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# HANCOCK HOMES MAGAZINE

Daily Reporter



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**NEW LISTING!**

**4921 E 46TH ST, Indianapolis**

**\$275,000** — Marvelous custom built home with beautiful stone exterior, 2 fireplaces, a 29x26 Great room for entertaining. A huge wrap around screened in patio out back, 3 nice size bedrooms, large full basement with 3 rooms. Extra large - 46 acre yard with a privacy fence and a fabulous 4 car detached garage with garage door opener and plenty of storage space. Don't miss out on this one! It is a must see home!



**NEW LISTING!**

**401 E 7TH St, Muncie**

**\$75,000** — Come see this adorable home with 2451sqft, 3brdrm and 1bth. This home features much of the original trim, cabinetry & doors and the upper level has lots of space for possibly 2 more bedrooms! Don't miss out, come check this home out. The roof has a transferable warranty and new windows! Large back yard with a privacy fence.



**PENDING!**

**138 N 350 West, Greenfield**

**\$210,000** — Fabulous multiple story home with over 3700 sq ft with 4 bedrooms, 2.5 baths, on over 1 acre of gorgeous wooded and private setting. Home is being sold As-Is. Kitchen w/breakfast bar, formal dining room and living room, great room, bonus room, and family room. Master bedroom has wood burning full wall fireplace, enclosed balcony, skylight, and walk-in shower in master bath. Great room has wood burning fireplace, plus bonus room on lower level with half bath. Lower level has screened in porch area and possible car port. Offering many major updates throughout the past years. Don't miss the opportunity, it is worth checking out! Hot tub stays, pool table stays, and mini barn stays.



**SOLD!**

**10409 Parmer Circle, Fishers**

**\$349,500** - Marvelous updated 2-story home with 3341 sq ft and a fabulous open floor plan throughout. 3 bedrooms, 2.5 bath, w/ an extra large loft upstairs - could be great recreational room, or 2nd family room, etc. Gorgeous master bedroom suite w/ extra sitting room & walk-in closet you have always dreamed of. Master bath has double sinks, garden tub, and walk-in shower. New hardwood flooring in the kitchen & dining room. New granite countertops & updated cabinets. Huge eat in kitchen/breakfast room combo, center island, lots of cabinets, & walk-in pantry. Extra large family room with gorgeous fireplace. Nice fully fenced in backyard with patio. Oversized 2.5 car attached garage w/ keyless entry & storage. Don't miss this one!



**SOLD!**

**11201 S. State Road 3, Muncie**

**\$119,500** - Charming 3 Bedroom 1 Bath Ranch home on .3600 acre lot in a very quiet country setting. Great enclosed patio on the back overlooking the large fenced in back yard with mini barn and 2 car detached garage. Updates include totally new updated bathroom, new furnace, a/c, new refrigerator and dishwasher. Home has a full basement. This is country living at its best. Don't miss out.



**SOLD!**

**410 W Franklin St, Shelbyville**

**\$125,900** - Fabulous 3 bedroom update home is very close to shopping and eateries downtown. Updates include: new 3 year old roof, new thermostat, and furnace blower motor. All new inside doors, new light fixtures, new water heater, new windows, bedrooms all remodeled and updated, all walls redone & repainted. Ceilings re-textured. Totally New updated Bathroom, New Plumbing, water line, & drain lines, New Walls in living Rm & Bathroom. Seller is still in the process of completing a few more updates that are already in progress. Don't miss this Home. Come See it now.

# McGauley Realty



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**Kelly Munden**  
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**REDUCED!**

**1309 Greenhills Rd  
Greenfield • \$329,900**

**WOW!!** This 5 bedroom 3.5 bath home located in Sherwood Hills has so much to offer! 2 potential master suites with one bedroom being located on the main level featuring a full bathroom. The spacious kitchen boasts granite countertops, built in China cabinets, island with cook top range, and walk in pantry. Step into the very cozy family room featuring built in book shelves flanking the fireplace. Take a walk into the huge 4 seasons sunroom guiding you to the back yard with a 20x40 inground pool, outdoor kitchen, pergola, firepit, pool shed and a peaceful hammock. Updates are the following: HVAC-6yrs, 50 gal W/H-2 yrs, automatic pool cover-6 yrs, pool heater-2 yrs, pool shed-4 yrs, fence-5 yrs. Awesome location!

**Call Kelly 317-691-7902**



**REDUCED!**

**309 Lake View Dr  
Greenfield • \$259,900**

No need to ever leave your new home! Inside and outside is meticulously maintained. Relax in the open kitchen, dining and family room area which features cathedral ceiling with skylight, well laid out kitchen with breakfast bar, family room with fireplace and dining area which is perfect for any large gathering. Large master bedroom with 2 walk in closets a recently updated bath with walk-in shower. House is situated perfectly on a desirable corner lot. Step out the french doors in the family room to a professional style garden spot. Watch the sunrise in the garden area facing east. The front of the house features a 12x22 patio/ porch. Bedroom two has step-in closet. No maintenance exterior, newer windows. HVAC updated. Ample garage storage.

**Call Scott 317-753-4384**



**SOLD!**

**202 Roosevelt Dr  
Greenfield • \$214,900**

**WOW!** 3 bedroom Bedford stone ranch with a 2 car attached garage AND a 2 car detached garage situated on a huge corner lot in Weston Village. This home has so much to offer including newer windows, new carpet in all bedrooms, quartz countertops in the kitchen, new kitchen cabinets, under the cabinet lighting, all newer appliances, new kitchen flooring, updated bath, tankless water heater, gutter guards, 2 separate living areas, great sized bedrooms all with ceiling fans. Lovely home located right outside the heart of Greenfield!

**Call Kelly 317-691-7902**



# Prepping

## How should I prep my home for fall and winter?

BY ASK ANGI/PAUL F.P. POGUE | PHOTO BY ADOBE STOCK



buildup on the roof.

Perform a winterizing inspection around your house. Check doors and windows for potential air loss, especially around the edges. Use caulking and weatherstripping as needed to keep hot and cold air on the right sides of the walls. While you're at it, keep an eye out around your foundation for cracks, nooks or crannies where pests can potentially get access to your home.

Make sure you shut down your irrigation system and clear out the water in accordance with the manufacturer's instructions.

Verify that your attic has enough insulation. Poorly insulated attics can lead to roof damage and leaks during bad weather.

### **CHECK YOUR YARD**

As long as new grass is growing, continue mowing regularly. Keep your blade height at its standard setting. Cutting your lawn too short as you go into winter will stress the

roots, reducing their ability to resist pests and weeds.

Fall is a great time to establish a compost pile, and it's not hard to get off to a good start. Find a shady and dry point outdoors near a water source. Set up a bin, or simply select a dropoff point. Create a several-inch layer of leaves, branches, wood chips and twigs as a base. Then, add grass clippings, coffee grounds, and vegetable or fruit scraps. Keep the layers slightly damp with water and rotate them a couple of times a month. By spring, your compost pile will have developed a dark brown, crumbly compost perfect for fertilizing.

Don't overlook mulch, either. You probably think of mulching as work to do in the spring, but mulching in the fall offers many benefits. Much provides insulation to plant roots and soil during the cold months and limits erosion from snow and rain.

*Tweet your home care questions with #AskingAngi and we'll try to answer them in a future column. Visit at [angi.com](http://angi.com).*

As the cold weather begins, you'll want to be ready to keep your house in top condition, inside and out. Here are some tasks that will help ensure a comfortable winter and an excellent start to the following spring.

### **MAINTENANCE TASKS**

You'll want to pay attention to several elements in your home that are vital to staying in good shape this winter. If you haven't had an HVAC inspection already and live in an area where you'll be switching from cooling to heating, schedule one as soon as possible. Experts recommend an inspection and tuneup twice a year when the cooling flips to heating or vice versa. Even if you only use one or the other, it's a good idea to get regular HVAC inspections to ensure everything is in the best order.

Get your gutters cleaned by a professional. Such cleaning is vital to continued home health, especially rolling into winter. Clogged gutters can lead to basement flooding, foundation damage and damaging ice

# Top Winter

## Managing winter damage to your home

BY MENARDS | PHOTO BY ADOBE STOCK

The winter season brings plenty of joy and beauty, but it can also wreak havoc on your outdoor plants and landscaping. Some of this damage is unavoidable, depending on where you live, the snow, wind and frigid temperatures are bound to affect your plants. However, there are some tips and tricks to help your plants avoid the hazards of winter.

### BRANCHES BREAKING, BENDING

After a heavy snowfall, you may notice branches falling off your trees or bending under the weight of the snow. If the snow is fluffy and easy to move, you may carefully brush the snow off the bending branches with a broom or other tool.

Do not attempt to brush the weight off branches from an ice storm to avoid further damage. Try to avoid blowing or shoveling snow onto landscaping plants.

### LEAF SCORCH

Applying de-icing salt is an effective way to protect walkways and roads. But, be careful not to expose plants to salt as this will turn needles brown or damage the edges of leaves. Plants with salt damage should be watered thoroughly in spring.

### SUNSCALD

Most common among young trees with thin bark is sunscald, the result of unseasonably warm winter temps followed by a return to freezing temps. As trees are dormant during the cold winter weather, a brief warm spell essentially causes them to wake up, causing their bark to rapidly expand and contract. Wrapping vulnerable trees with reflective white tree guards or burlap can help.



### WINTER BURN

Hazardous winter weather conditions can cause evergreen trees to have brown patches of needles, the result of winter burn. Usually warm fall temperatures, drastic temperature drops and an inadequate root system can all contribute to winter burn. If the entire tree turns brown, the tree is not likely to recover, but pruning the affected areas in spring may help spring new buds and branches.

### FROST HEAVE

Typically as a result of late planting, repeated freezing and thawing temperatures may potentially damage or even kill some plants. To prevent frost heave, apply mulch to recently-planted perennial plants to prepare for a hard frost. Additionally, it's best to avoid planting perennials after September as planting will not give the plants enough time to develop a strong root system before temperatures dip below freezing.



# STICKER SHOCK

## Be sure to plan ahead for heating season

BY STATEPOINT

Between the Russian invasion of Ukraine and sky-high oil and gas prices, a significant pellet fuel supply shortage is likely this winter season. Industry experts say you should plan ahead and secure your fuel now for the cold winter months. The good news is that, currently, there is plenty of supply to stock up.

As Tim Portz, executive director of the Pellet Fuels Institute explains, Russia is the second largest producer of wood pellets globally, supplying more than 2 million tons to global markets in 2020. But sanctions and restrictions due to the invasion of Ukraine have required U.S. pellet producers to fill the gap.

What's more, the sticker shock Americans may experience this winter when reviewing their energy bills will likely have many switching to pellet heating in search of a better deal, and those with multiple heating options may start opting for pellets, putting extra demand on potentially short supplies.

"Wood pellet demand fluctuates year to year, however, with heating oil, natural gas, electric and propane prices at near historic highs, we could see record sales of pellets in 2022-2023," Portz said. "Consumers will need to be savvy. To ensure their annual supply is secured, they should stock up now."

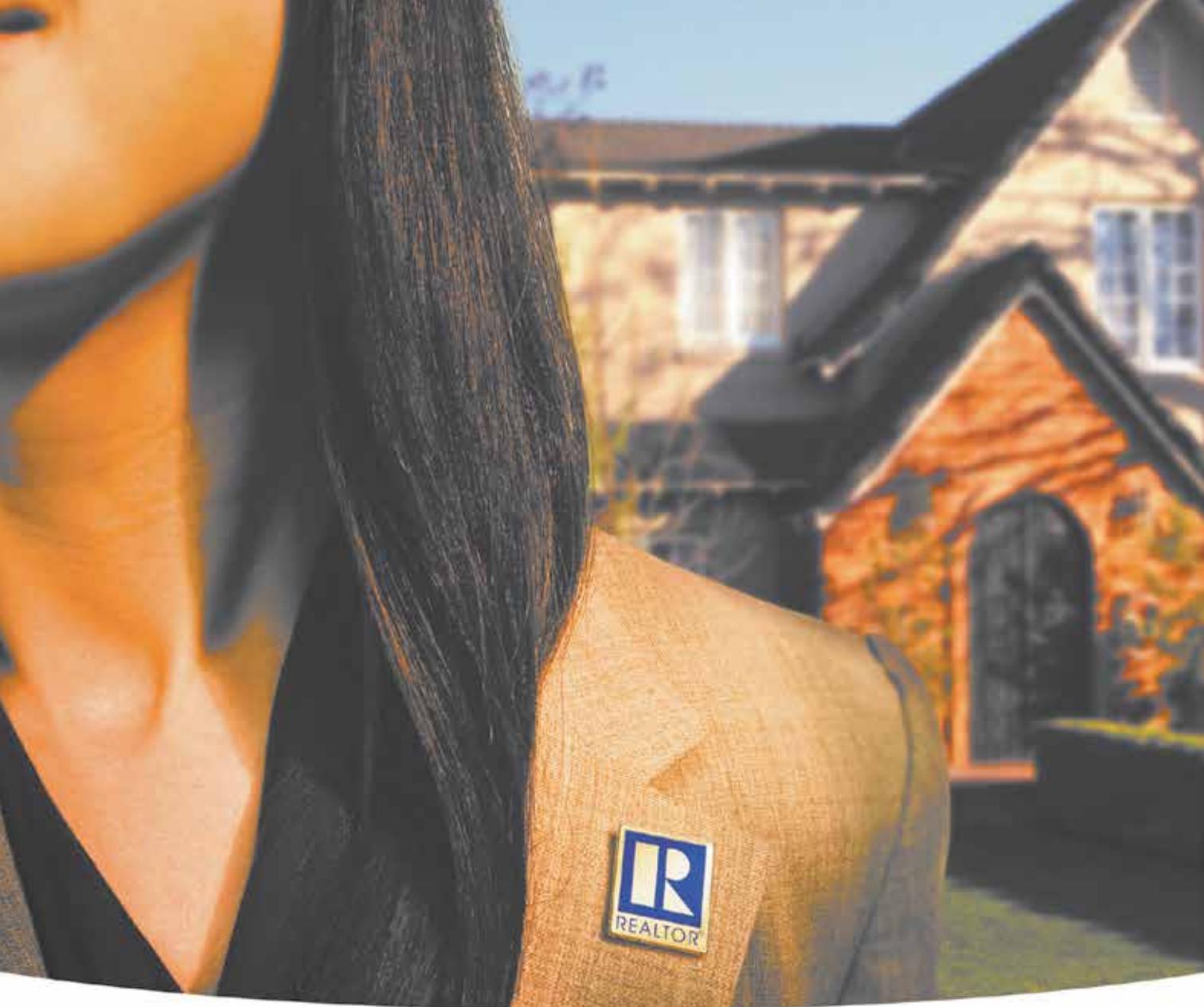
Wood pellets are used as primary or secondary space heat in more than 1 million homes nationwide. Pellets are a renewable,

clean-burning fuel made from the waste streams generated by the manufacturers of products like dimensional lumber, hardwood flooring, wood pallets and cabinetry. Although supplies are strong right now, pellet producers are highlighting the importance of keeping inventory moving through the system.

With the capacity to produce more than 1 million tons of wood pellets each year, Lignetics Group, the largest residential wood pellet manufacturing company in the United States, notes that taking advantage of the surplus while it lasts will allow producers to run at full throttle and build inventory before usage begins to outpace production in the depths of winter.

Because pellets are competitively priced nationwide, consumers who opt for this method of heating will save hundreds of dollars over the course of a winter season compared to heating oil or propane, and thousands of dollars compared to electric heat.

"Many have already turned to wood pellet heating and many more are expected to do so amid the current energy crisis," says Brett Jordan, CEO of Lignetics Group. "However, these consumers will need to take their wise choice a step further by being prepared. Fueling up now on your normal pellet supply will mean being able to take advantage of this sustainable and cost-efficient option all winter."



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