

# Mario's

## REAL ESTATE **UPDATE**



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*Gloria*  
**NILSON & co**  
REAL ESTATE

#1 Agent in Monmouth County 2011-2012

Over \$75 million & 75 homes sold/marked 2012

110 Avenue of Two Rivers, Rumson, NJ 07760

### Now Is The Time To Sell

If you were thinking about putting your home on the market in 2013, now is the time to take that step! In Rumson and Fair Haven, inventory is moving quickly. Whether you want to upgrade or downsize, I can guide you through the process, and will give you the confidence and security that a true professional is handling one of your largest assets.

As Monmouth County's top producing real estate agent for the past 2 years, I sold over \$75 million and marketed/sold 75 homes in 2012. In addition, I was the #1 real estate agent in both Rumson and Fair Haven in 2012, with 37 homes sold in just these two towns alone. Since January 2013, I have sold 31 homes that have either closed or are pending, and 12 of those homes are in Rumson or Fair Haven.

I would be happy to draw up a Comparative Market Analysis on your home and show you what you can get in today's market. Experience matters...you owe it to yourself to give me a call. For an appointment call me at 732-881-4306.

ORGANIZE YOUR  
**PERSONAL RECORDS**

KITCHEN  
STORAGE  
**SOLUTIONS**

**HOME SWEET**  
HOME  
**ACCESSORIES**



# ORGANIZE

## YOUR PERSONAL RECORDS

Whether they are kept neatly in a filing cabinet or tossed haphazardly into a shoebox, we often find ourselves wondering what to do with all our documents as they pile up in our homes. From bank statements to utility bills, here's a guide to paper purging.

Of course, there will be exceptions to these guidelines—if the information is still active and applicable to you, or if there is some sort of dispute that has not been resolved then you should hang on to the supporting documentation.

### Monthly

- Bills (utility, credit card, etc.) after they've been paid
- ATM receipts once they've been recorded with monthly banking statements
- Receipts for clothing, food, smaller household items, etc. once you know you're not returning any of the purchases

### Yearly

- Monthly bank statements, insurance statements and pay stubs as long as they've been recorded against annual statements
- Cancelled checks from closed accounts
- Expired warranties or instructions for appliances you no longer use

### Every 7 Years (approximately)

- Tax returns and supporting documents
- Legal correspondence

### Never (unless assets are sold or documents are revised and replaced)

- Diplomas and transcripts
- Medical history including vaccination records
- Vital records such as birth certificates, marriage licenses and passport documentation
- Major home improvement documents
- Insurance policies
- Automobile and insurance records
- Will and power of attorney

### HOME FILING SYSTEM TIPS:

Consider these tips when creating a home filing system:

1. Invest in a series of folders and a filing cabinet to hold all of your personal records until no longer needed. Divide them based on category, creating separate folders for themes such as auto, home, pay stubs, instruction manuals, travel and bank statements. You may even consider creating subcategories, such as home insurance and home repairs within the larger "home" category. Then organize all of the files in alphabetical order.
2. Do not mix paid bills and unpaid bills. Create a separate box or file for any unpaid bills, and only transfer it to the main filing cabinet when completed.
3. Consider buying a shredder (or borrowing a friend's). This will give you peace of mind when destroying documents containing personal information such as your full name and address.
4. When you get home from a shopping trip, retrieve all of the receipts from your purse, wallet or pocket and file them (or discard nonessential ones) right away. A few seconds doing so will save you much more time later on. ■■

### DID YOU KNOW?

You can cut down on unnecessary paper by opting not to receive junk mail. All you have to do is tape a "no junk mail" sign to your mailbox and fill out an online form that removes you from junk mailers' list. If you're a Canadian resident, visit [reddotcampaign.ca](http://reddotcampaign.ca), and if you're from the US, visit [donotmail.org](http://donotmail.org).



# KITCHEN STORAGE SOLUTIONS

No matter the size of your kitchen, there never seems to be enough storage or counter space! Here are some ways to maximize the use of every nook and cranny, and create a streamlined and efficient kitchen.

## Shelving and drawers

Creative racking and shelving solutions can make the most of your kitchen space—utensil and pot racks keep cooking tools within easy reach while freeing up counters and drawers; a lazy Susan in a corner cabinet and a flip-out tray behind a false-front drawer under the kitchen sink make awkward spaces more useful; and multi-tiered cupboard organizers allow you to use the full height of very tall cabinets.

## Create extra space

If your floor space allows, an island, sideboard or kitchen cart is an excellent, multi-functional investment. Any one of these can be used for extra storage, as a workstation or as an eating area. If storage space is at an absolute premium in your kitchen, think about storing items you don't use every day in a furniture piece in another room. If you received a kitchen gadget as a gift that you've never used, give it to a friend or donate it.

## TIP: PURGE YOUR PANTRY IN 5 EASY STEPS

1. Take everything out of the pantry or fridge and spread it out on an empty tabletop or counter.
2. Create three separate piles: keep, throw out and donate/give away. Find a bin for the donate/give away pile.
3. Go through each item, first looking at the expiry date, and then at the likelihood you'll use it. Throw away everything that's outdated, and if you're not sure, err on the safe side and throw it out.
4. Be mindful when putting things back in the fridge—remember how it became cluttered and develop a different organization system. For instance, keep taller items in the back of the fridge, where they won't block smaller items.
5. In the pantry, store similar items together, so you won't have to search for anything. Cupboards can be organized into sections such as: baking, cooking oils and vinegars, breakfast foods, teas and coffees, snacks, grains and pastas, juices and soft drinks and canned items. ■■

## HOME SWEET HOME ACCESSORIES

Home is ... how you accessorize it. Home accessories finish the look you've worked so hard to create, so it's vital to select items that complement your décor and create a harmonized sense of style.

### Traditional

- Traditional decorating embraces a classic look that can be elegantly formal, simply lighthearted or somewhere in between.
- For windows, consider flowing draperies, shirred valances, shutters, fabric-covered cornices and swags and jabots.
- Treat walls to historical reproduction wall coverings such as damask, or choose other rich floral, striped or Asian motifs; discreet faux finishes that make walls look aged are also popular. Architectural details such as crown moldings, raised-wood paneling and neoclassical cornices give rooms character.
- Detailed finishing touches such as fringes, braids, tassels, finely woven cord on draperies, pillows and table coverings complete a more traditional look.

### Contemporary

- Today's contemporary interiors are spare, sculptural and serene, emphasizing understated backgrounds, exciting textures and an underlying sense of sophistication.
- Liven up a white, neutral or bright pastel backdrop with colorful art, accessories or fabrics. Keep the interior light—windows can be left bare, or choose low-profile treatments

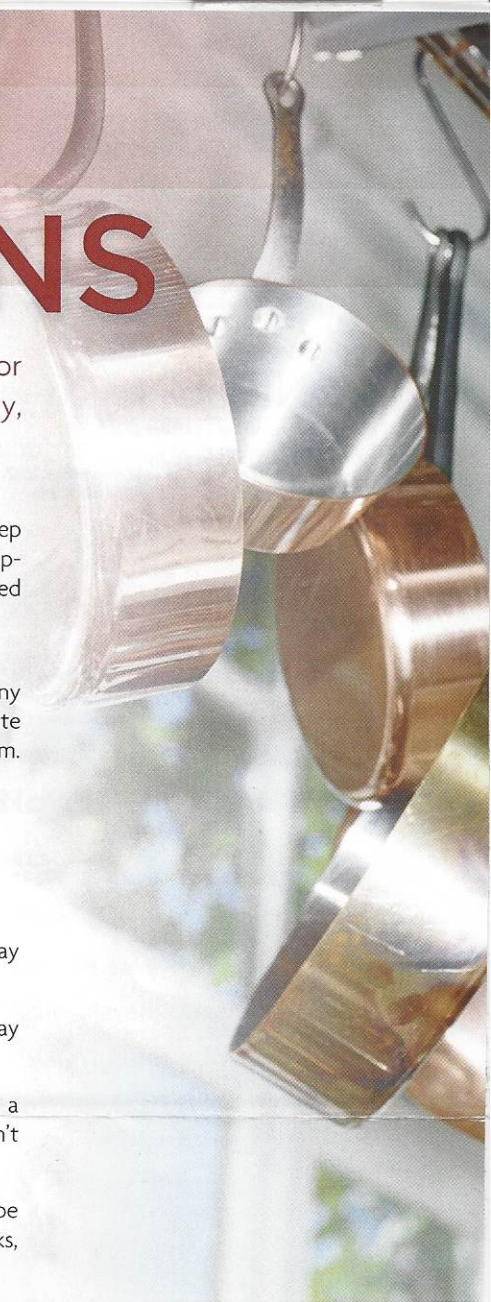
such as mini blinds, elegant vertical blinds or pleated shades.

- In the contemporary home where less is more, color and paint are accessories in themselves. Emphasize architectural details by painting or whitewashing any open beams, or painting hallways, archways and nooks with an accent color.
- In art and collectibles, edit your favorites to add drama, color or sculptural appeal to your space.

### Country and rustic

- Inherently comfortable and hospitable, country-style rooms are an appeal to simpler times. Yesterday's handcrafted furniture, homespun textiles, natural motifs and textures and charming collectibles provide a clear, comforting sense of heritage.
- Fabrics like calico, chintz, ticking, sporty plaids and hand-loomed designs are perfect for casual window treatments, while wall hangings of antique linens or blankets add heirloom appeal.
- Collectibles that suit a country-themed display include folk art, far tools, quilts, kitchenware, baskets, old toys and weather vanes. Muted buttermilk hues, earth tones, quilt-inspired primaries and garden-fresh pastels complement a country interior and allow the rustic elements to shine.

Consider exposed beams, pine paneling or barn boards if your look is more traditional; for more contemporary country interiors, paint the walls a crisp white. ■■





# MARCH 2013 CLOSED SALES

## IN FAIR HAVEN AND RUMSON

Property Address	Lot size	# Bedrooms/ Baths	DOM	List Price	Sale Price
72 Forman St., Fair Haven	52 x 135	4 / 1.0	20	\$290,000	\$270,000
101 Jackson St., Fair Haven	75 x 135	1 / 1.0	1	\$299,900	\$299,900
932 River Rd., Fair Haven	57 x 178	2 / 1.5	136	\$450,000	\$440,000
79 Forrest Ave., Fair Haven	75 x 135	3 / 2.0	17	\$499,000	\$535,500
1 Forrest Ave., Fair Haven	100 x 100	4 / 2.5	20	\$690,000	\$600,000
960 River Rd., Fair Haven	110 x 166	3 / 2.0	36	\$739,000	\$759,000
27 Sycamore Ln. Fair Haven	100 x 131	4 / 3.0	5	\$859,000	\$820,000
25 Fair Haven Rd., Fair Haven	100 x 144	4 / 4.75	267	\$1,600,000	\$1,146,765
26 Buttonwood Ln., Rumson	1.34 acres	5 / 4.5	1	\$933,000	\$700,000
12 N Park Ave., Rumson	1 acre	3 / 2.0	222	\$1,099,000	\$750,000
7 Oyster Bay Dr., Rumson	1.48 acres	3 / 2.5	25	\$1,020,000	\$1,070,000
4 Auldwood Ln., Rumson	1.52 acres	6 / 2.0	178	\$1,229,000	\$1,100,000
7 Post Rd., Rumson	1.7 acres	4 / 3.5	12	\$1,295,000	\$1,250,000
8 Edgewood Rd., Rumson	3.09 acres	3 / 2.0	254	\$1,950,000	\$1,350,000
14 Blossom Rd., Rumson	.38 acres	4 / 3.5	115	\$1,625,000	\$1,535,000

\* All Statistics as per Monmouth MLS \*

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