

HOMES

November 17 • 2019

OF THE MID-SOUTH



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Rebuilding Wins Out
Over Remodeling



**PROPERTY
LINES**

By Lee McWaters,
President, Memphis Area Associations of REALTORS®



Tips for selling your home before New Year's

The clock – or in this case, the calendar – is winding down. And if you want to sell your home before 2019 flips to 2020, you have to be focused on the task at hand.

If you're using a REALTOR®, you probably have increased your chances of a sale because they're professional and have a network. Your REALTOR® will stand ready to offer suggestions and provide feedback, but as the owner you have the ultimate call.

So, let's start with the first point: Everyone has the “dream” price they would like to get for their home and then there is the realistic price that will improve your chances of selling within your desired timeframe.

The more research your agent brings to this process, the more reason you have to follow their advice. Here in Memphis, we are armed with much data about the market overall and many submarkets.

You will also want to get your REALTORS'® opinion on the current state of your home. One unfortunate truth is that the longer we live in a house, the more likely we are to become blind to problems and imperfections that are easily noticed by potential buyers.

This is nothing to be ashamed of, by the way, it's just a fact. Maybe you have lived with the warped steps or drafty windows in the kitchen for so long that they seem as much a part of your life as the face staring back at you in the mirror. But trust me, potential buyers will notice what you no longer do.

Along these lines, paying for an inspection on the front end might save

you a lot of headaches and the possibility of a sabotaged sale. If you need a new roof – a sobering thought, I know – it is still better to find out early than when the potential buyer is playing hardball on negotiations. Think of the inspection as an investment because that's what it is.

Even if your home doesn't have structural deficiencies, it is imperative that your home be neat and clean. This means decluttering to the point of obsession. Not fun, I know, but essential. Potential buyers will infer that a dirty house or messy house is a home that has not been well-maintained.

You also might give serious consideration to using a professional stager. A recent study from the National Association of REALTORS® found that 83 percent of agents representing buyers said that staging helped their clients see themselves in a specific home. This could be especially important if your home is dated in some ways and you are trying to avoid massive upgrades in décor and appliances (it's highly likely you will need to do some upgrading).

High-quality photographs or a video also can help draw people to your home and increase their ability to envision themselves living there. If you have a property with a lot of land, you also might want to consider drone photography.

In sum, the more committed you are to selling your home by the end of the year the more you should consider employing several of these suggestions. Happy selling.

To view MAAR's area market statistics on home sales, go to <https://www.maar.org/news-events/market-statistics/>

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on the cover

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Brighten Your Kitchen With a Few New Fixtures and Dimmers

(NewsUSA) - The high “price tag” on groceries and gas do not have to put a damper on your plans to remodel your kitchen this year. According to the American Lighting Association (ALA), just merely changing out the decorative lighting fixtures over the breakfast nook or center island can have a big visual impact, creating a fresher, more up-to-date look -- and it is considerably less expensive than replacing the cabinets or countertops.

If your kitchen’s only source of lighting is from recessed cans, consider adding a few fixtures to serve as aesthetic and functional focal points in the room over the casual eating area and/or the island. To make all your lighting as efficient, effective and attractive as possible, dimmers are a must-have update.

“The greatest benefit of installing dimmers in an existing kitchen is that the quality of the resulting light will inevitably appear much more comfortable and flexible than what you had before,” explains Joe Rey-Barreau, education consultant for the ALA and an associate professor at the University of Kentucky’s School of Interior Design.

Todd Phillips of Quoizel, a leading lighting manufacturer, keeps track of the latest trends in kitchen design. “Transitional is still the operative word,” says Phillips. “What’s popular right now is what I would de-



scribe as Cleaned Up Americana. This is representative of the classic, familiar shapes and elements we all recognize, but with a bit sleeker appearance and on-trend finishes such as bronze and brushed nickel.”

“Handcrafted, hand-forged designs are also gaining in popularity,” Phillips continues. “The key word is clean. Finishes are still neutral, simple and clean. Along with beige, white, bronze and brushed chrome, I’m starting to see more polished chrome. I also find the more custom designs are a bit bolder in their use of color in the kitchen and in the lighting,” he adds.

For help selecting the most appropriate, efficient and economical decorative lighting for your décor, visit an ALA-member lighting showroom. To find your closest showroom and to learn more about the latest lighting styles, visit www.AmericanLightingAssoc.com or call 800-BRIGHT IDEAS (800-274-4484).

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The kitchen is a cook's delight with plenty of storage and prep space. Photos by Craig Collier



The see-through fireplace shares space in both the dining room and the living room.

Rebuilding Wins Out Over Remodeling

Emily Adams Keplinger

When Josh and Lindsey Black began their house search, they weren't looking for a specific style or size house. What was most important to them was *where* their future home would be located. Starting their lives together as a blended family, they wanted to be able to keep Lindsey's daughter, Molly, in the same school district she had attended for several years, Richland.

"Before we married, I was living in this

same neighborhood and Josh was in High Point," explained Lindsey. "We dated for three years, during which time Josh would drive through the area to see what was available and what was being built. Our hope was to find something before it went on the market."

The couple had decided that building their new home was the right thing to do. So they were looking for a "tear down" instead of a renovation.



The living room has subtle tones decorating that portion of the open floor plan with a multi-colored area rug that ties it all together.

“Building our own home allowed us not to compromise or haggle with space limitations from a previous footprint,” said Josh. “We found a 1950s house with an oversized lot (3/4 acre) in the Marshall Acres neighborhood that was coming up at an estate sale. We were able to locate the family members who inherited it and sent them a letter, approaching them before the property was actually on the market. Basically, we made a non-contingent offer to buy the house sight unseen.”

The couple found out that they got the house the same day that Josh proposed to Lindsey. It felt like a sign that everything was falling into place perfectly. A bonus was that the location was an easy commute for Josh, a certified financial planner who founded Memphis Planning & Wealth in the Ridgeway Loop area.

“This large level lot afforded enough space for us to have the things we wanted in a home,” said Lindsey. “And it wasn’t just about the house, we knew we wanted to grow our family and we wanted there to be plenty

of room for the kids to play in their own yard.”

It took a year of planning and a year of construction before the Blacks were able to move their family into their new home. But both Josh and Lindsey say that the wait was well worth it — giving them time to plan every detail — including the addition of a son, Henry.

The couple chose RKA, Ryan Anderson, as their builder. Michael Walker was the architect. With no certain style in mind for their house, Josh and Lindsey followed the adage “form follows function.” The result is a modern farmhouse, with 6,500 square feet of living space that is open and comfortable. The home has four bedrooms with three full baths and two half baths.

Lindsey had always had an interest in interior design, so she handled all of the design aspects for their home.

Continued on J6

Continued from J5

“We loved the resulting architecture of our home, but we didn’t want it to have a look of ‘farmhouse cliché,” explained Lindsey. “So, there’s no sliding barn doors, no farm sink, and no shiplap. Our style is more modern than rustic, so I chose furniture that is mid-century modern, with some antiques mixed in. Mixing styles helps the space feel timeless.”

“Also, I didn’t want a white kitchen,” said Lindsey. “Instead, I opted for a soft white background accentuated with green cabinetry (Tarrytown Green). And, I chose quartz with grey veining for the countertops because I love the look of marble, but not the maintenance. A handmade, glazed, zellige terra cotta tile used for the backsplash provides a touch of sophisticated elegance. I wanted something that would reflect light, but not compete with the bold cabinet color.”

“We loved the resulting architecture of our home, but we didn’t want it to have a look of ‘farmhouse cliché”

In addition to having a large, open kitchen, the couple chose large casement windows instead of double-hung windows, and wanted room for a golf studio/simulator (which is on the third floor), a home theater and a screen porch.

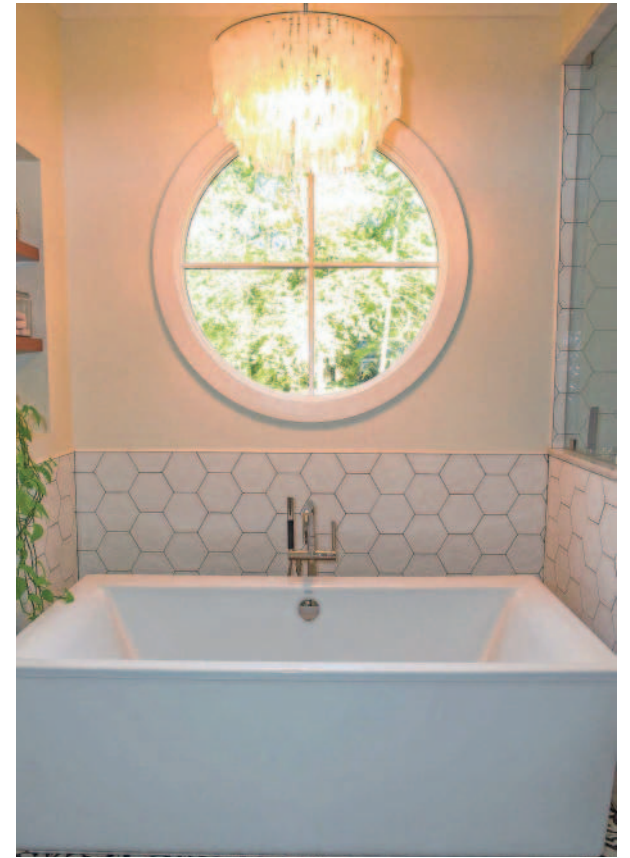
“We wanted more shared living space than bedrooms,” said Josh. “We like to entertain and wanted room to invite our friends over, as well as the children’s friends.”

The large rooms spill over to interact with the outside, making it easy to entertain on screen porches on the ground level and the second level of the house or in the back courtyard. The detached garage is situated to the back of the house and connects to the home through an open breezeway that includes outdoor seating and a fireplace. Again, with attention to detail, the home’s landscaping accentuates the architecture and gives everything a “pulled-together” look and feel.

Asked what special features they like about their home, the Blacks agreed that the two-sided fireplace situated between their home office and their family room is something they both enjoy. And for Lindsey, the design of her large kitchen is everything she dreamed it would be.

“I spent hours working and re-working the layout and the cabinetry design,” recalled Lindsey. “I wanted a large kitchen that functioned like a small one when you cooked, with everything located within easy reach. I planned where every utensil would go and worked in a range with two freestanding ovens. Also, there’s a service bar and small appliances, like the microwave, are out of sight in the pantry. I really like the old-fashioned china cabinet, because it gives me plenty of display space. But our biggest splurge, and probably the best money that we spent, was for the Miele combi-steam oven and the Miele built-in coffee maker. We use them every day!”

Turning her ideas into reality had another practical benefit, it allowed others to see Lindsey’s design talents and abilities. Subsequently, after a having a career as a physical therapist, six months after moving into their home, Lindsey launched her own firm, Lindsey Black Interiors.



The space above the soaker tub is well lit with both natural and artificial light in abundance.



The patio is a great place to relax and can be a space for catching a game on the outdoor big screen tv.

PROPERTY TRANSFERS

Real estate transfers of \$100,000 or more as shown in the records of the Shelby County Register's Office include:

DEEDS POSTED Nov. 05 – Nov 11

38002

5100 Beagle Ln East Mark Harris from Andrew B Hendricks, \$248,000

8213 Buckhead Ln Michael Norton from Nora K Tabor, \$259,000

5894 Bulrush Dr East April E Turner from Keith And David Grant Homes LLC, \$440,120

6891 East Salem Rd Austin Beloshapka from Lindsey E Black, \$198,000

9289 Fletcher Trace Pkwy James R Waddell from Kenneth D Cascarella, \$154,000

6761 Hare Pointe Dr Jessica L Daly from Marcia Liverseidge, \$230,000

11275 McCormick Rd Dillon Barrom from Cynthia D Yates, \$150,000

Oakwood Grove, Oakwood Grove, Oakwood Grove Bluff City Builders LLC from Tfb LLC, \$289,100

12165 Osborne Grove Dr Hunter McCormick from David M Edwards Sr, \$257,500

38016

8851 Fairway Gardens Dr Emma E Morrow from Martha V Blount, \$173,000

1944 Milbrey St Bernarda M Maldonado from Christian M Bolton, \$250,000

2773 Morning Grove Ct Keppen R Fitzhugh from Catherine B Ginn, \$181,000

38017

10249 Carnegie Club Dr Lisa Cornic from Edgar Irizarry, \$480,000

394 Catawba Valley Dr Pearl Sewell from Centennial Homes LLC, \$512,000

948 Greencliff Rd Mcknatt David Tr from Kevin D Nunley, \$160,000

10485 Juneau Way Pavani Penugonda from Parimala Gandepali, \$375,000

942 Moorefield Rd Joseph E Freeman from Lana Allen, \$324,500

695 Poplar Ave Smithfield Developers Housing Cooperative Association from Rs Associates Of Florida, \$1,875,000

1304 Rain Drop Dr Lylli A Franco from Vivian Lawrence, \$378,000

398 Taraview Rd Sherry L Knight from Hannah South, \$379,000

951 West Tree Dr Jack Whitaker from John K Morris, \$420,000

10268 Willow Reade Cv Emily Turner from Orr William M Tr, \$379,000

38018

953 Bonniebrow Cv Dawn D Sherrod

from James L Cook, \$174,900

1019 Scofield Dr Jasmine C Clark from Howard Mell Sr, \$152,500

285 Summerfield Ln Fumiaki Sato from Gerald J Donahue, \$210,000

284 Summerfield Ln Christine C Randles from Carrie S Carlson, \$220,000

870 Wood Cairn Cv Teri L Stokes from Norma L Parham, \$165,000

38053

7416 Independence Rd Tomeka Mckinnie from Imeshia Mckinnie, \$200,000

9735 Moose Rd Josh Thweatt from Jennifer S Kulow, \$320,000

38103

463 Frontline Cv Gabriel Landry from W Construction Co LLC, \$351,576

140 Harbor Isle Cir South Keri Brondo from Hayden D Lait, \$447,500

789 Harbor Isle Circle West Christina M Munn from Lori B Guyton, \$675,000

146 Harbor Ridge Ln North Matt Fuller from Christina M Munn, \$430,000

358 North Island Dr Unit 105 Harish Kalvakota from Joy Pineda, \$420,000

70 West Carolina Ave Jariel Andrade from Brian Swanson, \$265,000

38104

2222 Brewers Landing Rgr Holdings LLC from Stephen M Avanzi, \$160,000

1819 Crump Ave Russell J Patton from Donald J Berge, \$180,000

872 Evergreen St Amy L Schwartz from Mtcs LLC, \$100,000

5094 Thelma Cv Anne Kalous from Rei Nation LLC, \$104,900

4110 Barron Ave, 4158 Barron Ave Neighborhood Revival LLC from A And R Capital Investments LLC, \$190,000

67-71 Eastview Dr, 137-139 Eastview Dr, 161-163 Eastview Dr, 77-77 Eastview Dr, 81-83 Eastview Dr,

116-118 Eastview Dr, 87-89 Eastville Dr, 91-93 Eastview Dr Summer Hardware LLC from A And R Capital Investments LLC, \$262,500

38111

4361 Haverhill Rd Eric Henton from Annette S Heimbach, \$360,000

3542 Kearney Ave Mayte Moore from Amanda L Biggs, \$120,000

3722 Mimosa Ave Stonehollow Holdings III LLC from Caroline S Patton, \$235,000

43 North Century St Michael C Dejos from Tyler B Freeman, \$229,900

360 Tara Ln Lucia P Heros from Knox Ann P Tr, \$800,000

38112

207 Buena Vista Place Andres Flores from Desiree M Franklin, \$440,000

790 Cypress Dr Evergreen Properties Of Memphis LLC from Chris Wessels, \$12,289,0.5

38115

3256 Kings Arms St Darrel Day from Marcus A Leaks, \$138,500

3333 Ridgeline Cv Pui Y So from Rei Nation LLC, \$139,900

38116

4304 Hudgins Rd Ulysses White from Tyler Construction Co LLC, \$180,000

38117

5080 Flamingo Rd Jacob Griffin from Brenda Weir, \$150,000

4818 Normandy Ln Shantaveer Gangu from Kimberly K Tayloe, \$900,000

680 Oakleaf Office Ln Tutor Properties LLC from Mary R Singer, \$725,000

1081 Wilbec Rd Ryan Brems from Tara E Berg, \$165,000

38118

3850 Lamar Ave Damron David Tr from Shoemaker Properties LLC, \$4,000,000

715 North 6th St Marion Beasley from Habitat For Humanity Of Greater Memphis Inc, \$108,000

711 North 6th St Tiarra M Evans from Habitat For Humanity Of Greater Memphis Inc, \$111,000

38119

6415 Kirby Oaks Dr Christy High from Eleanor C Hastings, \$385,000

6500 S Oak Shadows Cir Amanda J Joy from Jesse M Wesberry, \$520,000

38120

205 Montelo Rd Bernadette Bagwell from David Del Emmons, \$155,000

38122

3521 Charleswood Ave Thomas C Bomkamp from Andres I Flores, \$314,500

38125

4402 Richmond Place Chandra Alexander from Worldwide Property Hub LLC, \$248,000

8704 Southwind Dr Maida Clifton from Bruce S Kramer, \$427,000

5969 Hickory Trace Cv, 6367 Trillium Trail, 4961 Chuck Ave, 4737 Grecco Dr

38128

38128: Marvins Garden LLC from Brian E

Fisher, \$250,000

4432 Hunters Glen Dr West Gary Komenaka from Dale V Debrito, \$110,000

3044 South Glengarry Rd Christine Nguyen from Gentwo LLC, \$127,000

38133

7486 Meadowland Dr Liedy Handoko from Karen Woodward, \$105,000

9165 Pembroke Ellis Dr Page L Mills from Sharon K Fieldor, \$294,000

38134

6367 Falmouth Rd Joseph D Oglesby Sr from Delanna Sterling, \$140,000

3061 Milkyway Dr Amanda Wilbur from Danlon C Keyser, \$217,000

38135

6425 Bristol Glen Dr Curtis T Johnson from Douglas R Karpicke, \$320,000

3806 Broadway Rd Chadwick M Ayers from Paula N Sterling, \$300,000

6098 Daybreak Dr Harvey W Matheny from Kurt J Houser, \$254,000

5638 Dedo Cir Brittany Warren from Buford Properties LLC, \$130,000

6356 Eastbrier Dr Rachel A Shepard from Aoife S Murphy, \$214,500

5858 Renssler Dr Ripley Ronald M Tr from Memphis Investment Properties II LLC, \$149,900

3517 Winding Wind Cv Kelly Gordon from Jason M Weiland, \$270,000

38138

3061 Carrick Dr Erica V Harle from Thomas V Mcgahan, \$442,900

1785 Greensprings Ln Mary H Floyd from Claire Flanagan, \$295,000

2622 Holly Spring Dr Angela Brown from Jason E Etter, \$375,000

8431 Hunters Horn Dr Graham Haynes from Sisman Warren R Tr, \$312,500

38139

3097 Chapel Woods Cv Alfred H Gerget from Longtown Co LLC, \$1528,273,.42

7211 Mont Blanc Dr Freeman A Marr from Jeannie F Bruce, \$520,000

38141

4358 Cloudburst Cv Jacob D Stadelman from Memphis Investment Rental Properties LLC, \$124,900

3106 Mount Palomar Cv: Eddie T Dunn from Lillie B Byrd, \$215,000

1239 Rosecliff Ave: Nagendra M Jammi from Marvins Gardens LLC, \$137,900

4520 Trout Valley Dr: Nagendra M Jammi from Marvins Garden LLC, \$112,900

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MOVE IN TODAY! No long-term lease and Bad Credit OK. FULL Kitchenettes. FREE Utilities, cable and WIFI. Laundry onsite. PET FRIENDLY. Low weekly & monthly payment options. Earn FREE STAYS, ask us how! Call- 901-472-8280.

Scott St. - Modest,nice,1Br. fresh paint. \$295. Oct Spec. 50+ seniors only. No dep. 901-324-6484

U of M Area - 2BR, U of M Area - Nice 2 Br., new carpet, c/a, all appl., \$450. Oct- No dep. (901)324-6484

Duplexes

Brittany Apts Nice 1BR, quiet, all appl, AC,cpt \$355, \$100 dep. 685-1976, 324-6484

Brittany Apts Nice 2BR, quiet, all appl, AC, cpt \$425, Move In spec no dep. 685-1976, 324-6484

Chateau Apts Nice 2BR, quiet, all appl, AC,cpt \$425/Mo 219-4548, 324-6484

Homes For Rent

Affordable Rental Homes
2 & 3 BR. \$450 mo.-Up, \$400+ up dep. Free Appl. 901-212-7431

Cordova-1009 Chariden Dr.,
3BR/2BA, backyard & garage! 901-481-0279

Highland and Macon.
1126 Biltmore.
2BD, Living Rm, Dining Rm. CA/H. Wash/dryer, \$600 a month plus deposit.
901-606-2561

HIGHLAND/Park Av 3482 Hadley
3BR, \$595mo. \$400mo deposit
Free application 901-212-7431

Memphis - 1712 State St.
2BR 1BA, Hardwood Floors,
Newly Renovated, \$600 mon
\$600 sec dep. 901-409-0945

Homes For Rent

Memphis, 3BR, 2BA.
Central a/c & heat, ADT sec system. Storage shed. Sec 8
Call 901-725-6818

Memphis - 4BR, 2BA
1679 Silver, newly renov'd,
hrdwd flrs. \$975 + sec dep.
901-409-0945

Rome, MS: Duck & deer hunting lodge for lease, sleeps 16, C/H & Air.
Call for details 901-299-5585

Whitehaven 4699 Hillbrook 3BR
brick \$595 \$400 deposit
Free applications 901-212-7431

Rooms For Rent

Big Room for rent \$500/mo
Call 901-949-2935 / 643-9615

Clean, safe, managed
\$125 Wk \ \$450 mo
901-244-0057

FURNISHED ROOMS
997 S. Willett Furn. Room,
Bed, refri. CH/A.
\$100/ week plus deposit.
901-606-2561

Memphis- Lexington Cir,
near bus line, clean, furn'd,
cable, income verification.
\$95/wk. \$30/dep 901-314-1527

Memphis- Nice rooms,
Central heat & air, w/d,
phone. income verification
\$100/wk, \$50/dep 901-864-0655

Available Now!

MIDTOWN -\$100 up+dep.
fully furn, clean, frig, W/D,
CH&A, near bus/ trolley.
12 locations 901-728-6510

Midtown. Clean, Furnished,
Utills included. Seniors welcome. 901-412-0638



South Furn., refrig., bus, sitting area. Zips: 38106 & 38109.
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THE COMMERCIAL APPEAL

HOMES

OF THE MID-SOUTH



PRESIDENT'S COLUMN

By Dave Tucker, President
West TN Home Builders Association



Getting Creative with Your Empty Nest

Many baby boomers are finally saying goodbye to their adult children, who are moving out of the house and starting the next chapter in their lives. While some empty nesters are excited about this new phase, it can be a stressful time for others as they deal with this time of transition in their lives.

When your kids move out and you're faced with an empty nest, lots of questions come to mind. Should you move and downsize? If you stay, how should you use the kids' rooms? What other changes should you make as you get older?

If you've made the decision to stay in your home – at least for now – it's time to figure out how your house can work better for you in this the next chapter of your life.

Focus on Small DIY Jobs

With the kids out of the house, you may be surprised at how much free time you have. Use this time to tackle some of those home renovation jobs

that have been on your to-do list for a while.

Before you begin any project, however, look at your house – room by room – with a fresh set of eyes. Now that your house doesn't need to accommodate a growing family, how do you want to use each of the rooms to fit your new lifestyle? Perhaps the mudroom is no longer needed, but a craft room has always been on your wish list. Now you can focus on making those changes.

Create a Home Office

You may be an empty nester, but you are still a very active member of the workforce. An extra bedroom or den previously used for family activities would be a great place to turn into a home office.

Home offices are becoming less of a luxury and more of a necessity with more people telecommuting or running their own businesses from their house.

Expand Your Space

Depending on the age of your

home, you may find that your master bedroom or bath is too small for comfort. Expand into space that isn't being used to build the master bath of your dreams or to create a separate seating or dressing area in your bedroom.

Incorporating these changes will not only create a home that suits your new lifestyle, they also may increase the value of your home when you decide to finally sell.

Many empty nesters hire expert remodelers to adapt their home to make it easy to use and maintain. Stairs often become a problem, but moving the master bedroom and the laundry room to the ground floor can be part of a solution that gives home owners many more years in the home they love.

Building professionals who have earned the National Association of Home Builders' Certified Aging-in-Place Specialist (CAPS) designation have received training on how to build or renovate a home so that the occupants can live in the home safely, independently and comfortably, regardless of their age or ability level. While most CAPS professionals are remodelers, an increasing number are general contractors, designers, architects and health care professionals.



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OPEN 2-4

BARTLETT

6202 Daybreak Dr \$249,900

Sitting on 17th tee box you will find this 4 bedroom master down home. Large rooms. 3 backyard accesses to the patio and wood deck. Call for private showing.



Maribel Miller 901-651-6347



BARTLETT

6314 Eagle Valley Cv \$248,000

Rare find in Bartlett w/ 4 bedrooms downstairs. Expansive Kitchen overlooking keeping room. Private Master Suite in a split bedroom plan. Bonus/5th bedroom option upstairs. Call or text today to schedule a showing!



Jason Gaia CRS 901-338-6677



COLLIERVILLE

125 Serenbe Cove \$697,000

Private gated community just blocks from Historic Collierville Town Sq. Expansive Front Porch w/Screened Patio greets you at this beautiful 4BR/4.5 BA. Outdoor Room w/FP overlooking heated Heated Gunite Pool & Hot Tub. Spacious Kitchen opens into stunning GR! HOA includes landscaping maintenance in both front & back. Bonus/Exercise Room + separate home office. Call me today!



Jason Gaia CRS 901-338-6677



NEW CONSTRUCTION

OPEN 2-4

COLLIERVILLE

1282 Belfair Dr \$558,000

5BR/4BA. NewneighborhoodinNorthCollierville!NewConstruction! High End Fixtures & Appliances. Built by Artisan Custom Homes.



Marty Smith 901-674-1031
Owner/Builder/Agent.



COLLIERVILLE

10063 Market Cross Ln \$478,000

5 bedrooms + bonus + loft area. Master & guest BR down. Open concept. Entertaining backyard w/ pool. Close to everything. Call me for your private showing.



Mary Williams 901-283-7795



COLLIERVILLE

1486 Turtle Creek \$364,900

5BR/3BA + Bonus Room! 2BR are down. Sparkling Inground Pool. Gorgeous Hardwoods, Kitchen w/Breakfast Bar, Granite & SS Appls. Neighborhood Trail & Park. Superior Location!!



Rhonda Avant 901-490-6201



NEW CONSTRUCTION

OPEN 2-4

COLLIERVILLE RESERVE

12415 Zapata Cove \$564,000

5BR/4BA. Prestigious Spring Creek Ranch neighborhood in North Collierville Reserve! New Construction! No City taxes! High End Fixtures & Appliances. Built by Artisan Custom Homes.



Marty Smith 901-674-1031
Owner/Builder/Agent.



4BR + BONUS!

CORDOVA

538 Heather Leigh Cove \$250,000

Just Listed! 4 bedrooms plus bonus! 3 full baths. Wonderful cove in Buckstone. Front porch, high ceilings, luxury master bedroom, 3 bedrooms downstairs. Granite, scored concrete, stainless appliances.



Sally Isom 901-219-8882



DOWNTOWN - THE ARTESIAN

717 Riverside # 305 \$523,000

"The Artesian-Resort Style Living-Mpchs Most Secure & Desirable Address! Rarely available 3BR/3 full bath center view! Pristine condition w/upscale finishes. Gorgeous new hdwds, marble, quartz! 2 parking spaces in secure garage. Indoor/Outdoor pools, storage closet, custom shelving. Fabulous! Call me for the entire list of amenities!



Sally Isom 901-219-8882



EAST MEMPHIS

6667 Vinings Cove W \$425,000

4BR/3.5BA w/3 car garage in East Memphis gated neighborhood! Backs up to wooded area for great privacy! Open floor plan w/all the upgrades! 2BR (split) down. Real hardwood, SS appliances, granite tops, gas cook top, large pantry, plantation shutters, smooth ceilings. 100% financing available w/ no income limits!



Melissa Reed 901-212-3234



EAST MEMPHIS/FAIRWAY TOWERS

475 N Highland #7B \$150,000

Wow!! Larger unit in Fairway Towers! 2 BR/2 full baths - Huge open living area, granite, hardwood in living. Large balcony. Great opportunity to get large space in desirable building. Gorgeous common areas.



Sally Isom 901-219-8882



EAST MEMPHIS - THE VILLAGE

4286 Village \$265,000

Charming traditional brick one level in the Village! 3BR/2.5BA w/ formal living room & dining room & separate den! Current owners have done many updates! Hardwood, granite, tile! 2 car garage & nice size fenced backyard!



Sally Isom 901-219-8882



REDUCED

OPEN 2-4

EAST MEMPHIS - YORKSHIRE

1490 W Crestwood Dr \$384,900

Gorgeous Custom Home! So much charm and character! Beautiful patio, awesome sunroom w/sliding doors! Huge m str BR has reading area! SS appls & butcher block c ntrtrops in the kitchen are just some of its features! 3945 sq ft counting *apartment with loft and luxury bath.* Call me today for a personal tour!



Alie Jones 901-550-5235



FAYETTE COUNTY

425 Woodsedge Drive \$470,000

This custom built home w/ well thought out upgrades & touches on 1.7 acres, offers 4 bed/4.5 bath, an office & bonus room, 3 car attached garage, 2 car detached garage w/ large workshop, sprinkler system, screened in patio, plus more!



Paige Holmes 901-461-4297



NEW LISTING

GERMANTOWN

9332 Forest Hill Ln \$1,375,000

Exquisite 5BR/6.5BA home in a sought after area of Germantown! Featuring Wolf/Bosch/Subzero appliances. New roof, gorgeous hwd floors, 3 season porch w/fireplace, theater room, gunite pool, 4 car garage + more!



Sissy Vaughan 901-870-6227



GERMANTOWN

2840 Rue Jordan Cv \$888,900

One owner custom built by Magnolia Homes. Features 5BR/4.5BA, media/bonus rm. French Country design accentuated w/ exposed beams, detailed millwork & limestone fireplace mantel. Professional kitchen w/full butler's pantry is perfect for catering large events. Private master suite on main floor. Covered patio overlooks lavish backyard w/refreshing pool, fireplace & outdoor cooking.



Jason Gaia CRS 901-338-6677



LAKELAND

10179 Maple Run Dr \$435,000

No place like the Grove at Lakeland, the city's 1st conservation development w/trees, hills & walking trails on 42acres. Stunning home at a great price! Hearth rm w/stacked stone fp opens to chef's kitchen w/island & brkfst rm. 5burner gas cooktop, 2x ovens, new Rinnai hot water heater. Fridge, washer, dryer stay. Nail-dn hdwds in entry, LR & DR. Huge master w/sitting rm. Covered backporch, fenced, 3car gar.



Karen Newton 901-299-7612



MIDTOWN

1960 N Parkway Ave #710 \$129,750

Beautiful 2BR/2BA. Open Fir Plan w/Hwd Firs Throughout! Kit. w/ Dbl Ovens, Cooktop & Dshwshr. Spacious LR Open to DR w/Built-ins. Lg Master BR w/Private BA. 2nd BR w/2 Closets. Balcony Great for Entertaining! Condo well maintained. Parkway House has Incredible Party Rm, Pool, Fitness Rm + Security Guards 24/7.



Kathleen Sampson 901-359-6800



MIDTOWN - BARKSDALE

1954 Elzey Ave \$369,900

Incredible 2005 0-lot in heart of Midtown Memphis! 3BR/2.5BA. Pristine condition! Rear entry 2 car garage, new roof 2019, custom closets & plantation shutters throughout! Hardwood, open living, upscale kitchen w/ granite & tile backsplash. Gorgeous & low maintenance living on excellent private street!



Sally Isom 901-219-8882



PICKWICK-COUNCE AREA

70 L Sealy Cove \$135,000

Welcome to Pickwick Woods! Only 5 minutes from Pickwick State Park. Secluded 2BR/2BA cabin surrounded by natural beauty! Perfect escape for the weekend. Just short distance from Memphis. Cabin has a screened-in porch overlooking the woods & fire pit area.



Tammy Davis 901-626-6674