



November 2025

Hello Everyone!

I hope you all had a wonderful Thanksgiving filled with good food, warm conversations, and time well spent with family and friends. As we close out November, I'm excited to welcome the month of December—a season full of fresh energy, celebration, and reflection. There's so much to look forward to as we wrap up the year, and also a perfect time to check out the real estate market.

Have a wonderful week, and I look forward to connecting with you soon!

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NATIONAL DAY

CALENDAR

Monday December 1st
National Pie Day



Tuesday December 2nd
National Fritters Day

Wednesday December 3rd
National Package Protection Day



Thursday December 4th
National Sock Day

Friday December 5th
National Sacher Torte Day



Saturday December 6th
National Microwave Oven Day

Sunday December 7th
National Cotton Candy Day





Holiday Light Bus Tour ATX (Tarry Town)
Weekdays - 6pm
 2727 Exposition Blvd, Austin



Holiday Ice Skating Rink
Daily - 3 pm
 4000 Galleria Pkwy, Bee Cave

Heritage Oak Tree Lighting
Wednesday, Dec 3rd - 6:30pm
 Heritage Oak Park, Cedar Park



Holiday Sing - Along & Stroll
Saturday, Dec 6th - 5-8pm
 Congress Ave, Downtown Austin



3-INGREDIENT CHRISTMAS SWIRL FUDGE



INSTRUCTIONS

Step 1

Line 8-inch square pan with foil, leaving foil overhanging at 2 opposite sides of pan; spray foil with cooking spray.

Step 2

In large microwavable bowl, microwave white chips uncovered on High 1 minute. Spoon frosting over chips. Microwave on High 30 seconds; stir. If necessary, continue to microwave in 15-second increments until mixture can be stirred smooth.

Step 3

Place 3/4 cup fudge mixture into each of 2 small bowls, leaving remaining untinted fudge mixture in bowl. Tint 1 bowl green and 1 bowl red by stirring in each food color to desired color.

Step 4

Drop heaping tablespoons of green, red and white fudge mixture in bottom of pan to create random pattern. Pull table knife through layers for marbled design. Refrigerate uncovered until set, about 1 hour.

Step 5

Remove from pan by lifting foil; peel foil away. Cut into 8 rows by 8 rows. Store covered in refrigerator.

INGREDIENTS

- **1 BAG (12 OZ) WHITE VANILLA BAKING CHIPS (2 CUPS)**
- **1 TUB (16 OZ) BETTY CROCKER™ RICH & CREAMY VANILLA FROSTING**
- **BETTY CROCKER™ GREEN AND RED GEL FOOD COLORS**



Best Christmas Parades

Best Christmas Parades

Leander December 6th - 1pm Old Town Leander	Bastrop December 13th - 6pm Downtown Bastrop
Georgetown December 6th - 10am Downtown Georgetown	Buda December 6th - 6:30pm Downtown Buda
Pflugerville December 6th - 4pm Downtown Pflugerville	Elgin December 6th - 6pm Downtown Elgin
Taylor December 6th - 3 pm Heritage Square Park	Liberty Hill December 13th - 6pm Downtown Liberty Hill



Why Working With a Realtor to View Homes Is Free for Buyers

If you're thinking about buying a home—whether it's a resale property or brand-new construction—one of the biggest advantages you have is the ability to work with a professional Realtor at no direct cost to you.

Many buyers are surprised to learn that my commission is paid by the seller or the new-construction builder, not by the buyer. That means you can benefit from expert guidance, negotiation skills, market knowledge, and representation throughout the entire process without adding anything to your out-of-pocket expenses.

Here's why using a Realtor is a smart, stress-free choice:

Professional representation at no cost

From scheduling home tours to analyzing market value, a Realtor protects your interests. Since sellers and builders typically cover the commission, you get full support without paying a fee.

Free!



Stronger negotiations

Whether it's repairs, price adjustments, upgrades, or closing cost assistance, having an experienced professional on your side can save you money and help ensure you get fair terms.

Guidance through complex paperwork

Real estate contracts and disclosures can be overwhelming. A Realtor helps you understand every step, ensuring you're making informed decisions.

Advocacy—especially with new construction

Builders have sales reps who represent their interests. I represent yours—from helping you compare builders to understanding upgrade pricing, inspections, and warranties.

No obligation to look

Even if you're just browsing, using a Realtor to tour properties is still completely free to you. It's the best way to explore options with confidence and clarity.

Buying a home is one of the biggest decisions you'll make—don't go through it alone, especially when you can have professional support at no cost. If you're ready to start your home-search journey, or if you'd just like to explore what's out there, I'm here to help every step of the way.

Want more information on the local market?

Whether you are buying, selling, or just daydreaming about a new home. I can help you make an informed decision.

Call or text **512-619-4870** or go to
<https://calendly.com/ld-schaiblerealty> to schedule a
one-on-one video Appointment.

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