Join us for a fun Sip & Shop. Many of our downtown businesses, including Van Zandt Properties, will be partnering with local wineries to showcase their wine as you stroll and shop. Enjoy live music and food specials along the way! For more information, [click here](#).

April 21st-24th—Smithville Jamboree

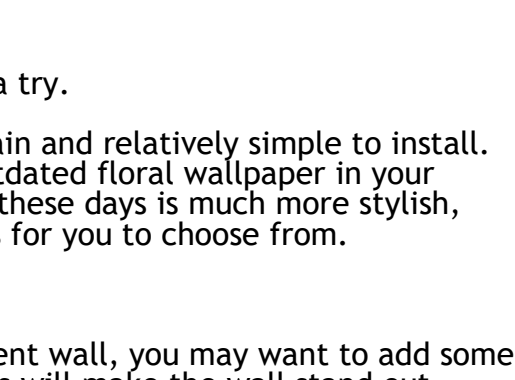
Come enjoy this Smithville Texas celebration with over 50 years of good fun, including the carnival and midway, live music with dances, livestock show, tournaments, crowning of the queen, and much more. For more information and to purchase armbands, [click here](#).

April 23rd—Springfest 2022

Join the Children's Advocacy Center and CASA, Serving Bastrop, Lee and Fayette Counties at Fisherman's Park in Bastrop, Texas on Saturday, April 23 for a day of fun! You'll enjoy a kid's play zone, food trucks, live music, games and much more! For more information, [click here](#).

The Do's and Don'ts of Accent Wall Design

An accent wall's main function is to provide contrast to a space. It's an easy and affordable way to express yourself and breathe life into a room. It will look great just about anywhere in your home if you do it right. Here are some general rules to keep in mind if you're considering adding one.



DO

Do give wallpaper or contact paper a try.

Wallpaper is durable, easy to maintain and relatively simple to install. And we're not talking about that outdated floral wallpaper in your grandmother's bedroom—wallpaper these days is much more stylish, and there are endless design options for you to choose from.

Do add accessories.

If you pick a solid color for your accent wall, you may want to add some artwork to create a gallery wall. This will make the wall stand out and make even more of a statement. A big mirror centered on the accent wall will look nice, too, depending on the purpose of the room.

DON'T

Don't be afraid of bold colors and patterns.

Lively colors and unique patterns are what make accent walls special, so don't shy away from them. Follow the 60-30-10 rule: 60% of the room is the dominant color, 30% is the secondary color and 10% is an accent color. For the accent color, choose something that's completely different than the dominant and secondary colors to make it pop.

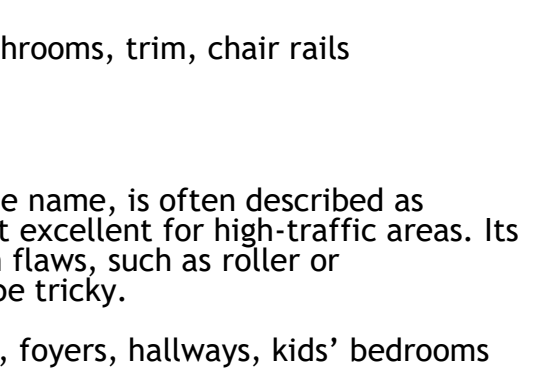
Don't choose the wrong wall.

When deciding which wall you'd like to accent the room, it's important that you choose the right one. You'll want to go for the wall that naturally catches your attention when you enter the space. It should be mostly uninterrupted and rectangular. You'll want minimal obstruction from windows and doors, unless they provide symmetry to the wall.

Guide to Paint Finishes (So You Won't Waste Your Money)

By: Pat Curry

Choosing the wrong type of paint finish could mean a do-over that costs twice as much.



There's a basic rule of thumb to follow when choosing paint sheens: The higher the sheen, the higher the shine — and the higher the shine, the more durable it will be.

Flat paint has no shine; high-gloss is all shine. In between are eggshell, satin, and semi-gloss, each with its own practical and decorative job to do.

Here's how to choose the right paint sheen for your painting job.

High Gloss

The most durable and easiest to clean of all paint sheens, high-gloss paint is hard, ultra-shiny, and light-reflecting. Think appliance-paint tough.

High gloss is a good choice for area that sticky fingers touch — cabinets, trim, and doors. High-gloss, however, is too much shine for interior walls. And like a Spandex dress, high gloss shows every bump and roll, so don't skimp on prep work.

Practical application: kitchens, door, and window trim
Durability: very high

Semi-Gloss

Good for rooms where moisture, drips, and grease stains challenge walls. Also great for trim work that takes a lot of abuse.

Practical application: kitchens, bathrooms, trim, chair rails
Durability: high

Satin

Has a yummy luster that, despite the name, is often described as velvety. It's easy to clean, making it excellent for high-traffic areas. Its biggest flaw is it reveals application flaws, such as roller or brush strokes. Touch-ups later can be tricky.

Practical application: family rooms, foyers, hallways, kids' bedrooms
Durability: high

Eggshell

Between satin and flat on the sheen (and durability) scale is eggshell, so named because it's essentially a flat (no-shine) finish with little luster, like a chicken's egg. Eggshell covers wall imperfections well and is a great finish for gathering spaces that don't get a lot of bumps and scuffs.

Practical application: dining rooms, living rooms
Durability: medium

Flat or Matte

A friend to walls that have something to hide, flat/matte soaks up, rather than reflects, light. It has the most pigment and will provide the most coverage, which translates to time and money savings. However, it's tough to clean without taking paint off with the grime.

Practical application: adults' bedrooms and other interior rooms that won't be roughed up by kids
Durability: medium-low

Tips For Choosing the Right Sheen

If your paint color is dark and rich but you don't want a super shiny effect, step down at least one level on the sheen scale. That's because the darker and richer the paint color is, the more colorant it has, which boosts sheen. Ditto if you're painting a large, sun-washed, or imperfect wall. The higher the sheen, the more defects will show. Adding sheen also adds to the cost, usually an extra dollar or two per gallon as you step up on the sheen scale.

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