

KINGSWOOD FOREST NEWS

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VOLUME V, ISSUE 3

New Boomer Housing!



BERKSHIRE HATHAWAY

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It's the Baby Boomer quandary — your 4,000 sf house is too big with the kids out of the nest, and you'd love to downsize. You want a quality home in Beaver-creek, but the only options are attached condos or patio homes at a golf course. Thankfully, custom builder G.A. White has heard your cries and is opening a new phase at Stonehill Village this spring which will fill your housing needs!



In this new section on the east side of Trebein, they will be building homes between 1900 and 2400 square feet with the Boomer in mind. The homes will feature private, outdoor spaces, smaller yards, and all of the high-end finishes you'd expect — granite, tile, and stainless appliances! Most will be built on slabs with the option of adding an upstairs bonus room. This will keep the prices in the \$250,000 to \$300,000 range. G.A. White has been very

successful with their Liberty Hill section in Stonehill which targets buyers at the \$400,000 to \$600,000 price point. The new phase will be the same quality but in a smaller package for buyers who don't need so much space.

The plan is to start construction on two models in March; however, they will begin accepting lot holds at the beginning of the year. If you would like to see the neighborhood layout and preliminary floor plans, call me. I'll arrange a sneak peek for you!

"Custom builder G.A. White has heard your cries and is opening a new phase at Stonehill Village this spring!"

MARKET ACTIVITY

PENDING

- ◆ 224 Shelford \$339,900

ACTIVE

- ◆ Call me to have your home listed here!

BEST OF THE BEST 2013

Despite rain and strong winds, there were many die-hard jack-o-lantern contestants on Beggar's Night. Thank you to everyone who participated! The winners

o f
t h i s



MOST CREATIVE
Amelia Leonard



SCARIEST
Caitlyn Schmitt



FUNNIEST
Vivian and Andrew Byerly



HONORABLE MENTION
Katy Howard

DON'T MISS THE FAIRBROOK ELEMENTARY HOLLY DAYS BAZAAR

*DECEMBER 6
7:00 PM TO 9:30 PM*

*DECEMBER 7
9:00 AM TO 3:00 PM*



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Newly-Elected School Board Members:

*Krista Hunt
Denny Morrison
JoAnn Rigano*

DISTRICT EKES OUT A WIN – MAYBE

To the surprise of many residents, the Board of Elections announced on November 19th that Beaver Creek’s school levy passed by 30 votes! Many had given up hope after election day results showed the levy was dead even, and a November 14th count indicated it would fail by 29 votes. Thanks to 108 provisional and late-arriving absentee ballots, the scales were tipped in favor of the 6.3 mill levy.

Because the margin is less than 1/2 of 1% of the total votes cast, there will be an automatic recount — likely to occur the first week of December. It’s not clear yet which services will be restored in the district if the levy officially passes, but that will be the first order of business for the new school board.

Housing Trends in the Creek

Even with holiday preparations under way, buyers are still out looking to take advantage of low interest rates and winter housing deals in Beaver Creek. In the \$250,000 to \$450,000 price range, 17 homes are under contract and another 25 have closed since September 1st. Sixty-six homes are actively listed.

The good news is nice homes which are priced properly are still selling quickly. Ten of the 25 sold properties closed in 90 days or less. Buyers are much less hesitant to write offers than they were a year ago. The bad news is prices don’t seem to be increasing. The average list-to-sale price for homes in Beaver Creek usually hovers around 96.5%. For the 25 closed homes, that average is down to 94.53%. Perhaps, sellers, buoyed by positive news

reports on housing, are testing the waters with higher asking prices and discovering that buyers aren’t yet willing to pay them.

Another mildly concerning issue is the rental market. In Beaver Creek, it’s typically very strong, with landlords demanding higher than average rents due to a shortage of available homes. Currently, there are 24 homes listed in the MLS for rent — much higher than the handful usually available! Many transient buyers purchase homes in Beaver Creek with the intention of keeping them as rentals when they relocate. If the rental market softens, the impact could bleed into the residential sales market.

Hopefully, the influx of military families in 2014 will help reduce this inventory and provide a boost to residential sales!



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Good Food and Great Company



Break out the dice and appetizers! Kingswood Forest has a new ladies’ Bunco group which meets on the first Thursday of each month. Unlike some structured groups, this one is open to anyone who would like to play, and there’s no requirement to attend regularly or track down a sub if you’re busy. The idea is to provide a way for the women in the community to get to know one another in a casual atmosphere. If you’re interested in being added to the email list, contact Katy Howard at fastforwardkaty@gmail.com.