

My NEPA Home



WELCOME!

I hope everyone had a great Christmas/Holiday Season. The new year is beginning and its a time for reflection and planning. I hope everyone has as optimistic an outlook on the new year as I do. I do believe 2011 is going to be a great year!

Since this is a real estate oriented newsletter, I'll share my own personal trials and tribulations. I think most real estate deals have their stresses and frustrations and when you are dealing with those, you tend to feel singled out, like you are the only one this happens to. Not true!

I am in the process of purchasing a home from a woman in her 90s. It turns out the home was owned by her and her deceased siblings. Most of them left the property to the other siblings when they passed away, but a few died without wills, so their share of the property went to others. Anyways, this has created a mess of a title issue.

The seller's lawyer has spent the last couple months researching the estates of the deceased siblings (she was the youngest of 9 children). Just when they were researching the last sibling, they found a 10th sibling who died in the 1950s!

I think the title issue is finally getting resolved, but it has taken months and has caused its share of stresses. I'm sure those of you who have had issues some up with real estate transactions can identify.

I hope everyone has a safe and happy 2011!

Kevin V. Sobilo

INSIDE THIS ISSUE:

FICTIONAL STORY	2
LOCAL SALE PRICES	2
1031 EXCHANGES	3
SELLER TIPS	3
GRILLED CHICKEN RECIPE	4

FEATURED LISTING (DUPONT) - \$104,900

Completely remodeled starter home. It features two bedrooms, one bath, hardwood floors, a large deck, and off-street parking. One of the bedrooms is a beautiful large loft space.

This home has been lovingly maintained and is in true move-in condition.

Check the listing through www.classicproperties.com or contact me directly at 570-817-0706 for more information or to set up a private showing.



306 Front St., Dupont

YOU CAN'T CHOOSE YOUR FAMILY (FICTION)

A very successful real estate broker had a meeting with his new son-in-law. "I love my daughter, and now I welcome you into the family," said the man. "To show you how much we care for you, I'm making you a 50-50 partner in my real estate office. All you have to do is go to the office every day and learn the business."

The son-in-law interrupted, "I hate the office. I can't stand the agents."

"I see," replied the father-in-law. "Well, then you'll work in the office and take charge of some the paperwork."

"I hate paperwork," said the son-on-law.

"I can't stand being stuck behind a desk all day."

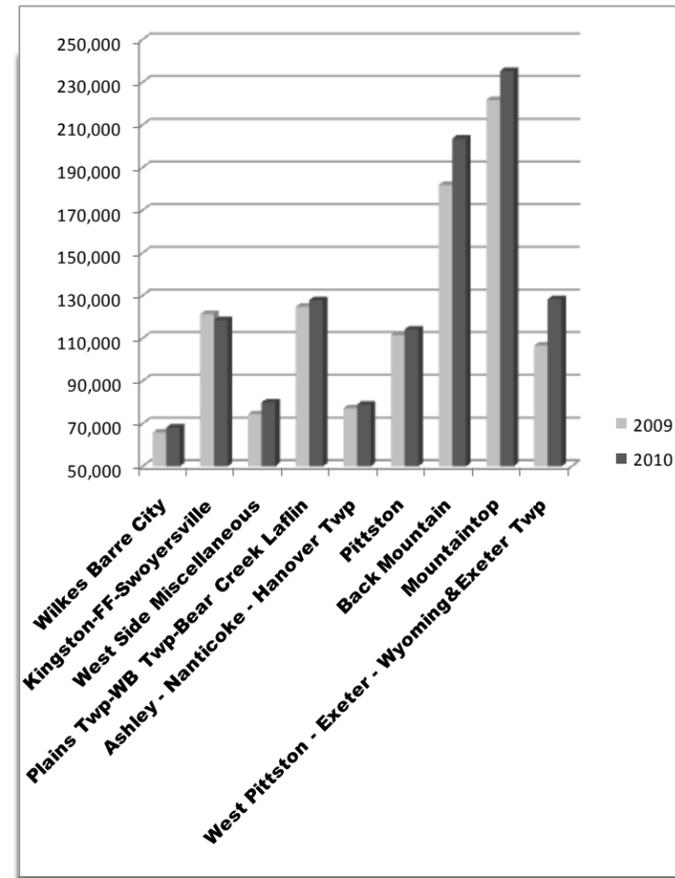
"Wait a minute," said the father-in-law. "I just made you half-owner of my real estate office, but you don't like the office and won't work in a office. What am I going to do with you?"

"Easy," said the young man. "Buy me out."



{ *"I'm making you a 50-50 partner in my real estate office"* }

LOCAL AVERAGE SALE PRICES

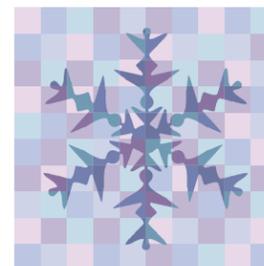


Want to know what your home is worth? Call me for a **FREE** market analysis!

Riverside Commons
575 Pierce Street, Suite 101
Kingston, PA 18704
(570) 718-4959 x138 Office
(570) 718-4962 Fax
(570) 817-0706 Cell
ksobilo@classicproperties.com
www.classicproperties.com
www.myNEPAHome.com



KEVIN SOBILO
REALTOR®



”ENERGY EFFICIENCY TAX CREDITS: GOING GOING NOT QUITE GONE!!!”

Some of you might be aware that through 2010, the federal government was offering some pretty nice tax credits for making energy efficient updates to your home. Unfortunately, the lucrative 30% tax credit expired on December 31, 2010.

However, that doesn't mean that all is lost. If you are looking to make upgrades to your insulation, windows, doors, etc, you should look to take advantage of the new 10% tax credit with a max of \$500. There are also some category specific maxes as well.

This certainly isn't as lucrative as the previous credit, and isn't going to be enough to prompt people to make these improvements. However, for those of us who planned to do insulation or replace windows anyways, it is a savings and should be taken advantage of.

At the time this article was written, every detail of the legislation isn't readily available, but I suggest checking back on this website. I'm sure it will be updated with more details as time goes on:

http://www.energystar.gov/index.cfm?c=tax_credits.tx_index



“You should look to take advantage of the new 10% tax credit with a max of \$500.”

ADDITIONAL LISTINGS



77 2nd Street, Harveys Lake

Enjoy lake living in this 3 bedroom, 2 bath home on a large corner lot. It features some hardwood floors, new cabinets, and a new privacy fence. It is walking distance from the lake.

For more information or to schedule a private showing call 570-817-0706



1 Pittston Blvd, Bear Creek Twp

Many possibilities exist for this fixer-upper on 8 acres in Bear Creek Township.

For more information or to schedule a private showing call 570-817-0706



Attn: Kevin Sobilo

Riverside Commons
575 Pierce Street, Suite 101
Kingston, PA 18704

Office: 570-718-4959 x138
Cell: 570-817-0706
Fax: 570-718-4962

*Contact me, your full service realtor with all your
real estate questions and issues!*



VANILLA CHAI TEA MIX

I'm not much of a coffee drinker so when I get a craving for a nice hot beverage on a cold winter day, I either reach for hot chocolate or a nice vanilla chai. This recipe is a fairly close facsimile for what you get at Dunkin Donuts.

I think this mix also makes a wonderful gift. I have packaged it in small tins and given it as part of a gift several times.

Ingredients:

1 cup nonfat dry milk powder
1 cup powdered non-dairy creamer
1 cup French vanilla flavored powdered non-dairy creamer
2 1/2 cups white sugar
1 1/2 cups unsweetened iced tea mix
2 tsp ground ginger
2 tsp ground cinnamon
1 tsp ground cloves
1 tsp ground cardamom

Directions:

In a bowl combine the ingredients, then in a food processor or blender, process until it is a finer powder. If you skip this step, there will be more of a residue at the bottom of the cup from the spices.

Use 2 tablespoons per mug of hot water when serving.