

tricity homes

Friday, February 10, 2023



Kelly Hixson
423-276-1789
kelly@kellyhixson.com

**1128 Mountain Vista Pvt Dr.
Bristol, TN**

MLS# 9945032

\$2,540,000



**BERKSHIRE
HATHAWAY**
HomeServices

Greg Cox Real Estate

tricity homes

**Let the Power of
the Press work for you!**

index



BETH O'BRIEN

423.722.1332

BOBRIEN@JOHNSONCITYPRESS.COM

Page 3 Berkshire Hathaway / Greg Cox Real Estate

Page 4 Evans & Evans Real Estate

Page 5 Evans & Evans Real Estate

Page 5 Highland Ridge Properties

Page 7 Sims Harwood Floor

How to move past home buyer's remorse

A wave of buyer regret was predictable after the last three years of an unsustainable housing market turned upside down by the pandemic. During that time some buyers allowed themselves to be pushed to their limit – and sometimes beyond. Others used technology to buy a property sight unseen. It was convenient and a way to stay ahead of the competition, but not the best example of consumer due diligence. And many others waived a home inspection and other contingencies to seal the deal.

But now that the market is resetting and headed toward more balanced conditions, buyer's remorse is increasing among some new owners. Realtor Magazine recently drew on two surveys to get unhappy buyers' pulse.

The first was by the home insurance group Hippo. According to the survey, the top reason for new owners with regrets is the feeling they overspent. They accounted for 30% of all responses.

A separate survey from Clever Real Estate said 26% of the unhappy buyers they surveyed felt they had rushed the process.

Here are some of the other responses cited in the article.

My new home requires too much maintenance, 25%

I bought a fixer-upper, 24%

I was pressured to make an offer, 21%

I bought sight-unseen, 17%

I don't like my new home's location, 15%

I don't like my neighbors, 15%

I don't like my new home

Other standout complaints in the Hippo survey are the new owners have decided that homeownership is more expensive than they had thought it would be, that there's too much maintenance and upkeep, and that they compromised too much for their new home. Those regrets were expressed by almost half of the survey's respondents.



**JAN
STAPLETON**

There's evidence of the economic stress among Tri-Cities homeowners. According to the most current Census data, local residents who are spending more than the recommended percentage of their income on housing has increased from 20.3% before the pandemic to 27.2%. The recommended percentage of an individual's or family's income for housing is 25% to 30%. Anything more, and the owners are in what's called a housing-burdened situation.

Some of that cost shock is likely caused by owners who didn't remember that they should budget 1% to 2% of the purchase price of their home for annual upkeep and maintenance. And when economic stress sets in maintenance is often neglected. That may offer some short-term relief, but in the long run, maintenance costs increase the longer the neglect continues. It also eats

away at a property's resale value.

For most new owners, there's no quick, easy solution to buyer's remorse. Those who bought in the super hot market haven't been in their home long enough to build up enough equity to relocate.

The best long-term solution is to set a realistic budget to squeeze the maximum benefit from every monthly mortgage payment. The next step is to find and develop a relationship with a professional local Realtor® who – over time – can help identify strategies and opportunities for a better solution. The importance of that relationship and the owner's commitment to a long-term strategy can't be overemphasized. It's crucial for both the financial and psychological aspects to resolving the issue.

While the local market is restructuring, home prices will not likely see the substantial declines that the media is talking about. It's not likely because most of what you read about in the mass media is focused on major metro markets. Conditions in smaller regional markets – like the Tri-Cities – are usually quite different. In the Tri-Cities cases, the prices are expected to be stickier than what most metro areas will experience this year.





BERKSHIRE HATHAWAY | Greg Cox Real Estate

HomeServices

3121 Bristol Highway, Johnson City TN 37601
 website www.BHHSgregcox.com
 phone (423) 282-2411 fax (423) 282-2974



UNDER CONTRACT

THE GREATEST VIEWS World class estate offers 3205 sq ft lodge with 5BR, 6 full + 2 half baths. Fitness center, movie theater, 3 kitchens including outdoors, swim spa, security gate, 3-car garage, detached carriage house, and more. \$4,350,000 9941309



RESERVE AT LEONARD FARMS 6BR 6 full and 2 half BA in Bristol. Beautiful finishes and details throughout. Truly exceptional primary suite, top and lower level living areas, cinema, outbuilding, outdoor living, 7 garage spaces. \$2,540,00 9945032



WATAUGA LAKEFRONT 3BR, 4BA hand-hewn log home with over 3100 sq. ft. Amazing views! Open plan, soaring ceilings, 3 stone fireplaces, screened porch, expansive decking. Deeded boat slip in gated community Horse Shoe Cove. \$1,250,000 9926209



WATAUGA LAKE GATED COMMUNITY 4128 sq. ft with 3BR 2 BA. Awesome lake and mountain views! Tons of space for a growing family and entertaining guests. Outdoor space on every level. Deeded boat slip. \$799,900 9937888



+/-61.87 ACRE MOUNTAIN PROPERTY Amazing views, beautiful land, very private, great location! Unpaved road, 2 areas cleared for home sites. Easy drive to Elizabethton, Watauga Lake, Holston River, Banner Elk. \$750,000 9947798



INVESTMENT OPPORTUNITY 10,000 sq ft building on W. Market Street. Heavy day traffic count 20,000+ per day. Superior visibility, ample parking. Current month-to-month lease \$3000/mo. Roof is being refinished with 10-yr warranty. \$647,900 9941010



AWE-INSPIRING VIEWS 2BR 3BA with long range lake, mountain, pastoral views. Soaring open spaces, one-level living with second upstairs suite, wraparound covered deck unfin bsmt. Quality construction, impeccable maintained. \$639,900 9939617



PRINCETON GARDENS Newly constructed 3BR 2BA in private development, Spacious open floor plan, high-end kitchen cabinets and finishes. Large primary suite with soaking tub, tiled shower, double vanity, walk-in closets. \$529,900 9945474



28.5+/- ACRES IN LIMESTONE Country setting with mountain views at the top. Gently rolling landscape becoming level near the road. Large pond at back of property. Call Berkshire Hathaway today for more information. \$427,500 MLS 9946947



WATAUGA LAKE VIEWS Two properties available on Lakeview Drive in Butler. Approximately 5.49 or 5.87 acres of wooded privacy with great views. Call Berkshire Hathaway Greg Cox Real Estate for more information \$269,200 each 9945359 and 9945360



COMMERCIAL LAND 7 acres on West Market Street in Johnson City. Two parcels of land with two points of ingress, with frontage on McKinley Church Road. Zoned B4. Great for retail, auto business, mini storage, or multi-family. \$250,000 9931801



UNDER CONTRACT

BEAUTIFUL MOUNTAIN VIEWS 3BR 2 BA brick ranch with good bones in County Farm subdivision, Unicoi. Recent roof, partially fenced back yard, nice landscaping, deck. Unfin bsmt with fireplace wood stove, plumbing for bath, storage, drive under garage. \$249,900 9947316



BEAUTIFUL MOUNTAIN VIEWS 3BR 2 BA brick ranch with good bones in County Farm subdivision, Unicoi. Recent roof, partially fenced back yard, nice landscaping, deck. Unfin bsmt with fireplace wood stove, plumbing for bath, storage, drive under garage. \$249,900 9947316



UNDER CONTRACT

BEAUTIFUL LARGE LOT Approximately 3.72 acres in Piney Flats near Boone Lake Marina. The land lays beautifully for a new custom home! Approx 140 ft road frontage. Potential to subdivide for two homes. \$129,900 9945476



WILLOWS RIDGE Lot 20 in Duncan's Retreat, a new development in Lake Ridge school district. Level lot on cul-de-sac street, could be graded for walkout basement. Willow Ridge Phase II clubhouse, pool, sport court. \$84,500 9926004



5 ACRES NEAR GREENEBILLE Raw, sloped, forested land off Hwy 31 north of Mooresburg. Secluded with a private drive. Call Berkshire Hathaway Greg Cox Real Estate for more information. \$32,000 9942239

Tips for budget-friendly home decor

Home interiors can be spruced up in a number of ways. Ideas run the gamut from relatively inexpensive changes in paint color to more extensive (and expensive) remodels that may include demolition and reconstruction. Investing in new home decor is another way to breathe new life into spaces, and this approach that falls somewhere in the middle in regard to cost.

Material and product costs remain high across the board, so individuals interested in changing the furniture and other design elements in their homes might be seeking ways to do so in the most affordable way possible. In such instances, homeowners can try these budget-friendly ways to overhaul their home decor.

- Create the illusion of more space. Light, bright and white are key attributes to remember when selecting design elements for rooms where you want to create the illusion of more square footage. Painting the walls in very light colors, increasing natural and artificial

light, including using well-placed mirrors to reflect light, and decorating with light-colored fabrics can help a space seem more roomy.

- Replace the accessories. Replacing curtains, area rugs, throw pillows, and chair cushions is an easy way to change a room without a big investment. Consider updating some wall art and tying color schemes together with all of the newly introduced elements.

- Splurge on statement pieces that will be used frequently. These may include chandeliers, unique rugs or an eye-catching piece of furniture.

- Shop 'discount' stores for furniture and accents. Traditional design centers can be great places to find plenty of high-quality merchandise. However, don't overlook local discount or close-out centers that may have items at very reasonable costs. Stores like Home Goods, At Home and Big Lots routinely get new merchandise that changes with the season, helping homeowners to re-



fresh their spaces without having to dig deep into their pockets. Shop the high-end stores for inspiration, then try to find "dupes" in the discount stores that will mimic the looks for less.

- Cut out the clutter. Modern homes are lean and clean. A home's interior instantly looks more high-end and

appealing when the clutter is removed. Consider keeping main living areas free from too many knickknacks and other accents. If you want to display a special collection, set aside a room specifically for such items.

There are many budget-friendly ways to make interior spaces more inviting.

EVANS & EVANS REAL ESTATE

#1

Office in the TNVA MLS based on sales volume for 2022!

423-282-1817

How to create more privacy on your property

An inviting backyard can serve as a welcome retreat from the hustle and bustle of daily life. After a long day at the office or an exhausting day spent transporting kids to and fro, it's hard to resist the allure of a peaceful outdoor space in which to unwind.

Privacy is a key component of any backyard oasis. Some homes may be so remote that privacy isn't an issue. But many suburban homeowners recognize they might need to tweak their landscapes if they hope to create a private oasis outside.

Fencing or planting?

Most homeowners looking to create more privacy on their property will have to choose between fencing and planting. Fencing provides immediate privacy because, once it's installed, no one can see into the yard. Fencing also doesn't require watering or other immediate upkeep, which will be necessary when planting to ensure tree roots can establish themselves.

But planting has its benefits as well. Planting for privacy is essentially creating a living fence that can grow over time and provide even more privacy as trees reach maturity. Plants also tend to be less costly than fencing. The home renovation experts at BobVila.com estimate that fencing projects typically cost between \$1,667 and \$4,075. However, fencing projects can cost considerably more than \$4,000, especially for homeowners with large properties they want to enclose. Large, mature trees can be expensive, though it's unlikely they will cost as much as fencing. In addition, fencing requires more maintenance and will potentially need to be replaced, while native trees won't require much upkeep and can last for generations.

Planting

Homeowners who choose to plant for privacy will next have to decide which type of plants to add to their properties. Evergreens provide year-round privacy because they don't shed their leaves, so these are the ones most often chosen when creating a living fence. A number of varieties of evergreen trees can do the job, but it's important that homeowners consult with a landscape architect prior to choosing trees so they can ensure the trees will thrive when faced with the



growing conditions on their properties. During such a consultation, homeowners may discuss the following popular privacy trees.

- **Leyland cypress:** The Arbor Day Foundation® notes that the Leyland cypress is popular for hedges and boundaries, likely because a typical tree reaches a mature height of 60'-70' and can spread as wide as 25'. The Leyland cypress grows fast, which may appeal to homeowners who don't want to wait to establish privacy.
- **Green Giant Arborvitae:** There are different varieties of the arborvitae, but the Green Giant tends to be the go-to option for privacy. The ADF notes that Green Giants will grow up to three feet per year until they reach maturity, providing a fast-growing option for privacy planters. The Green Giant can spread as wide as 20 feet at maturity, which is another attribute that makes it so popular among homeowners desiring privacy.
- **Eastern White Pine:** The ADF notes that the eastern white pine, which can reach heights as high as 80 feet, is favored in spacious yards. That's likely due to its height and its potential spread, which can reach 40 feet. Homeowners who choose the eastern white pine might like it for its resemblance to a Christmas tree, and in fact it is widely used for that purpose. The privacy provided by the eastern white pine is significant, but it might be best suited to especially large properties.

Whether it's fencing or planting, homeowners have many options to consider as they seek to create more privacy on their properties.



114 S Sycamore Street, Elizabethton

SELLING?

Ask for a FREE
Market Analysis, Today!

I have knowledge of recent sales and other properties listed to give you an accurate and comparative listing price.

Selling Yourself?
What is your time worth?

Our Marketing Gets You More
Exposure!

BUYING?

Ask for a FREE Home Buyers
Guide, Today!

You do not have to drive neighborhoods and call multiple for sale signs. It is costly and time consuming. I can help you narrow your search to "just what you're looking for"

Put **40 Years**
Experience
To Work
For You!

Deborah
Sutherland
Broker/Owner

Put my Expertise
to work for you!

Office: 423.297.1600

Mobile: 423.213.7005

suthie57@aol.com

www.HIGHLANDRIDGEPROPERTIES.COM



Your Satisfaction is My Reputation!

Every home has a Story...



Let us help you tell yours.

EVANS & EVANS
REAL ESTATE

2685 Boones Creek Rd. • Johnson City, TN
423.282.1817 • www.EvansandEvansTN.com

How to handle a lengthy renovation

The global pandemic reignited people's passions for home renovations, as they directed dollars that would normally have been spent elsewhere into the places where they were now spending the most time — their homes. According to the 10th annual Houzz & Home survey of more than 70,000 respondents in the United States, higher-budget projects cost around \$85,000 or more in 2020, compared with \$80,000 in the two years prior. Kitchen projects were the most popular among renovating homeowners.

Even though many COVID-19-related restrictions have lifted and life has largely returned to regular programming, renovations remain a popular investment. Homeowners embarking on home renovation projects understand that a certain measure of upheaval is to be expected, but some may not fully anticipate the impact that renovations have on daily life.

The following are some tips for making it through a lengthy renovation.

- **Discuss the timeline with contractors.** It may be easier to make a plan for how much life will be disrupted if you have an idea of how long the renovation will be (if everything goes according to plan). Sit down with contractors and have them spell out the minutiae of the project so you'll be able to anticipate what's going on day-to-day.
- **Start at the right time.** Some contractors may say they can fit your project into their schedules in between other jobs. While this may seem convenient and timely, your work may be put on hold if there are delays with the other job or jobs. Instead, it may be better to hold off until the contractors can devote the bulk of their attention to your renovation.



- **Recreate commonly used spaces elsewhere.** A kitchen or a bathroom remodel often requires giving up spaces that are used throughout a typical day. Unless you have a spare full bathroom or kitchen, you'll need to make due. Set a microwave, tabletop electric burner and a coffee pot on a folding table in the garage or utility room. Rent or purchase a small refrigerator where you can store a few necessities. Ask your contractor to set up a makeshift outdoor shower so you have a place to get clean when the bathroom is under construction.
- **Pack up and cover.** Remodeling one room may cause a trickle down effect on other areas. Dust from drywall sanding can infiltrate many rooms in the home. Pack and label boxes with items not im-

mediately needed and store them in another area. Cover most things so a film of dust won't form on them.

- **Adjust your schedule.** Sleeping in will be a thing of the past for the duration of the renovation, as may be working from a home office. Try to get out of the work zone as much as possible for new scenery and respites from the noises and smells.
- **Ease up on cleaning standards.** It's challenging to keep a home clean during a renovation. Relax standards and expect a mess for some time. Explain to guests what they'll find if they drop by. Renovations can disrupt life, but often are well worth the sacrifices homeowners must make to see them through to completion.

Be ready for those "inspired projects" with products from Woodcraft

When inspiration strikes, make sure you have some basic tools, accessories and supplies on hand for spring indoor and outdoor home projects. Woodcraft has selected a few handy helpers to get you started. Personalize your home with custom Hello, Welcome and other signs for your porch and outdoor areas, using the WoodRiver® Welcome Sign Router Jig. Instead of stencils and paint, use a plunge router and the Letter Templates included to cut bold 4" tall letters directly onto a 1 x 8 (7/14" wide) board. A 3/8" router bushing and 1/4" straight bit, sold separately, are also required.

To make the signs mentioned above or for other projects that require a router, get the best of both worlds with the Bosch® 1617EVSPK 21/4 HP Variable Speed Router Kit. Bosch includes both a plunge base and a fixed base with this router powered by a 21/4 HP motor.

Be prepared for pretty much any cutting, scraping, sanding or polishing task with the Fein MultiMaster MM 500 Q-Start Oscillating Multi-Tool Kit. A 350-watt motor with high copper content and an independent tool housing guarantee powerful, quiet and low vibration multi-tool operation. Starlock Mounting System allows an effortless accessory change in less than three seconds. The system includes three different saw blades and sanding sheets in four grits. The Oneida® Air Systems Viper Vacuum Scraper attaches to a wet/dry vacuum and collects chips, dust, and debris as you scrape paint, wood, glue, wax, mold, stucco, drywall, floors, boats, and more, eliminating the need for post-project cleanup. Ideal for contractors, renovators and furniture refinishers. WAGNER® Furno 500 Heat Gun can be used for countless projects, such as stripping paint, defrosting pipes, shrink wrapping, softening adhesives, working with resins, and more! It has user-friendly controls for 12 temperature settings that take the guesswork out of most common applications.

The WoodRiver® Single Roller Work Support Stand provides support when and where you need it. The steel roller works with a multitude of machines and work surfaces. The height can easily be adjusted to meet your work surface, and the stand folds away

for easy storage.

Take light where you need it with the NEBO® Galileo 500 Lantern. It is rechargeable, packs 500 lumens with multiple light beam patterns, and has dimming capabilities. Comes with a USB output connector to use as a power bank for phone or other USB powered devices and a Li-ion 18650 rechargeable battery. Make lawn games for summer fun using author Colleen Pastoor's directions in DIY Backyard Games. Choose from 13 easy projects — Giant Dominoes, Cornhole, Giant Jenga, and 10 more — that use affordable materials.

In Building Outdoor Furniture, Woodcraft Magazine Editor and woodworker Chad McClung gathers 15 projects from past magazine issues that will help you build furniture to make outdoor living a pleasure. Sandits™ Sanding Sticks are the easiest and most convenient way to sand, polish and remove rust, tarnish and paint. Sticks feature aluminum oxide and a marine-grade epoxy to secure the grits. Each stick has two grits (120/180) — one on each tip. Available in two tip shapes: teardrop (10-pack) and wedge (eight-pack).

System Three® QuickCure Epoxy is easy to use and one of the strongest glues available for wood, most metals, fiberglass, ceramics, concrete, glass, leather, and many plastics. Now, instead of buying everything separately, you can get a Quick Cure-5 Epoxy Cartridge, dispensing gun and mixing tube together in one package ready to use.

Use Odie's Oil Universal Finish and Polish to seal, strengthen and stabilize wood, concrete, leather, plastic, vinyl, metal, stone, masonry, and more indoors or outside. The nontoxic, food-safe, solvent-free finish, polish and stabilizer is perfectly at home on doors, floors and fine furniture, as well as wood bowls, cutting boards, kitchen tools and children's toys.

Sharpal 3-in-1 Sharpener is designed to sharpen knives, axes and scissors. It has one slot for putting a quick edge on knives, another slot for axes, hatchets and machetes, and a specially shaped tungsten carbide blade for scissors. Includes an oversized safety hand guard.

The Original



Sims Hardwood Flooring
We have a sweetheart of a deal all month long.

THREE GENERATION LOCALLY OWNED & OPERATED COMPANY

SERVICES

- Flooring Selection
- Installing
- Hardwood Floors
- Tiles
- Working with private or commercial contractors
- Luxury vinyl tile
- Laminate
- Carpet



The little shop with a Big heart!

Come see the difference!

HIGH QUALITY
MATERIALS

PERSONALIZED
APPROACH

COMPETITIVE
PRICING

The Original Sims Hardwood Flooring
423-477-7678

simsflooringtn.com

5413 Kingsport Hwy Johnson City • M-F 9-5:30



#1

**NOBODY IN THE
WORLD
SELLS MORE
REAL ESTATE THAN
RE/MAX®**



RE/MAX®

CHECKMATE

TRI-CITIES FULL SERVICE AGENCY
RESIDENTIAL • COMMERCIAL • AUCTIONS • RENTALS
904 SUNSET DRIVE, SUITE 1
JOHNSON CITY, TENNESSEE 37604 • (423) 282-0432
www.checkmaterealtors.com



\$715,000
2825 Boones Creek Road
Johnson City

Investors: This is your moment! This all brick 6 unit complex sits on 1.2 acres right on Boones Creek Rd facing the interstate - each unit has 2 bedrooms and 1 full bath. This is a rare find!
MLS# 9947750



\$575,000
2256 Boones Creek Road
Johnson City

2.5 acre tract with adorable home featuring 3 bedrooms and 2 full bathrooms with over 2,000 finished square feet in the highly sought after Boones Creek area.
MLS # 9945772



\$289,900
102 Edgewood Drive
Greeneville

This fully renovated home is modern and chic at an affordable price point. 3 bedrooms, 2 full bathrooms, over 1,600 finished square feet in a fabulous location!
MLS# 9945818



\$199,900
1749 Todd Drive
Johnson City

This home has been fully remodeled and is move in ready. 3 bedrooms and 2 full baths, new roof, new kitchen appliances, new front deck.. come see this one today!
MLS# 9947243



\$150,000
1358 Bristol Hwy.
Elizabethton

Level lot with a cute 2 bed, 1 bath home at an affordable price! With very little updates needed, this home has endless possibilities! MLS# 9947289



\$895,500
114 Stonebrook Loop
Elizabethton

This stunning home features 6 bedrooms, 4 full bathrooms, over 5,000 finished square feet and a large yard all within the desirable Stonebrook Subdivision.
MLS# 9942902



\$634,695
172 Slonaker Circle
Jonesborough

Brand New Construction at the Cottages at Boones Creek. Fabulous location and many upgrades throughout make this home far from cookie cutter. 3 bedrooms, 2.5 bathrooms, 2,110 finished square feet.
MLS# 9945404



\$599,000
165 Slonaker Circle
Jonesborough

Brand New Construction at the Cottages at Boones Creek. Fabulous location and many upgrades throughout make this home far from cookie cutter. 4 bedrooms, 2.5 bathrooms, almost 2,500 finished square feet
MLS# 9941296



\$174,900
129 Dennis Cove Road
Hampton

This cozy and adorable brick home features 3 bedrooms and 1 full bath and sits on a level lot in a great area.
MLS# 9947464



\$110,000
127 Madison Street
Erwin

Minutes from I-26, easy commute to Johnson City or Asheville. Great opportunity for handy person. Extra large lot. Detached storage building. Covered back and front porches. Outside city limits. MLS# 9945269



\$875,000
174 McAfee Bluff
Gray

This spacious home is in the Lake Meadows subdivision and features an in law suite in the bottom, 4 bedrooms, 4 full baths, over 5,000 finished square feet, and beautiful lake and mountain views.
MLS# 9947118



\$550,000
301 Scenic Oak Drive
Johnson City

Beautiful home in Carroll Creek Estates with over 2,900 finished square feet featuring 4 bedrooms and 3.5 bathrooms and a 2 car main level garage.
MLS# 9945970



\$379,000
560 Trillium Trail
Johnson City

Beautiful and updated home in The Cottages at Willow Springs featuring 2 bedrooms, 2 full baths, 1700 finished square feet.. wonderful family home!
MLS# 9947387



\$345,000
1035 Riddle Road
Erwin

Beautiful family home with 4 bedrooms, 3 full bathrooms and over 2,600 finished square feet! This home has been modernized and is ready for move in day!
MLS# 9947521



\$335,000
328 Harps Lane
Gray

Brand New PUD located in the heart of Gray, 2 bedrooms and 2 full bathrooms with a total of 1,600+ finished square feet.. MLS# 9945706