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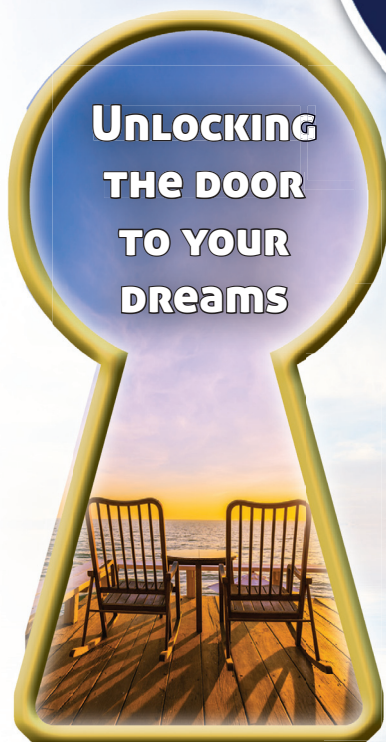
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\$250,000

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\$145,000

6199 LUNETTE DR. LUDINGTON



Wonderful 4 Bedroom, 2 1/2 Bath home nicely situated on over an acre of land in a beautiful neighborhood close to downtown Ludington. This home features a kitchen with lots of counter space and a pantry, formal dining room/office space, large living room and second family room with fireplace overlooking the deck and backyard. Full basement for all of your storage needs. Attached 2 car garage and 1 car detached garage.

\$275,000

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The role of nature in home design



Outdoor living spaces were prioritized during the early days of the COVID-19 pandemic, when public gatherings were greatly limited and individuals were urged to stay home as much as possible. Such demands have had a ripple effect on various industries, including home design. Accord-

ing to a survey conducted by the New Home Trends Institute in collaboration with Pro Builder, 58 percent of the more than 300 residential architects, designers and design-minded builders who participated said connection to the outdoors/nature will be an important influence on their design choices

in the years to come. In addition, 45 percent of respondents indicated increased attention will be afforded to outdoor entertaining spaces.

So what might the outdoor spaces of homes built in the not-so-distant future look like? Respondents to the survey anticipated a growing demand for various built-in outdoor features, including:

- Firepits or fireplaces
- Outdoor kitchens
- Gazebos or pergolas
- Pools
- Spas or hot tubs

Though trends and consumer demands are ever-shifting, architects and designers are anticipating that future homeowners will want more developed outdoor living spaces and greater access to nature, which is something current homeowners can keep in mind when renovating their properties.



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901 St. Catherine, Ludington

- 3 Bed, 3 Bath, Extra Large Lot
 - 2 Car Att. Gar, Fenced Yard, Decks
- \$299,000**



S. Eden Lake Rd., Custer

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- Fabulous Waterfront Building Site
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- \$55,900**



S. Lakeshore Dr., Ludington

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Kevin Leavitt - Broker/Owner

231.845.7277

"In guiding us through the sale process of our condo, it was evident that Kevin cared more about what was best for us as clients vs. just making another sale. Kevin's success in selling our condo really validated our decision to find a good realtor vs. trying to sell it ourselves. We'd highly recommend Kevin and his agency to others."

- RJ Schutt, Ludington



Lynne Mattice - Realtor[®]

231.907.9033

"My experience working with Lynne was exceptional. Throughout the entire process, she was extremely transparent and kept me informed every step of the way. Working with Lynne was not only productive but also fun. She has a great sense of humor and a warm personality, which made the process enjoyable."

- Brooke Coe, Scottville



Brian Mulherin - Realtor[®]

231.690.0872

"Brian is an excellent realtor! He listened to all of the details we wanted in our new home. He was always very responsive to our questions and concerns. Brian was always able to communicate quickly and efficiently with the seller and his agent to get detailed information when we requested."

- Craig & Sandy



Michelle Anderson - Assoc. Broker

231.510.1058

"My experience with Michelle Anderson was beyond great. In these challenging times she pulled through with true professionalism and passion. I wouldn't want it to be different."

- Bob Knynenburg, Custer



Cindy Papes - Assoc. Broker

231.852.0116

"Cindy understood what I was looking for and made it a point to share listings that would matter to me. She was patient with my questions and really listened. Hands down, best realtor!"

- Jen, Ludington



Mike Healy - Realtor[®]

231.690.7834

"Mike has a great understanding of the local Ludington area & market which was important to me as I was moving from Grand Rapids. He went above and beyond and spoke with my Grand Rapids realtor to help me have a better understanding of some of the aspects of selling my home as well. Mike went above and beyond and exceeded my expectations throughout my buying experience."

- Kelly, Ludington



Debbie Bush - Assoc. Broker

231.852.0117

"Debbie Bush is very experienced and good at what she does. She went to great lengths to sell our home and to find our forever home. I would highly recommend Debbie Bush as a Selling and Buying agent."

- Tracy Bennett, Scottville



Parker Rey - Realtor[®]

989-350-9788

Fun Fact: Parker had an extensive hockey career in the U.S. & Canada. He enjoys giving back to the community as the LHS head hockey coach. Parker would love to meet you and find out how he can help with your real estate needs.



J.P. Duvendeck - Realtor[®]

231.907.5757

"It all went great and JP stayed on top of everything! I would recommend JP to anyone looking in the area!"

- Simon, Ludington



Peri Lundberg - Realtor[®]

231.590.0711

"Peri was a great realtor. She was always available when I had a question. It really helped that she knew the area and found me my perfect home! Peri did a great job helping this first time buyer understand the house buying process. I'm glad I chose her as my realtor!"

- Martha Damit, Pentwater



Kelly Smith - Realtor[®]

231.233.2227

"Kelly was the total package: friendly, professional and he treats you like family! It was a joy having him as our agent! He helped us achieve our goals and never over promised, but he sure over delivered, and that is a rare quality in this world! He exceeded our expectations! A great Realtor! A++++"

- Barry Smith, Ludington



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8170 Lumberjack Dr, Mears

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00 US-10, Scottville

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What to do about moss in your lawn

A lush, green lawn is a point of pride for many homeowners. Eye-catching landscaping anchored by a healthy lawn is one of the key ways to improve the value and curb appeal of a home. In fact, the experts at HGTV say an attractive and well-maintained landscape can add as much as 10 percent to the value of a home.

Maintaining a thriving lawn takes effort, and that means recognizing when the green in the yard may not necessarily be coming from soft blades of grass. Invasive greenery, including moss, can infiltrate a lawn and that can be problematic if left unaddressed.

A mossy lawn is a sign that certain conditions are ripe for the moss, but not necessarily the grass, to grow. According to Lowes, moss thrives in certain conditions, which should be addressed if homeowners hope to corral it.

- Moss does well in acidic soil, more so than traditional grasses. A soil test can confirm if the pH needs to be adjusted to make it more hospitable to grass and less friendly to moss.

- Compacted soil and excess thatch can make it easier for moss to take root. These conditions also can make the soil damp and restrict drainage, something that promotes moss growth.

- Moss can grow in shady conditions. If patches of the lawn have been overrun by moss, there could be too much shade in the area. Trimming back trees or shrubbery may help; otherwise, homeowners may need to look into hard-scape or plants that thrive in such conditions to remedy shady and damp areas on portions of their landscapes.

Moss typically can be removed the same way one would dethatch a lawn. It involves rigorously raking or agitating the lawn to loosen the moss. This can be done by hand with a rake, or in the case of a lot of moss or a large lawn, with a dethatching blade attachment for a lawn mower.

Aerating the soil will help keep moss that was removed from returning. In addition, amending the soil so that it has a more dense nutritional profile by adding compost, as well as improving drainage and adjusting the pH, are keys to keeping moss from returning.

For pesky moss, The Spruce suggests making a solution of one box of baking soda to two gallons of water and spraying this solution on the patches of moss. It is a natural alternative to using chemical products. Certain sources indicate a glyphosate herbicide could work on moss, but the World Health Organization considers glyphosate to be a probable human carcinogen and it is prohibited in certain areas.

Moss may be green, but it's often not the type of green homeowners desire in their lawns. Learning about moss can help when removing it and preventing it in the future.

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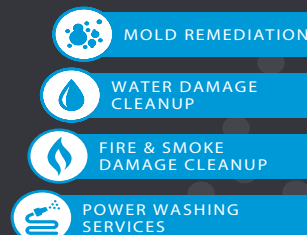
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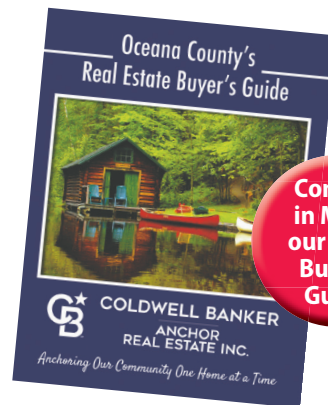
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Signs a home exterior needs updating

Renovations are a great way for homeowners to reshape their homes. Some may aspire to renovate so their home is more reflective of their personal taste, while others may do so in an effort to make their homes better align with modern styles and sensibilities. Regardless of why a homeowner chooses to renovate, the need to do so is often evident to the naked eye, especially when the time comes to update home exteriors.

Curb appeal is often discussed in regard to the effects it can have when selling a home. But curb appeal is equally important for homeowners who aren't putting their homes on the market. A well-maintained, aesthetically appealing home is a source of pride, while a home with fading curb appeal can make homeowners feel a little sheepish. Homeowners who want their homes to maintain their curb appeal can look for signs that it's time to update their home exteriors.

• Curling shingles: The roof may not

be the first thing people think of when pondering curb appeal, but a damaged roof can contribute to problems that ultimately affect the exterior and interior of the home. Multiple curling shingles indicate it's time to replace the roof. The sight of curling shingles is not pretty, but the larger issue in such instances is the potential for costly water damage when water gets in through the affected shingles.

• Dated entry door: Many home improvement experts insist they can determine when a home was built or most recently renovated simply by looking at the front door. Steel and glass doors are popular in modern homes, so homeowners with front doors with ornate designs and oval glass inserts can likely benefit from an upgrade to their entryway. A modern front door can make a statement and real estate experts note how popular updated front doors are among buyers.

• Unsightly landscaping: It's not only

the physical components of the home that may suggest an update is necessary. Homeowners without a green thumb may have exterior landscaping that has seen better days. If a spring or summer day spent tending to your landscaping is not your ideal weekend pastime, then consider replacing unsightly landscaping with low-maintenance plants or hardscaping. These alternatives to more needy plants can create curb appeal without requiring any extra work for homeowners.

• Cracked driveways/walkways: If the driveway looks like a busy road at the end of snow plowing season, chances are that's adversely affecting the impression people have of your home. In addition, cracked walkways indicate a need for renovations, as these areas are front and center when welcoming guests.

Updating a home's exterior can restore curb appeal and help homeowners feel better about their properties.

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