



Real Estate News You Can Use

Brought to you free by Brett Roderman

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Consider the Joy of a Cottage-Style Home

There's something undeniably enchanting about a cottage-style home. Whether it's nestled out in the countryside or tucked into a quiet leafy neighborhood, these cozy dwellings offer both comfort and a gentle nod to simpler living.

Rooted in medieval Britain as the dwellings of country folk and peasants, cottage-style homes are typically modest in size, featuring steeply pitched roofs, inviting porches and quirky architectural details, such as dormer windows or climbing ivy. Inside you can expect warm wooden floors and perhaps even a crackling fireplace, ideal for curling up with a book or sharing stories with loved ones.

But cottages are more than just cute. Their compact design often means lower energy bills and reduced environmental impact. Furthermore, their smaller scale can encourage thoughtful living with less clutter and more intention, making them an appealing option for downsizers, first-time buyers or anyone drawn to the idea of a slower, more mindful lifestyle.

Perhaps best of all, cottages cultivate a sense of coziness that's hard to replicate in larger, more modern homes. They invite you to slow down, savor the moment, and appreciate the little things: a cup of tea, an evening in front of the fire or birdsong at dawn. This is helped by their sense of timelessness: cottages don't chase trends; they embrace character.

If you're craving comfort, charm, and a touch of storybook magic, consider the joy of cottage-style living. Call or email me today to discuss finding one of your own.

The Inspiring Model Bringing Albinism into the Spotlight

Chinese-born teenage model Xueli Abbing's road to the catwalk is an inspiring story, not only because of what she represents but also because of where she came from.

The 20-year-old albino girl was abandoned as a baby outside an orphanage in China, a country in which many view albinism as a curse. The genetic condition causes a lack of skin, hair and eye pigmentation, often resulting in pale skin, white hair and light-colored eyes. In many places in the world, albino people are treated as social outcasts, while even in more "tolerant" societies, they can face ridicule or discrimination.

The orphanage staff who found Xueli gave her the name she has today, seeing the beauty beyond the social stigmas: "Xue" translates to "beautiful," while "Li" translates to "snow." Adopted by a family in the Netherlands at the age of three, Abbing has grown up to become an inspiring representative of albino communities everywhere: she is now one of the most sought-after fashion models on the international stage.

Having appeared in such publications as *Vogue*, Abbing hopes that her success can be a beacon of hope for people like her everywhere, proving to the world that being different is a good thing. She is represented by the Zebedee Talent Agency, an organization with whom her aims align: Zebedee represents models and actors with disabilities, helping them to find opportunities on the global stage and spotlight those who might not have had the opportunity.



Mindfulness

Mindfulness is a simple practice, but not an easy one ... but you are worth doing hard things.
Nicole Davis

Mindfulness is about love and loving life. When you cultivate this love, it gives you clarity and compassion for life, and your actions happen in accordance with that.
Jon Kabat-Zinn

Mindfulness is a way of being present: paying attention to and accepting what is happening in our lives.
Elizabeth Thornton

Mindfulness gives you time. Time gives you choices. Choices, skillfully made, lead to freedom.
Bhante Henepola Gunaratana



How to Make New Friends as an Adult

Let's face it: children are much better than adults at making new friends. As we age, we develop insecurities, routines, commitments and a heightened self-awareness, all things that make it naturally more difficult to throw ourselves into forming new friendships with strangers. We have to therefore make a conscious effort if we want to find new friends. Here are four tips on how to develop new friendships as an adult.

Find interest-based meetups. Whatever your hobbies or interests, if you live in a city, you can bet that there'll be a public meetup group where like-minded folk can mingle. Whether it's birdwatching, fantasy movies or trainspotting, it's almost guaranteed that you'll find others following the same pursuits.

Volunteer for causes you're passionate about. If you believe strongly in a cause, volunteering in that field will bring you into contact with others who share your passion. Working as a team to evoke change in any environment will bring you into contact with people you share common ground with.

Use your current friend network. If you already get on well with someone, it's pretty likely that you'll get along with other people in their circle. Ask a friend for recommendations for new people you can hang out with. Be specific: for example, ask if they know anyone you could play tennis with.

Join classes. If dancing is your thing, find a local dance class. If you're a fitness fanatic, join a spin class. If you feel your culinary skills are rusty, find a cookery class. Think about things you've always wanted to try but never had the chance to; most adult classes will usually have some kind of social element.

Thank you for your referrals!

I succeed when people like you refer me to your friends, neighbors and loved ones. It's the best kind of feedback I can receive.

So thanks for continuing to pass this newsletter on to people you care about.

Blueberry Summer Salad

This fresh, healthy salad will sweeten up your kitchen this summertime.

Serves 4

Balsamic Maple Dressing:

1/4 cup balsamic vinegar
1 tablespoon Dijon mustard
2 tablespoons maple syrup
1/4 tsp garlic powder
Salt and pepper to taste
1/4 cup olive oil

Salad:

1 large peach, sliced
1/2 cup blueberries
4 cup mixed greens
1 large avocado, sliced
4 oz. goat cheese, crumbled
1/4 cup pickled red onions
2 tablespoons chopped pistachios
1-2 large basil leaves, julienned

In a small bowl, combine balsamic vinegar, Dijon mustard, maple syrup, garlic powder, and salt and pepper.

Mix until well combined. Add in olive oil and mix again until all ingredients are well incorporated and the dressing is emulsified. In a large bowl, add mixed greens. Top with remaining salad ingredients. Add the desired amount of dressing and toss salad.

Serve.



Is It a Good Idea to Get Preapproved?

As a serious homebuyer, you need to do everything you can to put yourself in a strong position to negotiate a purchase on a home. Before you even look at a home, the best thing you can do is to visit a mortgage lender and get preapproved for a loan.

Sellers are more willing to negotiate when you have a preapproval letter submitted with a purchase offer. A lender-signed preapproval adds strength to your offer because the lender has confirmed your creditworthiness and verified all the documentation needed to approve a certain loan amount. Most preapprovals last 60 to 90 days.

By starting your house hunting with a visit to a lender, you benefit in many ways. You have the opportunity to discuss loan options and budgeting. With a credit check, you can address any problems ahead of time, and you will know the maximum amount that you can borrow. Preapproval will take you through negotiations, while final loan approval will occur when an appraisal is done and the loan is tied to a specific property.

Garden Needing a Refresh? Here are Seven Landscaping Ideas

If your garden is looking a little tired, don't worry. Giving it a fresh new look doesn't necessarily mean having to completely overhaul it. A few smart landscaping updates can go a long way in transforming your outdoor space. Here are six ideas to breathe new life into your garden this season.

Add clear edges. You can create definition by installing crisp edging between your lawn and flower beds. Whether its stone, metal or wood, edging keeps things tidy and makes your garden look instantly more polished.

Embrace natural overgrowth. Controlled chaos can be beautiful as well as being excellent for biodiversity. Let vines spill over fences or pathways and pair wildflowers with structured shrubs to create a romantic cottage-garden vibe.

Create activity zones. You can break up large spaces into "rooms," be they a gravel dining area, a paved fire pit corner, or a shady hammock nook, to help your garden feel curated and usable.

Incorporate native plants. Choose plants that naturally thrive in your local climate. They'll need less nurturing, attract pollinating wildlife, and blend seamlessly into the natural landscape for a low-maintenance refresh.

Build a mini feature. A small fountain, stone bench, or sculpture can serve as a focal point and make your garden feel more meaningful. Think of it like jewelry for your yard.

Upgrade your pathways. Swapping out cracked concrete for charming stepping stones, gravel or reclaimed brick can be a subtle change that adds great character, helping to guide the eye through your space.

Build a treehouse! Whether it's for your kids or just for the child inside of you, building a treehouse is an enjoyable project that will give your garden a fun-loving feel.

Need more ideas to improve your home's outdoor appeal? Call or email me today for more suggestions.



Quick Quiz

For an answer, email me at br@brettroderman.com or call 404-229-7600.

What is the name of the typical red-and-white checked picnic blanket pattern?

This newsletter and any information contained herein are intended for general informational purposes only and should not be construed as legal, financial or medical advice. The publisher takes great efforts to ensure the accuracy of information contained in this newsletter. However, we will not be responsible at any time for any errors or omissions or any damages, howsoever caused, that result from its use. Seek competent professional advice and/or legal counsel with respect to any matter discussed or published in this newsletter. This newsletter is not intended to solicit properties currently for sale.

Worth Reading



On Making and Maintaining Friendships

Madeleine Dore

A Social Life, With Friends

It's well known that making friends seems to become more difficult in adult life compared to childhood. So how can we improve our ability to not only make new connections but also nurture and build upon those friendships when we do? This podcast dives into this topic, featuring conversations with a "friendship expert," a psychologist, writers and more. More:

<https://tinyurl.com/worth0725a>



Bringing Picture Books to Life for Blind and Visually Impaired Children

Hannah Partos

Positive News

The invention of Braille was a revolution in helping the visually impaired immerse themselves in the written word, but what about the beauty of picture books? Living Paintings is a charity bringing beloved children's books to life for blind and visually impaired readers through touch and sound. Dedicated volunteers carve, paint, and narrate each page, transforming flat illustrations into richly textured experiences that every child can experience. More:

<https://tinyurl.com/worth0725b>

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		8			4			
1				2		5		
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		3	4	8				1
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	7		2	4				9

Sudoku instructions: Complete the 9×9 grid so that each row, each column and each of the nine 3×3 boxes contains the digits 1 through 9. Contact us for the solution!

Wondering What's Happening in Your Neighborhood?

How has the price of your home changed in today's market? How much are other homes in your neighborhood selling for?

These are all critical questions that shouldn't be overlooked when thinking about buying or selling your home. Whether you're curious about prices in your area, whether it's an excellent time to sell, or just need an expert to answer your questions, I can give you the tools and offer guidance through the entire buying or selling process.

Let me know how I can help by simply giving my office a call at 404-229-7600 to set up a time to connect.

Contact me today:

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