

NEW CONSTRUCTION



All homesites in **W.B. Homes "Premier Estate and Luxury Communities"** feature exclusive site landscaping, first-floor libraries/studies, traditional W.B. Homes millwork, and trademark amenities.



Club View at Indian Valley, Franconia Township, Montgomery County
These 22 luxury estate homesites are situated on 1.5-acre lots along two tree-lined cul-de-sacs, with prices starting at \$499,000.



Ashbourne Estates, Lower Salford Township, Montgomery County. A confined circular, tree-lined lane is the setting for these 22 spectacular estate homesites on two-acre lots. Within walking distance of historic Skippack Village, these home are offered starting at \$644,900



Cheswold Estates, Towamencin Township, Montgomery County.
18 luxury homesites each nestled on 1-acre lots, with prices starting at \$499,900.



Starting at \$268,900
Village of Caralea, East Norriton Township, Montgomery County.
"Be Part of It...the Perfect Choice."
www.villageofcaralea.com



Station Square at Ambler
• Self-contained three-story luxury townhomes just blocks to restaurants, shopping, entertainment, and the SEPTA R-5 rail station.

SOLD OUT!



Salford Township, Montgomery County.
An incredibly affordable, amazingly spacious townhome community with a country setting, carefree living and convenience. 139 three-story, village-style townhomes starting in the low \$200's boasting 2,000 square feet of living space.
www.villagesatcountryview.com

\$0 Down and \$0 Closing Costs

COMING SOON!



Cannon Square
Lansdale
Now Accepting Reservations



Thorndale, Towamencin Township, Montgomery County.
An upscale community of 126 Carriage Homes
Now Accepting Reservations

www.cbpremierproperties.com 215-699-9000

Meet the Coldwell Banker Premier Properties Team of Professionals



David J. Caracausa
Ext. 101
Broker/President



Marco Tustanowsky
Ext. 146
Broker/Vice President

Administrative Support



Patti Martin
Office Administrator



Debbie Zender
Accounting



Donna Clugston
Receptionist

PRST STD
US POSTAGE
PAID
SOUTHEASTERN, PA
19399
PERMIT NO.50



Premier Properties
404 Summeytown Pike
North Wales PA 19454
Upper Gwynedd
Tel: 215-699-9000
Fax: 215-699-6318

Associates



Dennis Ambrose
Ext. 121



Shelly Alderfer
Sales Coordinator



Petra Barbezat
Ext. 129



John Barrett
Ext. 119



Vince Bevivino
Ext. 114



Deborah Burrill
Ext. 118



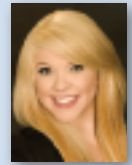
Mark Caracausa
Ext. 122



Rachel Casillo
Ext. 117



Nate Cavanaugh
Ext. 125



Susie Delp
Ext. 108



Butch Francis
Ext. 140



Joey Gerhart
Ext. 127



Martha Gillespie
Sales Coordinator



Pam Gillespie



Jane Hiltner
Sales Coordinator



Lauren Pinto
Ext. 120



Jeff Scherzer
Ext. 131



Brandon Sharp
Ext. 133



Gary Tobin
Ext. 130



Sheila Salvitti
Ext. 124



Sandi Zubyk
Ext. 142



Coldwell Banker

Upper Gwynedd

Home Ownership and the American Dream

Americans still long for a place to call their own

Don't Miss
FORTUNE
April 18 issue...
The Return of
Real Estate

Over the last few years, some observers have questioned whether owning a home is still part of the American Dream. As the country has worked through the wreckage of the financial crisis, the question has been hotly debated, with some critics saying too much emphasis has been placed on the virtues of home ownership.

Here at Coldwell Banker Premier Properties, we agree with the National Association of Realtors in believing property ownership is a core value for the country. To say that Americans should no longer invest in home ownership, to say that we should stop encouraging people to own a home because the system has failed them, is to forget who we are as a nation.

Recently compiled statistics in a survey conducted by the National Association of Realtors and Harris Interactive suggest home ownership remains a priority for most Americans and makes a difference in family relationships, their finances, and their feeling of being connected to a community. An overwhelming majority those surveyed (96 percent of homeowners and 71 percent of renters) agreed that owning a home is a smart financial move, a means to achieving financial security.

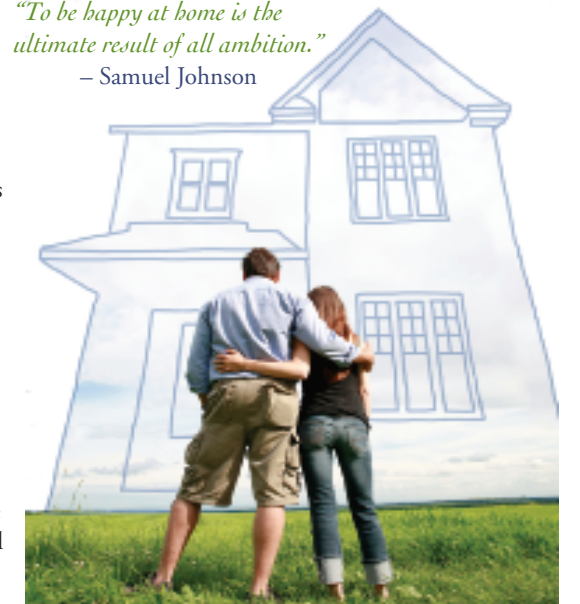
The home ownership debate has also raised questions about the future of the mortgage interest deduction. Critics argue it is unfair to extend tax breaks for homeowners at the expense of those who chose, or are forced to, rent. Several measures have been introduced in Congress that

would eliminate or severely reduce the MID provision in the tax code.

The curious thing about this line of reasoning is that a large majority of renters support the MID, according to the NAR-Harris survey. About two-thirds of renters – and three-fourths of homeowners – said the MID is "extremely" or "very" important to them.

To paraphrase the great Mark Twain: "Reports of the death of homeownership as part of the American Dream are greatly exaggerated."

"To be happy at home is the ultimate result of all ambition."
– Samuel Johnson



Visit us on Facebook and LinkedIn

215-699-9000 • www.cbpremierproperties.com

Fine-Tune Your Kitchen with a Few Quick Fixes

A full kitchen renovation – think granite countertops and stainless steel appliances – can cost thousands of dollars. But there are also some easy, inexpensive ways to revive the hub of your home. By diverting attention from potential eyesores, you can draw attention to the more personal touches in the room. Here are a few suggestions:

Form Follows Function The key is to use decorative elements that serve a dual purpose. Wall clocks, chalkboards, and corkboards can add personality while providing practical solutions to everyday needs. Colorful baskets can hold everything from your favorite recipes to magazines and mail.

Create More Space You don't have to punch through walls to gain extra space. Many of those unused nooks and crannies in your kitchen can be put to good use. A slender bookcase, for example, that fits in one of those nooks can provide storage for linens or placemats. An empty countertop can be used for a laptop or as a bar. A bistro table and chairs placed by a window can make a cozy spot to enjoy morning coffee or tea.

Get Organized De-cluttering starts with your countertops. But it doesn't stop there. Clear out your cabinets and pantry – by giving your items a little breathing space, you are more likely to use them. Get rid of anything you haven't used in the last 12 months. Imagine the joy of being able to easily open drawers that don't get jammed by unneeded items.

Light It Up Recessed lighting is a great choice for kitchens. But if that's not in your budget, you have some options to brighten up your prep space. String lights can be used above your cabinets – they are an inexpensive alternative that create a similar effect. A table lamp adds unexpected warmth to a countertop, while a distinctive chandelier or pendant light above your kitchen table makes a great replacement for that dated ceiling fan.

The Devil Is In The Details Little changes can make a noticeable difference...a new faucet...new cabinet hardware...artwork. It's amazing how subtle additions can create a whole new feel.

Less is More Do you really need those knickknacks above your kitchen cabinets? Maybe your rooster collection is looking stale or you have too many dishes on display. Remove anything you no longer love – and don't replace them.

Open Up Consider replacing some cabinet doors with glass fronts. Of course, this means you have to keep those cabinets neat and organized. A glass-top kitchen table can make the room feel light and airy.

Acrylic chairs accomplish the same thing.

Ok, time to get to work. Survey your kitchen and make note of what changes you can make next weekend with one trip to the hardware store. A mini-makeover can help your kitchen become everyone's favorite place to gather.



Mistaken Identity

More than 9 million people were victims of identity theft in 2010, according to the Privacy Rights Clearinghouse. Most people already know the basics of protecting their identity, such as committing passwords and Personal Identification Numbers (PIN) to memory, and shredding credit card receipts. But there are other steps you can take to prevent identity theft.

◆ Check your mail often. Identity thieves often take pre-approved credit card offers and sign up for a new card to use without your knowledge. Be sure to shred those offers.

◆ Reduce the number of credit/debit cards you carry. If possible, carry one debit card for bank withdraws and one credit card for purchases. Use a credit card rather than a debit card when shopping online. You're better protected because credit accounts are more often monitored for unusual charges and offer quicker ways to freeze and replace cards. Keep a list of all credit and bank card numbers and expiration dates, as well as banking account information in a secure place in your home – perhaps a locked safe.

◆ Pick up new checks at the bank rather than having them delivered to your home. If you've been approved for a new credit card, be sure to call the issuer if it hasn't arrived in the promised time frame to ensure it hasn't been stolen.

◆ If you still pay bills by mail, take them inside the post office instead of dropping them in an outside box. Neighborhood mailboxes are not monitored as closely and could be broken into, leaving your checks open to alterations by thieves.

Room for Improvement How To Make Your Living Room Live Up To Its Name

Injecting new life into your living room doesn't have to cost a lot of money or take a lot of time. Creativity can go a long way toward transforming a boring living room into a vibrant gathering place for your family and guests. Here are a few suggestions to give your living room a modern-day makeover.

Problem: You don't have enough seating.

Solution: The next time you are entertaining, watch where people naturally gravitate. If everyone heads for the sofa because there's nowhere else to go, invest in a few lightweight pieces that are easy to move. Upholstered stools, ottomans, and benches serve the purpose without taking up much space.

Problem: Your accessories are from the Dark Ages.

Solution: The most affordable way to change a space is with accent pieces. Take advantage

of what you might already have. Some fresh flowers from your garden might make a colorful replacement for those silk flowers from 10 years ago. You can also call attention to your favorite objects by stacking them on decorative boxes.

Problem: Being effective while staying on budget.

Solution: You can make your living room a more casual, less stuffy space by mixing things up. An ornate lamp or chandelier can be taken down a



notch with modern shades. Combine formal with edgy for a one-of-a-kind feel. Swap matching sofa and chair pillows for a more interesting mix of colors and patterns.

Problem: Your artwork and frames are outdated.

Solution: Any easy fix is to find some vintage (or second-hand) frames at a flea market or garage sale. Fill them with family photos for a personal touch with a twist. You can also spray paint several frames in the same shade and hang them together. Of course, you can also re-frame your favorite pieces, or replace the art in favorite frames.

Problem: You want to refresh existing furniture without replacing major pieces.

Solution: First, decide which pieces serve a purpose that makes them worth keeping. Slipcovers are the obvious way to make a dramatic change but new pillows and throws can work wonders, while a colorful quilt can be folded and draped on the back of a sofa. Here's a suggestion: cover the center of a chair with a table runner.

Problem: You just don't know where to begin.

Solution: Pick a permanent focal point that fits your lifestyle – a fireplace, perhaps – and build the room around it. You can also create your own center of attention with a beautiful area rug or large piece of art. A tall floor mirror secured against the wall might do the trick. Simply painting an accent wall can add interest to a specific part of the room.

FEATURED PROPERTIES



1292 Turnbury Lane, Lower Gwynedd Township
RELO READY! QUICK DELIVERY POSSIBLE!
Perched on a sprawling 1.21-acre cul-de-sac lot in a sought-after neighborhood, this sensational, extremely well maintained home has everything on your wish list: finished basement, gleaming granite kitchen counters, spectacular TREX deck, and a superior lot. Plus a NEW roof, NEWLY repaved driveway, NEW water heater, and recently updated baths. The home is timeless and elegant with a light-filled floor plan boasting an abundance of indoor and outdoor living space that make it perfect for entertaining. Classic French doors between the living room and family room with wood-burning fireplace, and rich hardwood floors in the foyer lead to a stunning dining room with bay window and updated gourmet kitchen with incredible panoramic outdoor views and loads of storage. Upstairs there are four spacious bedrooms, including a dynamite master suite with an office, custom built-ins, and a HUGE walk-in closet. Sellers paid the HIGHEST lot premium in the neighborhood when they built this home. Schedule a showing to see why! \$599,000 Call Sheila Salvitti at extension 124.



105 Crystal Drive, Lower Frederick Township
This Spring Mount four-bedroom Colonial is nestled on 1+ acres overlooking woods and a brook. It features a formal living room, dining room, large eat-in-kitchen, and family room with wood burning stove with sliders to the length of the home deck and brick paver patio. The partially finished basement includes a workbench area. The two-car garage has been converted into a graphics studio and separate storage room. The second-floor master suite features a full bath. Three additional nice size bedrooms and full hall bath complete the second level. This home has great vistas, very near to the Spring Mount ski area, Upper Salford Park and the new Landis Supermarket and shopping center. It is also in close proximity to the shops of Skippack, on a secluded, quiet street in a park-like setting. \$299,000 Call Gary Tobin at extension 130,

To preview all our listings or call 215-699-9000 or go to www.cbpremierproperties.com



224 Stallion Lane, Perkiomen Township
Situated on a cul-de-sac in the Fox Heath Development in desirable Perkiomen Valley, this home has everything to offer. The abundant custom millwork, crown moldings, baseboards and Palladian windows enhance the spacious floor plan. Step down into the living room with an elegant triple window and dentil crown molding. The formal dining room has hardwood floors and a double window overlooking a custom rear deck. The large eat-in kitchen with center-island has gas cooking and upgraded appliances. The family room features a custom wood-burning fireplace and French doors to the deck. A powder room and large laundry room lead to the two-car garage. The second floor with hardwood floors and newer carpet is home to four generously sized bedrooms. The owner's suite has a walk-in closet and double closet, garden tub, separate shower and double sinks. A hall bath with large linen closet completes the second floor. This home also features an upgraded heating system and hot water tank. The back yard is very private and spacious. \$372,000 Call Marco Tustanowsky at extension 146 or Deborah Burrill at extension 118.