



FARMS & ESTATES REALTY

JULY NEWSLETTER

July Joys: Homes, Hacks, & Happenings



TRENDS HEATING UP

Summer's Real Estate Blaze: Stay Ahead of the Curve!

As the summer sun blazes, the real estate market is heating up with some intriguing trends. From a surge in suburban home demand to the rising popularity of eco-friendly and smart home features, discover what's shaping the market this July.



PATRIOTIC PROPERTY PARADE

Stage Your Home to Sparkle this 4th of July!

Get ready to stage a dazzling 4th of July open house! Capture buyers' hearts with festive, patriotic decor that highlights your home's best features. From red, white, and blue accents to star-spangled touches, make your property shine bright this Independence Day and create an unforgettable viewing experience.



JULY'S HOTTEST LISTINGS

Scorching Deals on Sizzling Properties!

This month, the market is on fire with some of the hottest listings we've seen all year. From charming suburban homes to luxurious estates, these properties are turning heads and capturing hearts. Dive into our top picks and find your dream home in this summer's red-hot market!

MARKET BUZZ

TRENDS HEATING UP



SUBURBAN SURGE

TRADING CITY SKYLINES FOR LEAFY GREENS

More people are leaving the hustle and bustle of city life in favor of the peaceful charm of suburban living. With larger spaces, greener environments, and a stronger sense of community, suburban homes are becoming increasingly desirable. This trend reflects a shift towards prioritizing lifestyle and quality of living.

MORTGAGE RATE HIKES

WHAT IT MEANS FOR YOU

Mortgage rates are on the rise, and this could impact your purchasing power. Higher rates mean higher monthly payments, which might affect your budget and home-buying decisions. Stay informed and consider locking in rates now to secure more favorable terms before further increases.



ECO-CHIC HOMES

THE RISE OF SUSTAINABLE LIVING

Sustainability is no longer just a trend; it's a lifestyle. Homebuyers are increasingly seeking eco-friendly and smart home features, from solar panels to energy-efficient appliances. These green innovations not only reduce environmental impact but also offer long-term savings and modern conveniences, making eco-chic homes a hot commodity.





HOST A FIRECRACKER 4TH OF JULY OPEN HOUSE

SPARK INTEREST WITH STAR-SPANGLED STAGING!

Get ready to stage a dazzling 4th of July open house! Capture buyers' hearts with festive, patriotic decor that highlights your home's best features. From red, white, and blue accents to star-spangled touches, make your property shine bright this Independence Day and create an unforgettable viewing experience.

DECOR TIPS

Front Yard Flair: Hang American flags, add bunting to the porch, and place festive flower pots at the entrance.

Living Room Luminosity: Use patriotic pillows, blankets, and a fireworks-themed centerpiece.

Kitchen and Dining Delight: Set a 4th of July-themed table with patriotic tablecloths, napkins, and a bowl of red, white, and blue treats.

Backyard Bonanza: Create a BBQ-ready space with fairy lights, a picnic table, and lawn games.



CREATE AN EXPERIENCE

- **Patriotic Playlist:** Set the mood with a playlist of classic American tunes playing softly in the background.
- **Refreshments Station:** Offer guests refreshing lemonade, iced tea, and festive treats like mini flag cupcakes or star-shaped cookies.
- **Interactive Tour:** Provide a brochure with fun facts about the 4th of July, along with a map of local Independence Day events and activities.

JULY'S HOTTEST LISTINGS

SCORCHING DEALS ON SIZZLING PROPERTIES!

This month, the market is on fire with some of the hottest listings we've seen all year. From charming suburban homes to luxurious estates, these properties are turning heads and capturing hearts. Dive into our top picks and find your dream home in this summer's red-hot market!



\$2,499,000

6 BEDS | 6 BATHS | 7,789 SQFT

Cozy 6-bedroom with 6 full baths and 2 half bath retreat with an entertainers backyard. Sits on 3.01 acres Perfect for summer BBQs!



2915 CUTTER CT. WAXHAW, NC

Listed By: Chad Tracy 980-226-3466



\$724,000

3 BEDS | 2.5 BATHS | 2,335 SQFT

Step into this beautifully designed 3-bedroom, 2.5-bath home in vibrant Oakhurst!

Features a gourmet kitchen w/ SS appliances.

1905 SUMMEY AVE. CHARLOTTE, NC

Listed By: Brian Hosey 773-320-1662



\$695,000

3 BEDS | 2.5 BATHS | 2,901 SQFT

Located in Meadowbrook on 1-acre homesites. Custom built thoughtfully designed for luxury and comfort.



9315 SIMPSON RD. WAXHAW, NC

Listed by: Heather Brown 704-962-4086



\$647,500

3 BEDS | 2.5 BATHS | 1,809 SQFT

Tucked away in a quiet cul-de-sac within an established neighborhood. Fully renovated blends timeless mid-century modern design w/ sleek contemporary finishes.

6525 CASTLEGATE DRIVE CHARLOTTE, NC

Listed By: Lauren Bryant 704-771-6287

HAPPY



4th of July



FARMS & ESTATES REALTY

Lighting Up Your 4th with Sparkling Home Deals!



info@farmsandestates.com



704-843-1107 | WAXHAW

803-272-0273 | CAMDEN

**WELCOME TO YOUR HOME SWEET HOME
INDEPENDENCE DAY BASH!**

WHERE FREEDOM RINGS AND DEALS ABOUND!

As the fireworks light up the sky, we're celebrating more than just the red, white, and blue - we're celebrating your journey to homeownership! May your new home be filled with laughter, love, and endless possibilities. Here's to turning the key to your dreams this 4th of July!

This Independence Day, let us be your guiding stars in the real estate galaxy. Whether you're buying, selling, or simply dreaming, we're here to make your homeownership dreams sparkle brighter than fireworks. Give us a call and let freedom ring in your real estate journey!