

# Wizardly Wisdom

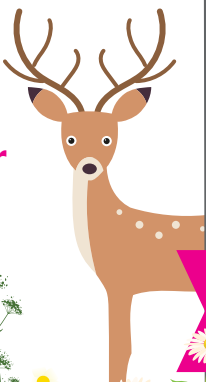
## Managing the STRESS of Moving

One of the most difficult parts of selling a home is the STRESS that sellers anticipate and feel. For many, moving is a major life change and, add that on top of a busy schedule, the task can seem insurmountable. Although this is very normal part of the process, I have tips that I use with my clients that have helped them reduce stress and focus their energies on the actual process of getting their home sold and onto the next steps in their lives.

- Hire a Real Estate Agent That You Trust and Listen to Their Advice.
- Develop a Specific Timeline to Help you Stay on Track... Photo Shoot, Listing Date, & Open House Dates?
- Break Down the Projects One at a Time to Meet this Plan.
- Have Your Realtor Assist with Recommending Professional Contractors & Other Vendors.
- Have your Realtor Periodically Check-in on the Updates and Improvements.
- Price Your Home Right.
- Let Your Realtor Handle Everything Else!

## Planning to Sell Your Home this Year But Behind on Schedule or Not Sure How to Start?

We have **Affordable Contractors** who are ready to swoop in and **save the day!**  
Let us help you manage the process and reduce the stress.



# THE SUSAN ELLIS HOME TEAM



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REALTOR  
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TopOlneyHomes.com

If 2018 is going to be a Real Estate Year for you,  
call us for an honest evaluation of the market.



## Springing to Life!

A Newsletter Dedicated to the Homes & People  
of Olney, Brookeville, Ashton & Sandy Spring

**The Susan Ellis Home Team**  
**RE/MAX**  
RE/MAX Realty Centre, Inc.  
3300 Olney-Sandy Spring Rd.  
Olney, MD 20832



# Olney The Best Contractors

Preferred Companies to help get Your Castle in order before you sell

**Carpet & Flooring**  
**Carpet & Vacuum Expo**  
Olney, MD | (301) 924-7331  
18167 Village Center Drive  
mike@carpetandvacuumexpo.com

**Electrician**  
**Jay's Electrical Services, LLC**  
Derwood, MD | (301) 461-6241  
Jay Rogers | jaynde@comcast.net  
Licensed, Insured & Reliable

**Home Inspection Services**  
**Butterfield Inspection Services, Inc.**  
Brookeville, MD | (301) 570-3200  
Merrill Johnson | Bisi96@verizon.net  
butterfieldhomeinspection.com

**Moving & Storage**  
**Metropolitan Moving & Storage, LLC**  
Laurel, MD | (301) 279-0090  
dcmetropolitanmoving.com  
Local and Long Distance Service  
Angies List Super Service Award winner for the  
past 6 years, recently featured in *Washingtonian*  
Magazine as a top mover in D.C.

**Painting + Wood Replacement**  
**Power Washing**  
**Ricagno Painting Company**  
Olney, MD | (301) 602-1760  
Karen Ricagno  
karen@ricagnopainting.com  
RicagnoPainting.com

**Plumber**  
**Peddicord Plumbing Services**  
Olney, MD | (301) 774-1227  
Dan Peddicord | dantheplumber80@aol.com  
Peddicordplumbing.com

**Roofs + Gutters + Repairs**  
**Welsh Roofing Company, LLC**  
Brookeville, MD | (301) 774-2167  
Greg O. Welsh | WelshRoofing@verizon.net

**Replacement Windows,  
Vinyl Siding, Gutters & Trim**  
**All Four Seasons, Co., Inc.**  
(301) 580-9399 | (800) 394-6369  
Phil Zlotnick | President

## PRESIDENTIAL MORTGAGE GROUP



Olney, MD  
**Caryn Elder** - Sr. Loan Officer  
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caryn.elder@presidential.com  
NMLS ID: 524539

For all of your Loan  
and Refinance needs!



## HOME SETTLEMENT CENTRE



3300 Olney Sandy Spring Road  
Olney, MD  
(301) 591-3444  
www.HomeSettlementCentre.com

For all of your Real Estate  
Settlement needs!




INTERESTED IN BEING ONE OF MY EMERALD CONTRACTORS? GET VIEWED BY OVER 11,000 PEOPLE. CALL (301) 367-9032.




# Susan's Featured Listings

JUST LISTED


Extraordinary updated 1947 Colonial with 4 Levels on 3.5 Acre Lot!






17141 Old Baltimore Road  
\$795,000


Olney Mill Beauty on Best Lot in Neighborhood and Gorgeous Pool!






3900 Barnsley Lane  
\$499,900

Under Contract in 7 Days!




18238 Rolling Meadow Way

Multiple Offers in 6 Days!




18525 Queen Elizabeth Drive

JUST SOLD!



18413 Wachs Terrace

JUST SOLD!



21410 Denit Estates Drive

“DEDICATED TO KEEPING THE HOME VALUES IN OLNEY HIGH!”

The Values in Your Neighborhood are Rising!  
If you are contemplating a relocation, move-up or downsizing, feel free to contact me for a **Fair & Honest Evaluation** of your home and it's value

SUSAN ELLIS: 301-367-9032  
Susan@TopOlneyHomes.com

## Capital Gains Refresher

WHEN YOU SELL YOUR HOME WILL YOU PAY CAPITAL GAINS?

### A Special Real Estate Exemption for Capital Gains

Up to \$250,000 in capital gains (\$500,000 for a married couple) on the home sale is exempt from taxation if you meet the following criteria:

- 1) You owned and lived in the home as your principal residence for two out of the last five years.
- 2) You have not sold or exchanged another home during the two years preceding the sale

You may qualify for a reduced exclusion if you otherwise qualify but are short of the two-out-of-the-last-five-years requirement if you meet what the tax law calls “unforeseen circumstances,” such as job loss, divorce, or family medical emergency.



## Nosey Neighbor

JAN & FEB 2018 SALES

Address	Sales Price	Seller Subsidy
<b>Ashton Meadows</b> 17320 Avenleigh Dr	820000	15000
<b>Ashton Pond</b> 17929 Pond Rd	450000	2000
<b>Barnsley Manor Estates</b> 4852 Waltonshire Cir 18513 Denhigh Cir	470000 725000	6000 0
<b>Briars Acres</b> 4733 Brightwood Rd	375000	0
<b>Brooke Manor Farms</b> 16814 Centerfield Way	410000	0
<b>Brookeville Knolls</b> 3528 Toddsbury Ln 18613 Tanterra Way 19537 Dubarry Dr 3352 Tanterra Cir	590000 482500 455000 465000	2100 13500 13650 0
<b>Camelback Village</b> 17822 Buehler Rd #3-D-3 17822 Buehler Rd #1-B-2 17811 Buehler Rd #82 3210 Spartan Rd #2-D-3	141500 115000 137000 140000	0 0 0 0
<b>Cashell Manor</b> 17529 Longview Ln	344000	0
<b>Cherrywood</b> 4219 Bar Harbor Pl 17029 Moss Side Ln #32	380000 330000	6100 8550
<b>Dellabrooke Forest</b> 1817 Dellabrooke Farm Ln	789000	0
<b>Denit Estates</b> 21410 Denit Estates Dr	840000	500
<b>Fair Hill And Fair Hill Farm</b> 18144 Windsor Hill Dr #201 18204 Paladin Dr	251000 350000	6000 0
<b>Gold Mine Crossing</b> 2112 Carter Mill Way	745000	15000
<b>Hallowell</b> 17700 Globe Theatre Dr 3138 St Florence Ter 3101 St Florence Ter	730000 369000 377000	3500 11070 2000
<b>Homeland Village</b> 18223 Rolling Meadow Way #213 18238 Rolling Meadow Way #30	250000 266500	0 7995
<b>James Creek</b> 3042 Gatehouse Ct	394000	2000
<b>Miscellaneous</b> 4396 Route 97 17305 Batchellors Forest Rd 18120 New Hampshire Ave	305000 649000 750000	0 7500 0
<b>Oakland Farm</b> 4706 Brightwood Rd 4641 Ripley Manor Ter	610000 415000	12250 2000
<b>Olney Acres</b> 17725 Overwood Dr	436000	0
<b>Olney Mill</b> 3729 Briars Rd 19305 Olney Mill Rd 3828 Mount Olney Ln 3821 Ingleside St 4108 Mount Olney Ln 18525 Queen Elizabeth Dr	445000 460000 472000 474000 455000 441000	13350 3000 14000 0 6000 1000
<b>Olney Square</b> 18413 Wachs Ter 4005 Gelding Ln 18352 Dutchess Dr 19201 Chandlee Mill Rd 3314 Buehler Ct #118	491000 499990 388500 665000 315000	2000 2000 1450 30000 8000
<b>Williamsburg Village</b> 3413 Colonial Ct	630000	0

All Information is Deemed Reliable But Not Guaranteed. Equal Housing Opportunity.

For questions regarding Capital Gains, please consult with your accountant or go online to visit [irs.gov](https://www.irs.gov)

## Important Income Tax Info for Home Owners

The new federal budget bill that passed recently, contained a few pleasant surprises for home owners. The tax deduction for mortgage insurance premiums paid on principal residences was thought to be terminated with the 2016 tax year, but was retroactively extended for 2017. This applies to mortgage insurance premiums paid on both conventional and government loans.

Another popular tax code provision brought back to life retroactively for 2017 filings: elimination of tax liability on mortgage debt forgiven by lenders in connection with short sales, foreclosures, and loan modifications. Without this special exception, financially distressed homeowners would otherwise be subject to the tax code's traditional, harsh, treatment of canceled debt: Any amounts forgiven are taxed as ordinary income, at normal marginal rates on "phantom income". Also revived for 2017 are deductions for expenditures for energy-conserving improvements made to a principal residence, or high-efficiency HVAC systems, water heaters and stoves that burn biomass fuel.