



December 2013

Volume 6, Issue 12

A Newsletter for the Residents of Legend Oaks

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## **The Benefits of Listing Your Home** *in the* **Holiday Season**

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*Article provided by Gary Gentry*

If the thought of trying to sell your home during the hectic holiday season sounds stressful, you aren't alone. Even if you've decided it's time to sell your home, you may find that the prospect of preparing your house for the market during this busy time of year sounds overwhelming. But before deciding to put the sale on hold, consider the potential advantages you may realize by marketing your home during the winter months.

**Buyer Determination:** Winter listings may attract fewer buyers, but those they have will most likely be more serious. This time of year, buyers are motivated to find a home quickly and be settled in for the holidays, so they are ready to take action.

**Practical Considerations:** Some buyers will be looking to close on a home before the beginning of next year for tax purposes. If they have children and are moving to a new school district, they will be hoping to have them settled in their new school before

the second semester. This also points to more motivated buyers, which means less hassle for the seller.

**Staging Opportunities:** What's more emotionally appealing than a warm home that is tastefully decorated for the holidays? Seller's can really benefit from a beautifully-staged home this time of year. Subtle decorations like white lights strung on trees, a front door wreath, candles & fresh garland on the fireplace can create enormous appeal to a potential buyer during the holidays.

**Less Inventory:** Because many sellers will wait until spring to list their home, the inventory of homes for sale is often lower this time of year. Less inventory can mean less competition when trying to sell your home.

So before you decide to put your sale on hold for the holiday season, consider the potential gains of listing your home during the winter.

## NEWSLETTER INFO

### NEWSLETTER

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### ADVERTISING INFORMATION

Please support the businesses that advertise in the Legend Oaks newsletter. Their advertising dollars make it possible for all Legend Oaks II residents to receive the monthly newsletter at no charge. No homeowners association funds are used to produce or mail the newsletters. If you would like to support the newsletter by advertising, please contact our sales office at 512-263-9181 or [advertising@PEELinc.com](mailto:advertising@PEELinc.com). The advertising deadline is the 8th of each month for the following month's newsletter.

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**Patty Webb**

*Realtor*

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patty@webbcirclec.com



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**Kiker Elementary's Drive Raises over 2,000  
diapers for Austin Diaper Bank in Just One Week!**

It's amazing what a small group of people can do when they work together for a common goal. The SBLC (Strength-based Learning Cohort) at Kiker Elementary conducted a week-long diaper drive. Led by their teachers Ms. Blake, Ms. Forrest and Ms. Reiman, these students netted over 2,200 diapers for Austin's babies and toddlers in need. These diapers will go to local babies and toddlers at Austin Children's Shelter, Helping Hand Home for Children, LifeWorks Austin and other non-profit groups who help children in need. What an inspiration these students are. To learn more about Austin Diaper Bank and their work in our community, please visit [austindiapers.org](http://austindiapers.org).

*Beverly Hamilton, Board Member, Austin Diaper Bank,  
Village of Western Oaks Resident*

*Carrie Keith, Board Member, Circle C Resident*



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\*All information based on MLS data from Legend Oaks, Village at Western Oaks & Shadowridge Crossing from January 1, 2006 through December 31, 2012.

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- KWRI President's Award for Outstanding Leadership and Service
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**GARY GENTRY**

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## DECEMBER EVENTS *at the Wildflower Center*

*Submitted by Saralee Tiede*

### WILD IDEAS SHOPPING EVENT DECEMBER 6-8, 9 A.M. TO 5 P.M.

Featuring free admission, local artists wares in the Visitors Gallery Saturday and Sunday, Early Bird Specials Friday and Sunday morning, book signings and other offerings in The Store, and lots of opportunities to find beautiful scarves, nature images, glassware, soaps and other holiday gift options.

### LUMINATIONS DEC. 14 AND 15, 6 TO 9 P.M.

Hundreds of luminarias light our garden paths, and twinkly lights light the trees as we celebrate the holidays with two free nights of music and festivities, including a visit from Frosty the Snowman. Bring two canned goods for the Capital Area Food Bank as entry fee.

### CLOSED FOR THE WINTER BREAK DEC. 23 THROUGH JANUARY 1, 2014

The Wildflower Center will be open Tuesday through Sunday in December through Sunday, December 22. Hours are listed at [www.wildflower.org/visit](http://www.wildflower.org/visit).



More information at [www.wildflower.org](http://www.wildflower.org)

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Texas Monthly 5-Star Agent\*

\* Texas Monthly | † KW #199 | ‡ based on avg. home sales in 2013





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