

THE STONEHOCKER GROUP
MARCH 2025

BUY DIRT

A REAL ESTATE GUIDE

3 WAYS TO REMOVE
WALLPAPER

GAS VS.
ELECTRIC OVEN:
HOW TO CHOOSE

WHEN IS THE RIGHT
TIME TO DOWNSIZE
YOUR HOME?
5 SIGNS IT'S NOW

THREE WAYS TO REMOVE WALLPAPER



01.

WALLPAPER STEAM REMOVAL

Prepare the Steamer
Fill the steamer reservoir full of water, up to the waterline mark.

Steam the Wallpaper
Lay the plate on a section of wallpaper and press the trigger for 15 to 20 seconds. Immediately remove the plate.

Remove the Wallpaper
Immediately begin peeling up that section of the wallpaper with the putty knife. If this isn't working well, score the wallpaper with the wallpaper scoring tool. Steam that section again and try peeling it up. Continue with the process until the wallpaper is gone.



02.

WALLPAPER LIQUID STRIPPER

Apply the Wallpaper Stripper
Spray the product, following with the sponge to distribute it over an area about 2 feet by 2 feet.

Wait about five minutes for the product to penetrate the paper. In the meantime, watch for any drips and clean them up.

Begin the Removal
Gently push the putty knife under the paper and lift the paper away. Do not scrape or gouge the wall with the knife. The wallpaper should easily lift off. If not, score the wallpaper with the scoring tool. Make about ten holes every square inch.



03.

WATER AND VINEGAR

Mix the Vinegar and Water
Mix equal parts white vinegar and water in a spray bottle, and get ready to soak the walls.

Saturate the Wallpaper
Spray an area, generously, and watch the paper start to soak off and separate from the walls.



MARCH HOME MAINTENANCE

Inspect and clean the dryer vent. Cleaning the duct that connects the back of your dryer to the outside vent won't only improve the unit's efficiency, it can prevent a house fire caused by lint buildup.

Vacuum refrigerator coils. One little-known fact about your refrigerator is that cleaning the condenser coils located in the back or bottom of the appliance will save energy and keep it in prime working condition.

Clean your kitchen exhaust fans. Exhaust fans help remove steam and odors when you're cooking. They should be cleaned monthly to avoid grease buildup.

GET YOUR UPDATED
HOME VALUE
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GAS VS. ELECTRIC OVEN:

HOW TO CHOOSE

CHOOSE A GAS OVEN IF YOU PREFER:

- Using Multiple Cooking Techniques: Gas ovens and ranges offer greater versatility in cooking methods. You can grill or char on the open flame in addition to the typical methods of searing, boiling, broiling, and roasting. Stir-frying and sautéing are also ideal methods for use with a gas range since gas gives you the direct high heat needed.
- Faster Pre-Heating: Gas heats up quicker compared to electricity, which means less time waiting on the oven or range to reach the right temperature.
- Adjusting the Temperature Quickly: Gas makes it easier to adjust a temperature up or down. This allows you to crank up the heat or turn it down quickly, so you achieve optimal cooking results. This includes a quick cooldown as soon as you turn the flames off.
- Energy-Efficiency: Cooking with gas is more energy-efficient since gas heat uses less energy to heat than electricity.

CHOOSE AN ELECTRIC OVEN IF YOU PREFER:

- Cooking With a Variety of Pots & Pans Sizes: An electric cooktop has various sizes of burners, which means you can use a mix of smaller and larger-sized pots.
- Easier Cleanup: The smooth top of an electric range is easier to wipe down when cleaning versus gas grates, which require you to fully remove them in order to clean them.
- A Drier Heat: Electric ovens produce drier heat compared to gas, which enhances browning or crispness in your food.
- Precise Temperature Control: With an electric oven, you have greater control over the temperature setting compared to a gas flame.

MARKET UPDATE

JANUARY 2025

\$306,307

AVERAGE SOLD PRICE

735

OF NEW LISTINGS

502

OF PROPERTIES SOLD

136

AVERAGE DAYS ON MARKET



\$267,000
3 BED/ 2 BATH
819 MAYO LANE



\$445,000
5 BED/3 BATH
1217 CYPRESS TRAIL



\$275,000
3 BED/ 2 BATH
671 WELLINGTON DR.



\$507,500
5 BED/ 3 BED
1615 JAMESTOWN

LISTING SPOTLIGHT

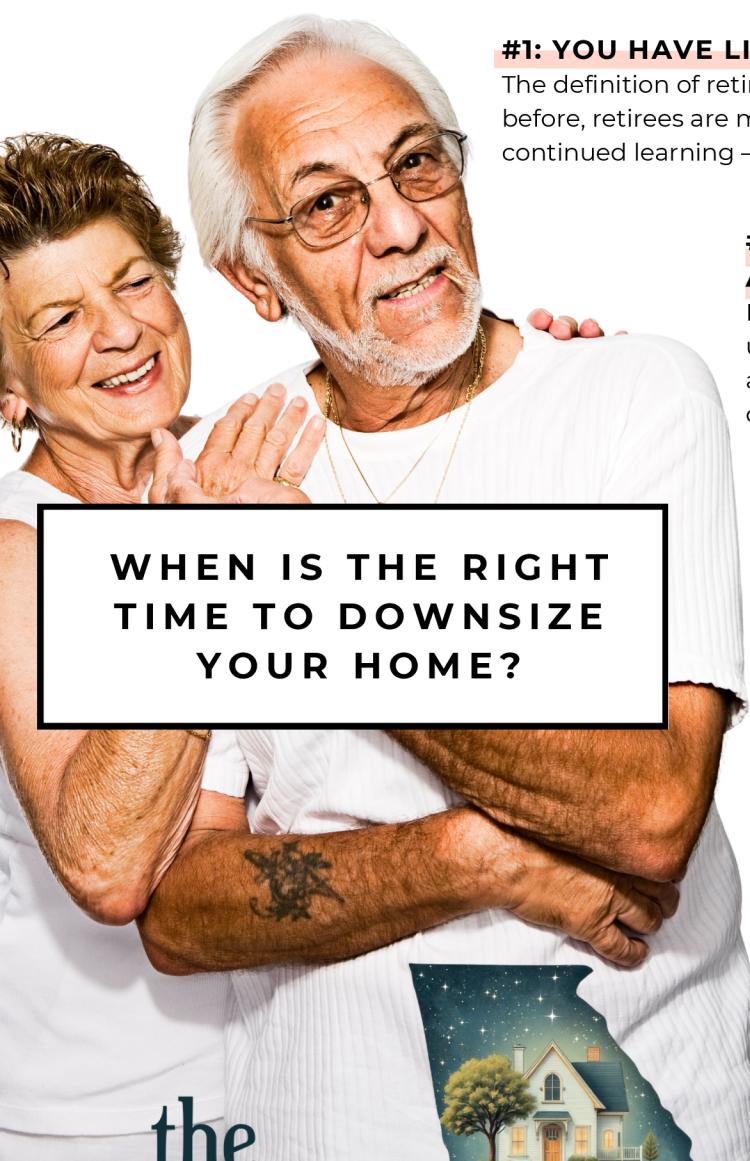
WATER FRONT PROPERTY

\$1,295,000

This waterfront Evans home is one of a handful that have a permitted, covered, private deep water dock and it's all right in the heart of Evans. This Low Country home, located on a quiet cul de sac, is a special sanctuary.

[SEE IT NOW](#)





WHEN IS THE RIGHT TIME TO DOWNSIZE YOUR HOME?



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#1: YOU HAVE LITTLE LEFTOVER ONCE BILLS ARE PAID

The definition of retirement has changed drastically over the years. Now more than ever before, retirees are maintaining an active lifestyle that includes hobbies, exercise, and continued learning – and these all cost a bit of money.

#2: YOUR HOME HAS FEATURES THAT MAKE AGING IN PLACE DIFFICULT

Depending on your layout, there may be some home features you're unable to modify that still pose a threat to your safety and make aging in place difficult. Features like several flights of stairs, narrow doorways, or high-maintenance landscaping can all be safety hazards.

#3: YOU WANT TO TURN HOME EQUITY INTO RETIREMENT INCOME

If your plan is to rely on home equity for income in retirement years, such as selling to use the equity, now may be the right time to downsize.

#4: ROOMS GO UNUSED

If any of the rooms that were once used are now rarely opened, it doesn't make sense to pay to heat, cool, and light them. Saving money on utilities and property taxes are just a couple more reasons to think about downsizing your home.

#5: MAINTAINING YOUR HOME IS BECOMING DIFFICULT

If you've reached the stage where chores seem impossible, it's time to go smaller. And it's better to make this decision sooner, rather than later. If household chores begin to pile up and if they impact the condition of your home, you may see a decrease in property value when it comes time to sell.



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