

BERNICE SCHAFFER, REALTOR®

- APRIL 2019 ISSUE - AUSTIN 512 REALTY -

Where to Find Gorgeous Bluebonnet Patches Around Austin

Spring in Austin is GORGEOUS! Likely because of the perfect temperatures and, everybody's favorite, bluebonnets! Are you hoping to get a portrait of the family in a field of bluebonnets this year? Here are some of the best spots around the Austin area - plus, a couple just a short drive away:

Terra Vista Community - The Round Rock subdivision has some of the most beautiful patches. The one on Westinghouse Road, near the east part of the back entrance, is truly incredible.

Marble Falls, TX - Just 50 miles northwest of Austin sits the quiet community of Marble Falls. While you're there, also enjoy a bite to eat at the famous Bluebonnet Cafe.

Burnet, TX - Take a road trip to Burnet, the "Bluebonnet Capital of Texas," for their annual Bluebonnet Festival. Held April 12-14, the festival features live music, parades and a wildflower show.

Brushy Creek Lake Park - Enjoy an afternoon of fun out with the kids. Oh and don't forget to snap a few pictures!

Mulshoe Bend Recreation Area - This 654-acre park, nestled in Spicewood, offers 9.8 miles of trails, a scenic lake and fields and fields of spring wildflowers.

Pace Bend Park - A popular recreation spot on Lake Travis boasts tons of wildflowers during the spring.

Willow City Loop - Take a road trip through 13 miles of Hill Country back roads between Fredericksburg and Llano. Exploring is an adventure and the patches of wildflowers will "WOW" you!

Capital of Texas Highway (Hwy 360) - Snap an authentic Austin photo of the spring bluebonnets with the 360 bridge in the background!

Wildseed Farms - Nestled in Fredericksburg, Wildseed Farms' wildflower turnout exceeds its name's expectations. Head out for a drive and fields upon fields of stunning bluebonnets.

Lady Bird Johnson Wildflower Center - For more than just bluebonnets, head to the Lady Bird Johnson Wildflower Center. They have a large variety of flowers, but, as with the rest of Central Texas, the bluebonnets bloom in intense masses during the spring season.

Are you searching for additional locations to snap some photos in the bluebonnets? Give me a call. I would love to help you find a location closer to home!

A Look at How Much Austin Home Prices Have Surged in the Past 5 Years

Over the past five years, Austin-area home prices have increased tremendously. In fact, they have outpaced all but one Texas city. What are the details of Austin's home price surge? According to Point2Homes, a real estate news site, the Austin-area median home price increased from \$226,000 in December 2013 to \$301,391 in December 2018. In other words, the home price has jumped 33 percent or \$75,391. The only Texas city to surpass that of Austin is Fort Worth.

Do you have any questions about the local real estate market? As a REALTOR® in this area, I am here to help! Contact me today for details about your home value, or a look at my comprehensive buyer and seller services.

Curious What Your Home is Worth?

Call Today for an Estimate:

(512) 695-8683



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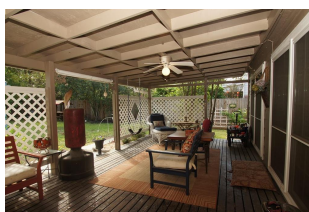
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16411 Spotted Eagle Drive

Leander, TX 78641

4 Beds, 3 Baths, 1994 sq ft

MLS# 1138641

*****SOLD*****



204 Tulum Terrace

Leander, TX 78641

3 Beds, 2 Baths, 1753 sq ft

MLS# 8623053

Offered at \$247,000

PENDING!



100 Quarterhorse Court

Liberty Hill, TX 78642

5 Beds, 4 Baths, 3923 sq ft

MLS# 3095249

Offered at \$649,500



708 Dream Catcher Dr

Leander, TX 78641

4 Beds, 4 Baths, 3686 sq ft

MLS# 7772677

Offered at \$793,000

For Current Residential MLS Statistics, go to: www.AustinForYou.com/MarketData

Easy Steps to Keep Your Air-Conditioning Unit Running Smoothly

The heat of a Central Texas summer is just months away. To ensure your air conditioner runs smoothly for the duration of summer, think about completing some regular maintenance NOW! Here are a few steps to take before the peak heat sets in:

First and foremost, turn off the power before you begin any of these tasks!

Remove any debris. You can get rid of it by hand or using a wet/dry vacuum.

Clean the fins. Remove the outer cover to get at the smaller parts with a brush attachment on the shop vacuum and a garden hose.

Clean the area around the unit. After you've cleaned away the debris from the unit itself, make sure to sweep away the mess from around the base of the machine to keep it from getting trapped back inside.

Level the unit. Over time, the pad under the condenser unit can begin to tip as the soil beneath it settles. This can cause the compressor within to fail early. Take the time now to check if it is level and, if it isn't, use rot-resistant shims to bring it back to level.

Clean the evaporator coil. Now, move to the inside of the unit and find the evaporator coil door. Once inside, use a soft brush to brush off the coil and spray with commercially available no-rinse coil cleaner. You should be able to find this spray at a home improvement store.

Change the blower filter. Replace the filter in your HVAC at least twice a year - once before the heating season and again before the cooling season. And, be sure you replace the filter with a new one with the same airflow rating.

Need help completing these tasks? Contact me today! I'd be happy to connect you with a trusted professional in the Austin area.