

Landscaping Tips

By Josh Garskof, Money Magazine contributing writer

These ideas offer some of the best returns for your renovation dollar. Plus, the payoff increases over time.

NEW YORK (Money Magazine) -- If prospective buyers looked at your house today, what would they see outside? A giant evergreen that looks as if it might swallow the station wagon, perhaps, scraggly old foundation plants or maybe a kitchen-table view of the neighbors' kids' trampoline? If so, you have a truly inexpensive opportunity to boost your home's curb appeal.

By spending \$500 to \$3,000 on plants and materials and a few hours of time, you can achieve a well-landscaped look without shelling out for professional help.

Landscaping adds more value than any other home renovation.

A recent Michigan State University study found that high-quality landscaping adds 5 percent to 11 percent to its price.

Landscaping is the one home improvement that actually appreciates over time. So how do you decide which projects to tackle? That depends on how long you think you'll be around to enjoy the results. If you are selling in a year or less, edge the beds.

Cutting fresh edges where grass meets mulch makes the lawn look well kept. A move as simple as curving the edge of your flower beds could increase the value of your home by 1 percent.

Nourish the grass. You can green up the lawn with just a single fertilizer application. Spend \$45 on a broadcast spreader, which quickly distributes fertilizer over a lawn, enabling you to nourish a quarter-acre lot in 10 minutes.

Scatter color throughout. For about \$1 a plant, you can blanket your yard with petunias, impatiens and other small annuals that will flower throughout the current growing season. Also invest a few hundred dollars in some larger perennials and in shrubs that stand at least four feet high. "A few good-size plants have more sex appeal than 20 little ones," Says Chicago landscape architect, Douglas Herr.

ASHLAND



Almost 2800 s.f., impeccably maintained 4 BR colonial on a double cul de sac. The kitchen is a chef's dream w/wood floors, island and cabinets galore. The 24' x24' Fam Rm with cathedral ceiling and skylights, central air, 3/4 acre lot. Incredible. This is a WOW!

Listing Price: \$639,900

**Call Margot Ellsworth
 508-881-5242**

Ashland Garden Club Plant Sale

Join the Ashland Garden Club for its yearly Plant Sale on Sat. May 10th, from 9 a.m. to 12 noon at Montenegro Square (across from the public library on Front St.) - rain or shine! Perennials from members' gardens plus donated plants from other local gardeners will be offered for sale. Proceeds will help fund planting throughout the town. For more information, please visit: www.ashlandgarden.org or call: 508-881-2778.

Office Space Rental

Office available with conference space.
 \$300/month

**Call John Ellsworth
 508-881-3404**

Cul de Sac Colonial



This approx. 2400sq.ft., 4 BR colonial sits on over an acre on an Ashland Cul de Sac. With wood floors, vaulted ceiling Master Bedroom and Master Bath, fireplaced Living Room, Central Air and 2 Car garage, it is a real find!!!

Listing Price: \$464,999
Call Margot Ellsworth
508-881-5242

ASHLAND



SPACE! What a wonderful 3 bedroom, sprawling cape with a fabulous master suite, f-b living room, kitchen with a built-in china cabinet, and finished basement. You could have an in-law apartment or home office as well.

Listing Price: \$374,900
Call Margot Ellsworth
508-881-5242

Wooded Lot

Enjoy this green space community abutting Hopkinton State Park. This cul de sac lot is almost a half acre and is approved for a 4 bedroom, 2.5 bath home. Start building at \$190,000.

Call Margot Ellsworth
508-881-5242

Ashland Properties SOLD

Single Family

200 Cordaville Rd. \$390,000
20 Holly Lane \$420,600
16 Independence Ln \$538,000
Average Sale Price: \$449,533
Average Market time 89 Days

Condominiums

225 Trailside Way \$214,000
99 Meeting House \$239,000
160 Captain Eames \$290,000
165 Captain Eames \$355,000
Average Sale Price: \$274,500
Average Market Time: 101 Days

Ashland

March 2008 Boston Mag.
Median Home Price: \$368,950
One-Year Change: -8%
Five Year Change: +10%

When it comes to nightlife, Ashland offers little more than cricket symphonies. What it does provide in abundance are small houses and fully loaded townhouses, priced in the \$200,000s, that you can swing on a single income. There's also the promise of future gains: MetroWest has been home to a sales-appreciation gravy train in the past decade, and this town sits at the next stop.

Get Started!



Call to see this 3 bedroom Cape with garage abutting Northeastern University. It has a 2 yr old roof, 1 yr old 1st floor carpet and the washer, dryer and refrigerator are included.

Listing Price: \$250,000
Call Margot Ellsworth
508-881-5242

Problems Paying Mortgage?

Realtor, Feb. 2008
Call the national counseling hotline President Bush publicized. The number, 888-995-4673 (888-995-HOPE) is available on a 24/7 basis. Calling the number puts you in contact with a HUD-approved counselor affiliated with the non-profit-Homeownership Preservation Foundation.



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