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- Spacious Ranch & Two Story Designs
- Gourmet Kitchen Packages
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- Drop Zones
- Quality Home Sites

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Community	Style	Price	Monthly	Comments
3 Ready Now! Sagewood 402-964-1300	2 STORY	\$233,900	Only \$1056.15 month*	4 Bed, 3 Bath, 3 Car Garage, Corner Lot
7 Canterbury Crossing South 402-913-2213	RANCH	\$239,700	Only \$1082.34 month*	3 Bed, 2 Bath, 3 Car Garage
14 Palisades 402-991-7755	2 STORY	\$233,900	Only \$1056.15 month*	4 Bed, 3 Bath, Walkout, Corner Lot
17 Fairview South 402-505-9000	RANCH	\$187,700	Only \$847.54 month*	3 Bed, 2 Bath, Gourmet Kitchen

advantage **MORE CUSTOM SELECTIONS**
YOUR NEXT MOVE

- Open Ranch & Two Story Designs
- Designer Kitchen Packages
- 3 & 4 Bedroom Plans Available
- Drop Zones
- Quality Home Sites

The 'Sterling' at Wood Valley 144th & Ida St.

4 Ready Now! Hanover Falls 402-504-4008	MULTI LEVEL	\$177,850	Only \$803.06 month*	3 Bed, 3 Bath, Designer Kitchen
16 Summer Glen 402-933-2930	2 STORY	\$191,900	Only \$866.50 month*	Open Design, 3 Bed, 3 Bath
19 Cystal Creek 402-933-7565	RANCH	\$199,900	Only \$902.62 month*	Open Design, 3 Bed, 2 Bath
22 Hyda Hills 402-932-6926	RANCH	\$214,900	Only \$970.35 month*	3 Bed, 2 Bath, 3 Car Garage, Walkout

new beginnings **A GREAT PLACE TO START** **\$1000 DOWN**

- Multi-Level Designs
- Designer Kitchen Packages
- Finished Family Rooms
- Oversized Garages
- Quality Home Sites

The 'Vista' at Ridgemoor 146th & State St.

1 Ready Now! Wood Valley 402-991-9566	MULTI LEVEL	\$156,400	Only \$706.20 month*	Open Design, 3 Bed, 2 Bath
2 Ridgemoor 402-289-5300	MULTI LEVEL	\$149,900	Only \$676.86 month*	Open Design 3 Bed, 2 Bath
10 Glenmoor 402-905-2273	MULTI LEVEL	\$136,900	Only \$618.16 month*	3 Bed, 2 Bath, Zero Down Programs
11 Harrison Park West 402-916-4286	MULTI LEVEL	\$167,400	Only \$755.67 month*	3 Bed, 2 Bath, Finished Lower Level

lifestyle **VILLAS & TOWNHOMES** **VILLAS READY NOW**

- Open Ranch & Multi Level Designs
- Designer Kitchen Packages
- Maintenance Free Living
- Great Communities

The 'Benton' at Sun Ridge West Village 183rd & Harrison St.

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BUILDER BUCKS SAVE NOW!

Eight sure signs it's remodeling time

By DAWN KLINGENSMITH
CTW FEATURES

When it comes to diving into a home remodeling project, homeowners take their time. Often, a long, long time. Procrastination seems to come with the territory. Of about 7,000 people who shared detailed kitchen remodel plans on the home design website Houzz last year, just one-third had actually taken the first step.

Before some recalcitrant remodelers can bring themselves to green-light a project, "things are literally falling apart" and they've reached the point where they simply cannot stand their surroundings, said Pamela Martin Johnston, senior designer with Jackson Design and Remodeling in San Diego.

It's a sure sign that the time has come to remodel the kitchen or bathroom, she said, when homeowners want to "take a sledgehammer to it themselves."

There are less drastic indications that the time is right.

Here are eight reasons to pull the trigger on an upgrade before the urge strikes to brandish a sledgehammer.

COLORS OR MATERIALS SCREAM A PAST DECADE

If stepping into the kitchen or bath is like entering a time warp, you or a previous homeowner probably "got sucked into a trend whose time has passed," said interior designer S. A. "Sam" Jernigan of Renaissance Design Consultations in Grass Valley, California.

We're not just talking pink bathroom tiles or harvest-gold kitchen appliances. Choices that seemed safe at one time,

such as oak cabinetry, can peg a room design to a specific decade.

When updating, "Think about your own tastes, and pursue a classic style" that will stand the test of time, Jernigan said.

APPLIANCES KEEP UP A STEADY HUM

It's not just that a noisy refrigerator or dishwasher is annoying. Newer appliances don't make noise, so if yours do, it probably means they predate today's energy-efficiency standards.

From a return on investment perspective, "it just makes sense to replace older appliances with Energy Star-rated models, which can result in energy savings of up to 50 percent," said Shirley Hood, a sales representative at Abt Electronics and Appliances in Glenview, Illinois.

Ice buildup in the freezer, veggies freezing in the crisper and longer oven preheating and cooking times also are signs that your appliances are showing their age. Simply replacing older appliances "totally transforms a kitchen" without breaking the bank or breaking down walls, Hood said.

YOU HAVE LIVING AND FAMILY ROOMS

What does that tell you about the kitchen?

The presence of both rooms suggests the home was designed before open floor plans became the norm, along with spacious kitchens where families and guests can comfortably congregate, Johnston said.

Unused rooms, including formal dining and living rooms, can be converted into a kitchen extension that better accommodates the daily routines and lifestyles of today's families.

See Remodeling: Page 2



Make sure you're finding the right house for you — for the long haul

Considering that a home likely is the most important purchase and biggest financial transaction you'll ever make, it's important that you be happy with that acquisition.

However, results of a recent study by Redfin Corp. in Washington, D.C., indicated that one-fourth of U.S. homeowners who purchased the home they currently reside in would not buy the home if they could do it all over again.

Marshall Park, a real estate agent for Redfin, said there are a few common reasons.

"First, many feel they paid too much for their home, which can easily happen when they're competing in a bidding war and prices are escalating," Park said.

Second, many feel they bought the wrong house. With so little inventory on the market and bidding wars common, it's easy to get swept up in the frenzy when five other people want the same house you're looking at or when the limited options of homes to choose from gets frustrating.

Third, she said, many buyers



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feel pressure to purchase, which underscores the importance of choosing an agent you can trust to look out for your best interests and guide you through the process.

Zachary D. Schorr, a real estate attorney in Los Angeles, said other common reasons for purchase regret include inadequate investigation of the physical characteristics and needs of the property, misunderstanding of the financial terms of the purchase and failure to comprehend how expensive maintaining a home can be.

Carol Olrich, a broker associate with Alain Pinel Realtors in Marin County, California, said it's wise to continually review priorities, ask plenty of questions of the seller and listing agent, and study the neighborhood carefully prior to writing the offer.

Also, don't let negative reactions from friends and family let you second-guess your decision.

"I ask my buyers to focus on what is right for them and try not to listen to unconstructive, negative dialogue," Olrich said. — CTW Features