

# DECEMBER ISSUE

## HOME IMPROVEMENTS

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.

### Pro Tip:

Get a few estimates then set your budget keeping in mind that renovations rarely cost less than expected!

## TOP 5 PROJECTS

- 1 Bathroom Remodel - Replace the tub, flooring, toilet, vanity, fixtures, etc. \*Average Return 102%
- 2 Landscaping - Sod, Replace overgrown shrubbery, Add a walkway. \*Average Return 100%
- 3 Kitchen Remodel - Reface cabinets & drawers, Replace sink, countertops & fixtures. \*Average Return 98.5%
- 4 Exterior Improvements - Replace vinyl siding, Paint doors & trim. \*Average Return 95.5%
- 5 Deck, Patio or Porch Addition - Add a pressure-treated wood deck, decorative planters and lighting. \*Average Return 90.3%

# FEATURED LISTING



## 1908B Sheridan Rd

MLS # 2310730

3 Beds | 2.5 Baths | 2457 SqFt

Stunning 2018 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



## 315 Garfield St.

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 %



ANASTACIA SKIN STUDIO

## SMALL BUSINESS SPOTLIGHT

Meet the Owner & Founder of Anastacia Skin Studio - Anastacia Schwen. 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](http://anastaciaskinstudio.com) - you won't be disappointed!

### SKIN

Dermaplaning

This exfoliation treatment removes dead skin and vellus hair (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

#### LIZ + CO FAVORITES



## LOCAL EVENTS

Nashville Santa Rampage | Public Square Park  
Saturday, December 11 @ 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 Cheekwood  
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 1970s-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