

December



The holidays are a great time to enjoy family and friends. A great way to do this is visiting the [St. Augustine Nights of Lights](#) through January 31st, 2017.

This time of year can bring such warmth and joy to us and our families, but also can be stressful. Check out the ways we are [combating stress](#) during our holidays!

Wishing you a Blessed and Happy Holiday Season from the Dolan Real Estate Group!

Linda, Carol and Shannon

Featured Home

Are you or someone you know looking for a home in the St. Johns County area? If so, look no further...

Beautiful 4 bedroom/3 bathroom, waterfront home with a separate living and family room, sunroom and No CDD fees.



Please visit our Facebook page or [website](#), [www.DolanRealEstateGroup.com](#), to search all homes, real estate information and things to do.

Happy Holidays!

Thought of the Day:

"The greatest weapon against stress is our ability to choose one thought over another."

- William James

Traveling This Holiday Season? Keep These Tips in Mind to Cut Down on Stress

For many people, the holiday season is a dance between the joy of spending time with loved ones and the stress of frequent celebrations. Stress is amplified for those who have their homes on the market and are planning to move at this time of year.



In between showing your home to potential buyers, packing, and searching for a new place to live, do your holiday plans this year include travel? Here are a few tips to help you reduce stress and extract the most joy from this hectic season:

- If your trip includes transporting holiday gifts to loved ones, consider having the items shipped to them directly. Not only will bringing presents with you add to your luggage burden, but nothing would dampen the holiday spirit like having your stash of gifts end up in the airline's lost luggage purgatory.
- Avoid traveling on the most popular dates. Regardless of your method of transportation, certain days surrounding each holiday are notoriously busy. These are often the day before a holiday and the Sunday afterwards. This translates to higher rates, busier roads, and nerve-wracking airport snafus. If possible, consider traveling on the holiday itself - any inconvenience will probably be offset by significantly lower rates, less traffic, and more room to spread out if you are flying. In addition, when searching on hotel or airline websites, review the lowest-priced options by checking the box indicating "flexible dates."
- Consider flights in and out of smaller airports. On the outskirts of many cities, less busy airports offer travelers lower fares and a less stressful flying experience. You may have to drive further to your destination upon landing, but the cost savings often render the effort worthwhile.
- If your itinerary includes flight connections, be sure to leave sufficient time between legs. Between winter weather delays and crowded airports, scheduling back-to-back connecting flights may spike your holiday stress levels.

Chilly Cheesesteak Holiday Bites

Ingredients

- 1 packaged of frozen puffed pastry, defrosted according to package directions



- 8 ounces of top sirloin beef cut paper thin, cooked and shredded
- 1 cup caramelized onion
- 1 cup shredded cheddar cheese
- 1 egg white
- 1 Tablespoon water

Directions:

- Preheat oven to 350 degrees F.
- Using a cookie cutter, cut out 4 inch circles from puffed pastry sheets (about 18)
- Place a tablespoon of each: beef, onion, and cheese in the center of each circle.
- Gently fold circle in half into a half moon shape, making sure that filling does not fall out.
- Use a fork dipped in flour to press down the edges.
- Place bites onto a baking sheet.
- Brush with egg wash (1 egg white beaten with 1 tablespoon of water)
- Place baking sheet into oven and bake bites for about 20 minutes until golden brown.
- Serve warm.

[Recipe from nourishedsimply.com](http://nourishedsimply.com)

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7 Budget-Friendly Staging Ideas to Boost Your Home's Appeal to Buyers

Home staging has become a common step in the real estate process over the past several years, with many realtors strongly recommending it to sellers or even considering it necessary for securing an offer. While staging does tend to help a home sell more quickly and at a higher price, the cost of hiring a professional can be staggering.

If your home is for sale, consider these easy, do-it-yourself staging shortcuts that will capture buyers' interest without busting your budget:

1. Enliven drab rooms with vibrant accents. While neutral paint colors are typically the best bet for appealing to a wide variety of buyers, they can sometimes cause the home to appear bland and impersonal. Adding inexpensive touches, such as brightly colored towels, pillows, or flowers will create an alluring contrast and help the room stand out in buyers' memories. Another option is to consider painting an accent wall with an eye-catching color. Since a quart of paint should cost under twenty dollars, this simple solution can help you quickly transform a room.
2. Find creative ways to highlight your home's best features. If, for example, you have an impressive fireplace, use lighting to illuminate it or place a plant next to it. This will draw buyers' eyes toward the features that you want them to see.



3. Ensure that the entrance to your home is welcoming. First impressions can be pivotal particularly when you are selling your home. If the entrance to your home is lackluster or in disrepair, potential buyers may not even bother to see the interior. Spur interest from the start by purchasing a new welcome mat, planting some cheerful-looking flowers, and fixing any damaged paint on or around the front door.
4. Give your kitchen and bathrooms a facelift with new hardware. Kitchen and bath remodels carry exorbitant costs and are impractical when your home is already on the market. However, by applying fresh paint to cabinets and replacing faucets and drawer pulls, you can quickly give these rooms an updated appearance without generating substantial costs.
5. Employ accessories to help buyers envision themselves living in your home. Remember that the main purpose of staging is to transform your home into a blank slate upon which buyers can picture their new lives and often, this effect may be achieved with simple, everyday objects. For instance, set a bag of high-quality coffee next to the coffee pot, place empty shopping bags from trendy stores in the master bedroom closet, or stage the dining room table with placemats, cloth napkins, and a bottle of wine and glasses.
6. If you have couches or chairs that are worn or have distracting patterns, conceal them with slipcovers. These guises are relatively inexpensive and will neutralize the room so that buyers can focus their attention on your home's most important features.
7. Visit consignment and thrift stores for furniture if you need to round out an empty room. Often, these outlets are troves of low-cost furniture in surprisingly good condition.



If you are currently working with another Broker please do not consider this a solicitation.

