

HOMES + NEIGHBORS + COMMUNITY

SEPTEMBER 2018



School Bus Safety

It is that time of year again! My kiddos, along with many of yours, are back to school and riding the bus daily. It is a great time to visit with our children about how to be safe at the bus stop and while riding the bus.

First, walk with your kids to the bus stop and wait with them until it arrives. Make sure drivers can see the kids at your bus stop. We should teach kids to stand at least three giant steps back from the curb as the bus approaches and board the bus one at a time. Also, teach kids to wait for the school bus to come to a complete stop before getting off and not to walk behind the bus.

If your child needs to cross the street after exiting the bus, he or she should take five giant steps in front of the bus, make eye contact with the bus driver and cross when the driver indicates it's safe. Teach kids to look left, right and left again before crossing the street. Instruct younger kids to use handrails when boarding or exiting the bus. Be careful of straps or drawstrings that could get caught in the door. If your child drops something, they should tell the bus driver and make sure the bus driver is able to see them before they pick it up.

For us drivers, we should follow the speed limit and slow-down in school zones and near bus stops. Remember to stay alert and look for kids who may be trying to get to or from the school bus. Slow down and stop if you're driving near a school bus that is flashing yellow or red lights. This means the bus is either preparing to stop (yellow) or already stopped (red), and children are getting on or off.



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**HARRIS MCHANEY
& FAUCETTE**

RECENTLY SOLD



10 Maltby Lane
Bella Vista, Arkansas

Currently
On the Market



1 Kipling Circle, Bella Vista
\$204,900.00 / MLS #1082089

Low-maintenance townhouse. Walk to Country Club Golf Course. Home features; split / open floor plan, kitchen with plenty of counter space and SS appliances, private master suite with spa-like bath, large living room with plantation blinds & gas log fireplace, office / study, private wooden deck, corner lot. Easy access to Hwy 71 for daily commute.



8 Brighstone Lane, Bella Vista
\$184,900.00 / MLS #1078504

Built in 1988, this home features, 3 bedrooms, 3 bathrooms, and 2,283 square feet. Spacious living room includes fireplace with built ins, skylights, and a wall of windows allowing natural light to pour in. Eat in kitchen includes large number of cabinets for storage, wall oven, trash compactor, and countertop range. Master suite includes his & her walk in closets and spacious master bath. All season room is ready for you to enjoy. Off third bedroom is a workshop that can be used as workshop, hobby, or office area. Easy access to Hwy 71 for daily commute.

Prepping Your Home for Sale: Get the Most Bang for Your Buck

Every seller wants to maximize his or her profit. Partnering with a real estate agent, or me, is a great start. Homeowners can further increase their bottom line with a few simple steps. To get the most out of your house, complete the following before you list.

Hire your own home inspector. If a buyer's inspector finds issues with your home, you can expect your profit to shrink. Stay one step ahead by hiring your own home inspector to unearth any potential issues.

Invest in repairs. In addition to addressing any trouble the home inspection reveals, it's a good idea to have cosmetic issues addressed. Prospective buyers notice things like cracked tile, chipped baseboards, or a squeaky floorboard, and this will be reflected in their offer.

Upgrade where it counts. You don't have to renovate your whole house to turn a healthier profit. Make small, impactful swaps, such as switching out lighting, cabinet hardware, or shower heads for cleaner, more contemporary options.

Add a few new accessories. Fresh flowers and potted plants go a long way in making a room feel inviting. For a cozier living room, drape a cable-knit blanket over the couch. String Edison bulb lights over a patio and put an Adirondack chair on the front porch. These small touches add major warmth.

Treat it like a model home. To sell your house quickly and for the most money, treat it like a house you've been hired to stage. Put personal effects into storage, declutter, remove artwork that could be seen as too loud, and make sure the house is absolutely spotless.

BELLA MARKET MARKET DATA

Real Estate Marketing Activity Table								
Bella Vista Residential - Resale & New Construction								
AUGUST 2018 (February 15, 2017 - August 15, 2018)								
Price Range	Current Listings	Pending Listings	6 Month Sold	Sold / Month	Mos Supply	DOMC Average	SP / LP Average	\$ / SqFt Average
0-99	13	14	41	9.17	1	103	93%	\$65.30
100-149	35	34	156	31.67	1	71	99%	\$90.65
150-199	46	43	209	42.00	1	86	98%	\$97.39
200-249	59	23	92	19.17	3	74	99%	\$103.70
250-299	47	15	43	9.67	4	99	98%	\$105.98
300-349	15	8	33	6.83	2	111	99%	\$110.84
350-399	11	4	21	4.17	2	145	97%	\$115.05
400-449	4	1	5	1.00	4	116	99%	\$115.56
450-499	5	1	1	0.33	15	141	97%	\$146.93
500-599	5	0	3	0.50	10	79	97%	\$146.48
600-699	6	0	3	0.50	12	178	96%	\$135.80
700-799	3	0	0	0.00	0	0	0%	\$0.00
800-899	1	1	1	0.33	3	55	97%	\$169.46
900-999	2	0	1	0.17	13	36	91%	\$178.19
1,000 +	0	0	0	0.00	0	0	0%	\$0.00
Whole Market	252	144	609	125.50	2	100	97%	122
YEAR AGO								
Whole Market	248	~	650	108.33	2.29	77	96%	99
Prepared exclusively for clients of Julie Hull, Executive Broker								
 HARRIS McHANEY & FAUCETTE <small>Information deemed reliable but not guaranteed. Source: NABOR MLS</small> Key: DOMC - Days on Market to Contract SP / LP - Sales Price / List Price								

Currently
On the Market



8 Hebrides Lane, Bella Vista
\$155,000.00 / MLS #1087210

Built in 2006, this home features 3 Bedrooms, 2 Bathrooms, and 1,408 square feet. Charming home situated on quiet cul-de-sac street. Home features; open floor plan, pantry, level lot, large deck for entertaining, 57x27 fenced area, gardening or for pets. Close to Bella Vista lakes and golf courses. Easy access to new Bella Vista Bypass for easy daily commute.



7 Hebrides Lane, Bella Vista
\$155,000.00 / MLS #1087204

Built in 2006, this home features 3 Bedrooms, 2 Bathrooms, and 1,431 square feet. Home features; sets on quiet cul-de-sac street, cathedral ceilings, large open-area for family gatherings or entertaining, open floor plan, pantry, level lot, mature landscaping, deck, fenced back yard. Home has new blinds and water heater. Close to Bella Vista lakes and golf courses. Easy access to new Bella Vista Bypass for easy daily commute.

Please note: If you live outside Bella Vista, please reach out to me and I will send you the market data for your price range in your city.

Join the Bella Vista Neighbors Discount Program!



Free to our membership!

Local Bella Vista merchants' partner with the Bella Vista Neighbors to offer members a discount on services or goods. Participating members gets a membership card to carry with them to display to the merchant before the discount is given. To sign up, visit www.bellavistaneighbor.com and click the Discount Partner tab.

Back to School Word Search

G R L J G M E T S S S P K V B C V I
 C P A P E R U O E C C T N Z D D C C
 L G L V W R Z N C A I H U K P G L R
 A D U T N B K G I O C S E D X K U A
 S Y N C Y T U N L F M H S D E C B Y
 S S C H O O L B U S O P E O U N S O
 R B H M A R K E R S B R U R R L T N
 O A B L I B R A R Y N E M T S S E S
 O N O V P Z E S P O R T S S E S P S
 M D X B R L T U P E N C I L S R V N
 S C G C Z D R E C E S S Q Y G M S U
 O P E N H O U S E L O C K E R S U O

Band
 Schedules
 Classrooms
 School Bus
 Paper
 Scissors
 Computers
 Sports
 Crayons
 Teachers
 Lockers
 Lunch Box
 Library
 Uniforms
 Markers
 Open House
 Clubs
 Pencils
 Recess

HAPPY HOME ANNIVERSARY

Traci – 3 Years!



Ion & Tina – 2 Years!



John & Beckie – 2 Years!



James Young – 1 Year!



Richard & Cynthia – 1 Year!



Brittany & Kathey – 1 Year!



Scott & Jennifer – 1 Year!



William – 1 Year!

