



FARMS & ESTATES REALTY NOVEMBER NEWSLETTER

Real Estate Spook-tacular



FESTIVITIES & VALUE VIBES

Find fun and fortune this fall!

Discover the buzz around town with this month's must-attend community events, and see if your home is as valuable as you think! From local festivities to a free home value check, find out how you can stay connected and informed this November. Whether you're looking to enjoy the season's best or curious about your home's current worth, we've got the inside scoop to keep you in the loop.



SELL BEFORE THE CHILL

November's your golden ticket!

Curious why November is the sweet spot for selling? This month might just be your perfect window to cash in before winter sets in. We'll explore the perks of listing now and how the fall market can work in your favor. Get ready to discover why timing is everything!



FEAST YOUR EYES & TASTE BUDS

Decor and dessert done right!

Transform your home into a Thanksgiving haven with our festive decor tips and enjoy a slice of delicious pumpkin pie! We'll share simple ways to make your space cozy and inviting, plus a scrumptious recipe to wow your guests. Get ready to set the perfect table and savor the season's sweetest treat!

LOCAL SPOTLIGHT



FALL FARMER'S MARKET

📍 27283 Waxhaw Pkwy

📅 Saturdays 9am-12pm



VETERANS DAY CEREMONY

📍 Military Wall of Honor

📅 November 11th @11am



TREE LIGHTING

📍 Downtown Park

📅 November 22nd 3-6pm

WHAT'S YOUR HOME WORTH?



As we head into the holiday season, it's the perfect time to reassess the value of your home. The market is constantly shifting, and knowing your home's current value is crucial whether you're planning to sell or simply want to stay informed. I offer a complimentary home valuation consultation, where I'll:

- **Assess Your Home's Condition:** F&E will take a detailed look at your home's features, upgrades, and overall condition.
- **Analyze Market Trends:** Using the latest market data, F&E will compare your home to similar properties in your area to determine its current market value.
- **Provide a Comprehensive Report:** You'll receive a detailed report outlining your home's value, along with tips on how to increase it if you're considering selling in the future.

SCHEDULE YOUR COMPLIMENTARY CONSULTATION

WHY NOVEMBER IS THE PERFECT TIME TO SELL YOUR HOME



As the leaves fall, so do the number of homes on the market. This scarcity creates a golden opportunity for sellers. Here's why November is an ideal time to list your home:

- **Motivated Buyers:** With the holiday season approaching, buyers are eager to close deals quickly and settle into their new homes before the end of the year.
- **Less Competition:** Fewer homes on the market mean your property will stand out more to serious buyers.
- **Year-End Bonuses:** Many buyers receive year-end bonuses, making November a great time to attract those looking to invest in a new home.

SELLER TIPS

FALL EDITION



Boost Curb Appeal: Rake leaves, trim bushes, and add a festive touch with pumpkins or a fall wreath.



Warm Up the Interior: Use cozy, warm colors in your decor and ensure your home is well-heated during showings.



Highlight Energy Efficiency: With cooler weather, now's the time to showcase energy-efficient features like new windows or a modern heating system.

Why F&E Is Home-Selling Superstar!

- **Expert Knowledge:** With years of experience in the local market, we know exactly what it takes to sell homes quickly and for the best price.
- **Personalized Service:** We tailor our approach to meet your unique needs and ensure a smooth, stress-free selling process.
- **Proven Results:** Our track record speaks for itself—We consistently achieve top results for our clients. Let's work together to make your sale a success.



THANKSGIVING HOME DECOR TIPS:



- **Cozy Textiles:** Swap out lighter fabrics for chunky knit blankets, plush throw pillows, and rich, autumn-colored table runners.
- **Natural Elements:** Incorporate natural elements like pinecones, acorns, and dried leaves into your decor for a rustic, seasonal touch.
- **Festive Centerpieces:** Create a stunning Thanksgiving table with a centerpiece featuring a mix of candles, gourds, and fresh flowers in warm hues.
- **Mantle Magic:** Dress up your mantle with a garland of autumn leaves, small pumpkins, and candle holders in earthy tones.



Easy Pumpkin Pie Recipe

INGREDIENTS

- 1 pre-made pie crust
- 1 can (15 oz) pumpkin puree
- 1 can (14 oz) sweetened condensed milk
- 2 large eggs
- 1 tsp cinnamon
- 1/2 tsp ginger
- 1/2 tsp nutmeg
- 1/2 tsp salt



INSTRUCTIONS

- Preheat oven to 425°F (220°C).
- In a bowl, mix pumpkin puree, sweetened condensed milk, eggs, and spices until smooth.
- Pour the mixture into the pie crust.
- Bake at 425°F for 15 minutes, then reduce to 350°F (175°C) and bake for 35-40 minutes, or until set.
- Let cool, then enjoy with whipped cream!

Need more than just pie?

CHECK OUT



Harvest Delights

BY

Sarah Parker

OWNER/CHEF

Your ultimate destination for a full Thanksgiving feast! Whether you're craving a perfectly roasted turkey, mouth-watering sides, or delectable desserts, Harvest Delights has you covered. Their pumpkin pie is just the beginning—indulge in their famous cranberry sauce, savory stuffing, and fluffy mashed potatoes, all crafted with the finest ingredients and love for the community.

Support local and enjoy a stress-free holiday by letting Harvest Delights Bakery take care of your Thanksgiving spread. From starters to desserts, they ensure that every dish is a masterpiece. Because when it comes to Thanksgiving, you deserve nothing but the best. Give them a call today, and let them make your holiday deliciously unforgettable!



HAPPY
Thanksgiving

**WE ARE
F&E REALTY**

*Grateful for You, Every Home,
Every Season.*



info@farmsandestates.com



704-843-1107 | WAXHAW

803-272-0273 | CAMDEN

THANK YOU

**WISHING YOU AND YOUR LOVED ONES A VERY
HAPPY THANKSGIVING!**

This season of gratitude reminds us how fortunate we are to work with such wonderful clients. Your support has allowed us to grow our business and help more people find their dream homes. Thank you for your continued trust and for allowing us to be your go-to realtor(s). Here's to a joyous Thanksgiving filled with love, laughter, and plenty of good food! If you know anyone looking to buy or sell, We'd be honored to help them as well.