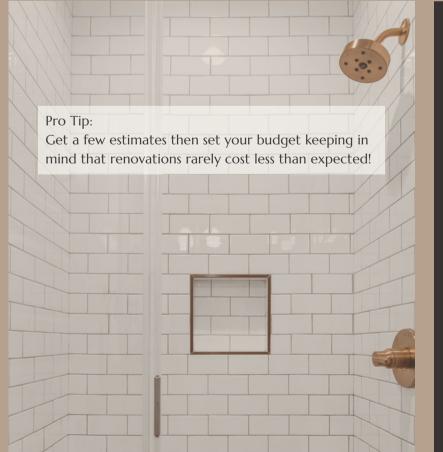


Choosing your next home renovation project doesn't have to be complicated but it is essential to focus on the projects that will add value to your home and deliver the highest return on your investment. So where should you start? Well there isn't an exact science but we do have a few tips for you along with a list of our Top 5 Projects with the highest ROI.



# TOP 5 PROJECTS

- Bathroom Remodel Replace the tub, flooring, toilet, vanity, fixtures, etc. \*Average Return 102%
- Landscaping Sod, Replace overgrown shrubbery, Add a walkway. \*Average Return 100%
  - Kitchen Remodel Reface cabinets & drawers,
- Replace sink, countertops & fixtures. \*Average Return 98.5%
- Exterior Improvements Replace vinyl siding,

  4 Paint doors & trim. \*Average Return 95.5%
- Deck, Patio or Porch Addition Add a pressuretreated wood deck, decorative planters and lighting. \*Average Return 90.3%
  - \*Studebaker, Amy. "Top 15 Home Updates That Pay Off", www.hgtv.com

# FEATURED LISTING

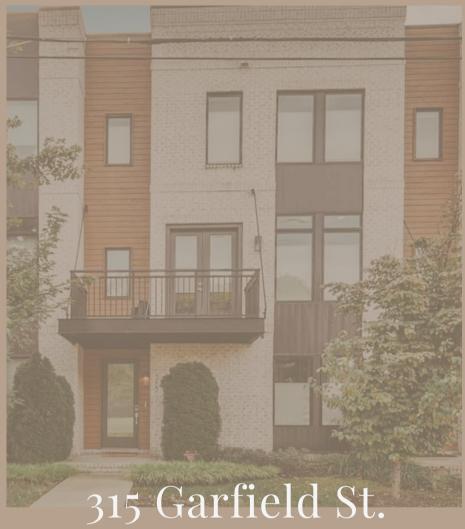


MLS # 2310730 3 Beds | 2.5 Baths | 2457 SqFt

Stunning 2O18 modern cottage located in East Nashville offers incredible amenities including a Bertazzoni gas stove, built-in speakers, security system, wet bar in bonus room, covered front patio + covered back deck, private fenced backyard, two car garage with storage, extra long driveway for parking! Close proximity to restaurants. Riverside Village and minutes to downtown.



# FEATURED CLOSING



MLS # 2300398 3 Beds | 3.5 Baths | 2046 SqFt

Highly sought out Brownstone in the heart of Salemtown.

Hardwoods, stainless appliances, quartz counters, gas range, ceramic tile backsplash. Chef's kitchen with custom cabinetry & huge island. Attached 2 car garage. Rooftop deck with a front facing view of the city skyline.







# MARKET UPDATE | NOVEMBER

DAVIDSON COUNTY
Active Listings - 19,120
Closed Sales - 16,517
Avg. Days on the Market - 54
Median Sales Price
\$374,900 | + 14 %

RUTHERFORD COUNTY
Active Listings - 9,275
Closed Sales - 8,189
Avg. Days on the Market - 57
Median Sales Price
\$336,947 | + 16.2 %

WILLIAMSON COUNTY
Active Listings - 7,012
Closed Sales - 6,268
Avg. Days on the Market - 56
Median Sales Price
\$655,000 | + 20.7 %



# SMALL BUSINESS SPOTLIGHT

Meet the Owner & Founder of Anastacia Skin Studio - Anastacia Schwenk. Isn't she stunning?! She clearly knows what she's doing! Anastacia has been an Esthetician for 12 years and opened her studio in 2010. Her brand has grown tremendously over the years and has been voted 'Best of Nashville' in 2011 - 2021. If you've every considered microblading, she is your go to girl! The studio offers a wide range of services including eyebrows, facials, waxing, tanning and even botox. They have their own skincare line offering a cleanser, moisturizer, retinol and much more. Check out these amazing products & book your first appointment at anastaciaskinstudio.com - you won't be disappointed!

# SKIN

#### LIZ + CO FAVORITES

Dermaplaning

This exfoliation treatment removes dead skin and vellus har (peach fuzz). \$70

# BROW

Brow Wax | Tweeze \$35 Brow Tint \$20 Microblading \$600 w/ Anastacia

#### TAN

Supernova

Cutting edge organic formula designed to tone & tighten the skin + a golden glow. \$60



# LOCAL EVENTS

Nashville Santa Rampage | Public Square Park Saturday, December II @ 8:00 PM Santas meet at the Christmas tree at Public Square Park for a group photo & the rampage goes from there!

Nashville's Nutcracker | TPAC's Jackson Hall December 15 - 24

Music City's favorite holiday tradition with stunning choreography, dreamy costumes, and glittering sets

A Charlie Brown Christmas | TPAC's James K. Polk Theater December 16 - 22

Live on Stage bringing your favorite Peanuts characters to life.

Holiday Lights at Cheekwooc November 20 - January 9

Twinkling lights, reindeer, s'mores pits, and cash bars with wine, beer, and hot chocolate. Sign me up!

Camp Bobby | Bobby Hotel's Rooftop Now through February 28

A 19/Os-inspired campsite with ice skating, personal campfires, igloos, and a groovy lounge all on the Bobby Hotel's Rooftop.





### GREAT MINDS

Now, one thing I tell everyone is learn about real estate.

Repeat after me: real estate provides the highest returns,
the greatest values and the least risk.

- Armstrong Williams

