



1524 Silver Valley Dr, Dewitt, IA, 52742

Strategic positioning of unique utility features to drive competitive interest and maximize price.

4 BEDS	5 BATHS	2008 BUILT	\$605,000 LIST PRICE
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SUGGESTED LIST RANGE

\$600,000 – \$640,000

BELOW MARKET

MARKET COMPETITIVENESS Strong ●	LISTING APPEAL Good ●	PRICE POSITION Below Market ●
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TOP OPPORTUNITIES

- 1 Highlight the specialized 1,000-square-foot heated workshop and fitness space more prominently in marketing materials.
- 2 Repaint the primary suite and secondary bedrooms in a light, contemporary neutral to modernize the aesthetic.
- 3 Clear the basement floor of large furniture and storage bins to emphasize the significant square footage.

Executive Summary

This custom-built ranch offers significant scale with nearly 5,000 square feet of finished space, highlighted by a four-car garage and high-end construction quality. Positioned at 122 per square foot, the current list price sits below the market average of 133 for premier homes in Dewitt, representing a competitive price position for the square footage. Showcasing the specialized 1,000-square-foot heated workshop and fitness space more prominently in marketing could further support a list price at the higher end of the suggested range. Emphasizing these unique functional areas and recent mechanical updates may lead to more competitive showing activity and stronger interest from buyers seeking extensive utility.

4 bd / 5 ba BEDS / BATHS	2008 YEAR BUILT
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KEY SELLING POINTS

- The massive 1,000-square-foot heated workshop and fitness area provides unparalleled utility for specialized hobbies or storage needs.
- A four-car garage with a tandem stall ensures ample space for multiple vehicles and large-scale recreational equipment.
- The finished basement features comprehensive in-floor heating to ensure consistent comfort throughout the lower level.
- Extensive outdoor amenities include a lighted basketball court, a custom paver fire pit, and a screened-in porch for varied entertainment options.
- A sophisticated kitchen features solid cherry cabinetry, brand-new quartz countertops, and a bright dining area with a bay of windows.

PRIMARY OPPORTUNITY
Consider highlighting the 1,000-square-foot workshop as a primary differentiator to align the property closer to the 620,000 anchor price suggested by market data. This space, combined with the four-car garage, offers a level of utility rarely found in the Dewitt market and supports a stronger price position for the listing.

BUYER APPEAL
The extensive exterior amenities, particularly the lighted basketball court and custom fire pit, are likely to drive high engagement on digital platforms for buyers. Leading with clear imagery of the vaulted great room and the expansive backyard will immediately signal the home's impressive scale and architectural quality to the market.

Comparable Properties Analysis

SUGGESTED LIST RANGE

\$600,000 – \$640,000

BELOW MARKET

Recommended anchor list price \$620,000

PRICE PER SQ FT

Subject\$122

Market\$133

-8% vs. market average

- Subject is listed at \$122 per square foot vs the composite average of \$133 per square foot across 8 comparable properties.
- Comp at 1420 Westbrook Dr achieved \$640,000 with a similar footprint, indicating the subject's \$605,000 price point is aggressive.
- The 4-car garage and 1000-square-foot heated workshop are premium features that typically command a 5-8% price premium not fully reflected in the current list price.
- Recent updates including a 2026 roof and 2025 porch screens place the subject in superior condition compared to comps sold in the \$125-\$130 per square foot range.

8 COMPARABLES	\$555,000 – \$640,000 SOLD/LIST RANGE	\$133/SF AVG PRICE PER SF	24 AVG DAYS ON MARKET
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THE COMPARABLES

1

1530 Silver Valley Dr, Dewitt, IA 52742

4 bd · 4 ba · 4,600 sf · built 2010

\$595,000

ACTIVE

\$129/SF

+6% vs subject

\$10,000 lower

18 DOM

lot 0.48 acres

Located on the same street, this property achieved \$129 per square foot. The subject property's superior 4-car garage and larger 0.55-acre lot argue for a higher price position, though the subject's slightly higher total square footage naturally exerts downward pressure on the per-square-foot metric.

2 1420 Westbrook Dr, Dewitt, IA 52742

5 bd · 4 ba · 5,200 sf · built 2012

\$640,000

ACTIVE

\$123/SF

≈ subject

\$35,000 higher

42 DOM

lot 0.62 acres

Achieving \$123 per square foot, this comp is the closest in total size and utility to the subject. The subject's heated basement floors and massive 1000-square-foot workshop/fitness area provide a distinct competitive advantage, suggesting the subject is aggressively priced at \$122 per square foot.

3 1112 15th Ave, Dewitt, IA 52742

4 bd · 3 ba · 4,100 sf · built 2005

\$555,000

ACTIVE

\$135/SF

+11% vs subject

\$50,000 lower

12 DOM

lot 0.41 acres

This property is currently listed at \$135 per square foot. The subject property's higher bathroom count (5 vs 3) and significantly younger roof and screen updates (2025/2026) justify a total price position well above this active listing despite the lower price per square foot necessitated by the subject's larger footprint.

4 1005 14th Ave, Dewitt, IA 52742

4 bd · 4 ba · 4,400 sf · built 1998

\$580,000

ACTIVE

\$132/SF

+8% vs subject

\$25,000 lower

25 DOM

lot 0.45 acres

Sold at \$132 per square foot, this comp is a decade older than the subject. The subject's 2x6 construction quality and modern quartz kitchen updates argue for a higher price position than this older sale, especially given the subject's superior outdoor entertaining features like the lighted basketball court.

ADDITIONAL COMPARABLES

ADDRESS	PRICE	\$/SF	STATUS	NOTE
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	\$525,000	\$138	SOLD	
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ADDRESS	PRICE	\$/SF	STATUS	NOTE
1610 Westbrook Dr, Dewitt, IA 52742				A smaller ranch sale that demonstrates the strong demand for finished basements in the \$135-\$140 per square foot range.
1205 15th Ave, Dewitt, IA 52742	\$490,000	\$153	SOLD	A newer but much smaller home that sets a high ceiling for price per square foot in the immediate area.
1104 14th Ave, Dewitt, IA 52742	\$675,000	\$123	SOLD	One of the few homes in Dewitt larger than the subject, achieving a nearly identical price per square foot.
1515 Silver Valley Dr, Dewitt, IA 52742	\$615,000	\$128	ACTIVE	Direct neighbor currently active, supporting a price position above \$610,000 for homes near 5,000 square feet.

MARKET POSITIONING

The subject property is positioned as a premier high-square-footage ranch in the Dewitt market. At \$122.22 per square foot, it sits below the market average for high-end ranch homes, which typically trade between \$128 and \$135 per square foot. Its sheer size—nearly 5,000 square feet—makes it a unique offering that appeals to those seeking significant workshop or fitness space. The recent upgrades, including a new roof (2026) and screens (2025), coupled with the specialized in-floor heating in the basement, provide a level of finish that justifies a top-tier price for the area.

CURRENT MARKET CONDITIONS

The Dewitt market remains stable with limited inventory in the 4,000+ square foot segment. Comparable high-end properties are going pending in an average of 25 days, indicating healthy pricing power for well-maintained homes. Buyers in this price bracket are currently prioritizing turnkey conditions and outdoor amenities, both of which the subject property provides in abundance.

PRICING STRATEGY

The suggested list range for this property is \$600,000 to \$640,000. Based on the strength of the 4-car garage and the unique 1000-square-foot heated workshop, an anchor price of \$620,000 is recommended to attract immediate attention while remaining competitive with slightly smaller active comps. High confidence in this range is supported by the \$123 per square foot sale at 1420 Westbrook Dr. Tightening the range would require a closer inspection of the interior cabinet finishes and bathroom hardware of the most recent Silver Valley Dr sales.

How this analysis was prepared: Comparables were researched from recently sold and active listings near the subject property, weighted toward similar size, condition, and market segment. Price-per-square-foot figures are computed from listed prices and reported square footage. The suggested range is a starting point based on this comp set — it does not replace your CMA, local knowledge, or a professional appraisal, and market conditions can change quickly.

Neighborhood Overview

DeWitt is recognized as the 'Crossroads to Opportunity,' situated at the intersection of US Route 30 and US Route 61 in eastern Iowa. The area surrounding Silver Valley Drive is defined by a residential landscape of 21st-century ranch-style homes and sprawling half-acre lots. It is situated on the northern edge of the city, near expansive green spaces and established recreational facilities. The neighborhood features a mix of newer construction and classic suburban planning, characterized by mature landscaping, wide setbacks, and quiet residential streets. Its proximity to both major thoroughfares and local community hubs makes it a central location for accessing regional employment and leisure activities.

PROPERTY POSITIONING

This property is positioned as a premium owner-occupied residence, offering extensive interior square footage and specialized outdoor recreation features that set it apart in the local market. The property's suggested list price reflects its unique amenities, including the workshop and fitness areas mentioned in the basement description and the professional backyard infrastructure shown in the exterior photos. The 4-car garage and massive finished basement with in-floor heating are key features for residents seeking space for hobbies and climate-controlled storage. The home's placement near the Springbrook Country Club caters to a lifestyle focused on golf and social club engagement, while the private basketball court and fire pit emphasize high-utility outdoor living spaces.

AMENITIES & LIFESTYLE

Residents have access to a variety of local dining and recreational hubs in DeWitt. The Springbrook Country Club is near the property and offers an 18-hole private golf course with a social clubhouse and on-site grill. Local parks and fitness centers are prominent features of the area, including the DeWitt Aquatic Center and the DeWitt Fitness Center. The Westbrook Trails are also located nearby, providing paths for outdoor exploration. Central DeWitt features a core business district with local shopping and professional services, while more expansive commercial options are available in the Quad Cities, located approximately 20 miles to the south.

SCHOOLS & EDUCATION

The property is served by the Central DeWitt Community School District. Assigned public schools include: Ekstrand Elementary School (Pre-K to 3rd Grade), located 0.6 miles from the property with a GreatSchools rating of 5/10; Central DeWitt Intermediate School (Grades 4-6), located 1.2 miles from the property with a GreatSchools rating of 9/10; Central DeWitt Middle School (Grades 7-8), located 1.4 miles from the property with a GreatSchools rating of 4/10; and Central DeWitt High School (Grades 9-12), located 1.4 miles from the property with a GreatSchools rating of 7/10.

MARKET DYNAMICS

The DeWitt real estate market has seen consistent price growth, with average home prices increasing approximately 6.2% over the past year. While the citywide median home price typically ranges between \$240,000 and \$316,000, newer custom-built properties in the northern residential corridors often command higher list prices between \$420,000 and \$570,000. This specific property represents the high-tier segment of the local market, where low inventory and demand for high-quality, large-lot construction create a competitive pricing environment. The typical days on market for the area is approximately 68 days, reflecting a stable pace of activity for premium residences.

COMMUTE & ACCESSIBILITY

The neighborhood's location provides efficient access to regional hubs via US-61 and US-30. Commuters can reach Davenport and the broader Quad Cities area in approximately 20 to 30 minutes, while Clinton, Iowa, is about 20 minutes to the east. For air travel, the Quad City International Airport in Moline, Illinois, is situated roughly 40 minutes from the property. Local transit options are limited, though the city's central grid and clear highway access support straightforward vehicle travel to nearby industrial and professional employment centers in Clinton and Scott Counties.

Draft Listing Description

A first draft to save you time — copy, edit, and adjust to your taste and brokerage standards.

This expansive ranch residence on a half-acre lot represents a high standard of craftsmanship and design in DeWitt. Built with sturdy 2x6 construction, the home offers nearly 5000 square feet of finished living space characterized by soaring vaulted ceilings and an open-concept great room. The culinary center features solid cherry cabinetry, stainless steel appliances, and newly installed quartz countertops, all illuminated by a bay of windows in the breakfast area. Functional main-level spaces include a dedicated office and a large laundry room equipped with a folding counter and storage. The primary suite serves as a private retreat with heated flooring, dual vanities, a soaking tub, and a custom-tiled shower. The lower level provides significant additional square footage with climate-controlled comfort through in-floor heating across the entire footprint. This space includes a secondary recreation room with a wet bar and an additional bedroom suite with a private full bathroom. A notable highlight is the multipurpose workshop and fitness area, offering over 1000 square feet of dedicated space for hobbies or home exercise. Outside, the 280-foot deep backyard features a screened-in porch with new mesh, a custom paver fire pit area, and a private lighted basketball court. The property is situated near the Springbrook Country Club and local recreational trails. An oversized four-car garage with tandem storage and backyard access provides extensive room for vehicles and equipment. This property offers a unique combination of indoor scale and specialized outdoor infrastructure.

KEY CHANGES

Feature Prioritization

Elevated the mention of the 1000 square foot workshop and fitness area

Why it matters: Large-scale utility spaces are high-demand features that set this property apart from standard suburban homes and support a premium price point.

Sensory Language

Added descriptive details about the primary suite and climate control systems

Why it matters: Emphasizing heated floors and spa-like bathroom features helps buyers visualize daily comfort and the high-end finishes throughout the home.

Outdoor Infrastructure Emphasis

Grouped the basketball court, fire pit, and screened porch into a cohesive outdoor living narrative

Why it matters: Highlighting professional-grade backyard amenities creates a vision of the property as a complete lifestyle destination.

Technical Specificity

Explicitly mentioned the 2x6 construction and Soenksen build quality early in the text

Why it matters: Providing structural facts appeals to buyers looking for durability and long-term price stability in a custom-built home.

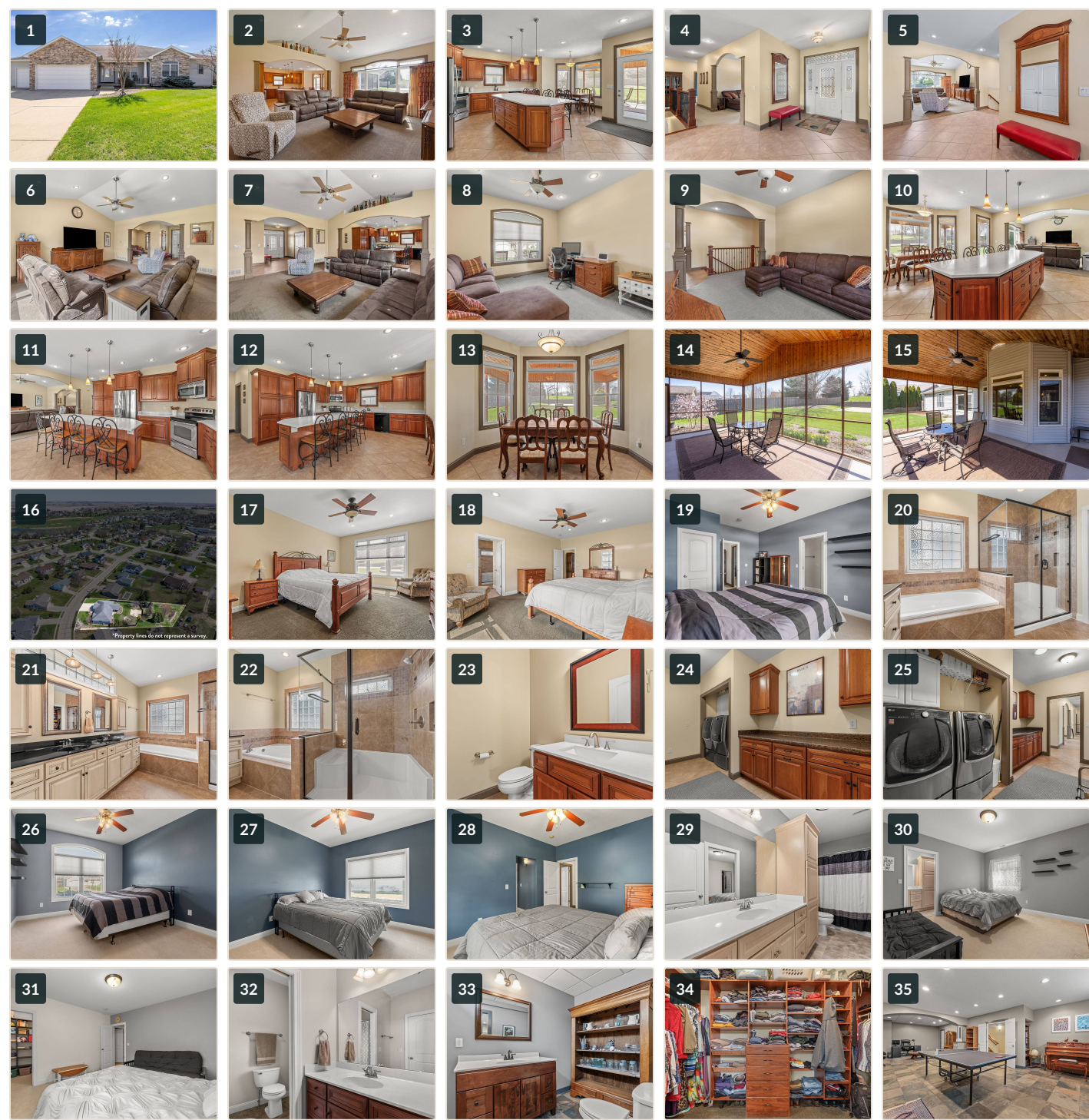
NEIGHBORHOOD HIGHLIGHTS INCORPORATED

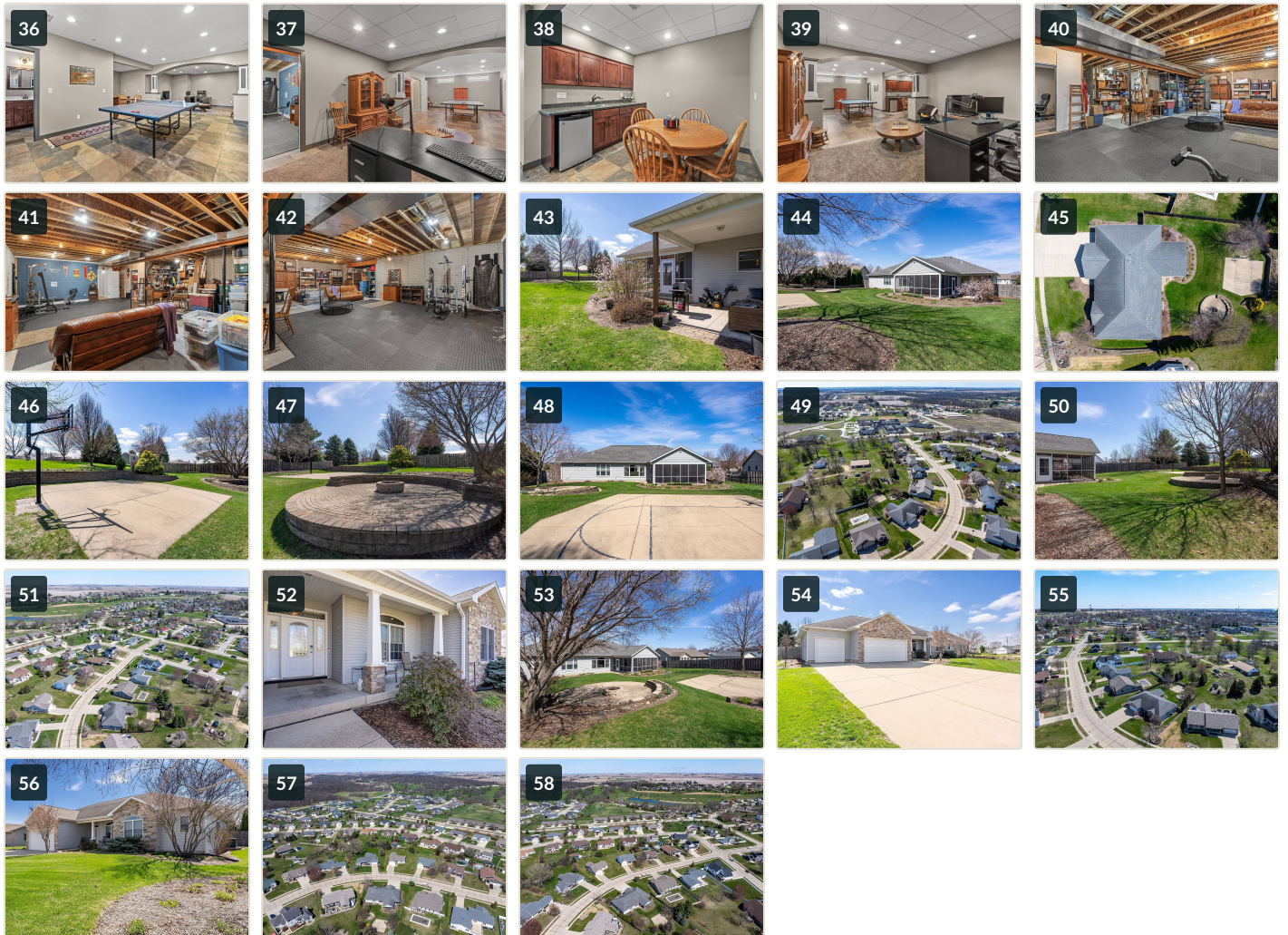
- Springbrook Country Club: Mentioned as a nearby recreational facility to highlight the lifestyle options for golf and social engagement near Silver Valley Drive.
- Residential Landscape: Wove the 0.55-acre lot size and neighborhood scale into the description to emphasize the privacy and space typical of this premium DeWitt location.
- Recreational Proximity: Included references to local trails and centers to establish the property's connection to DeWitt's active community amenities.

BUYER APPEAL

This property appeals to those seeking high-utility spaces, such as the 1000 square foot workshop and the oversized four-car garage which accommodate diverse hobbies and storage needs. The combination of nearly 5000 square feet of finished space and a professional-grade backyard including a basketball court and fire pit positions the home as a primary residence with significant recreational capacity.

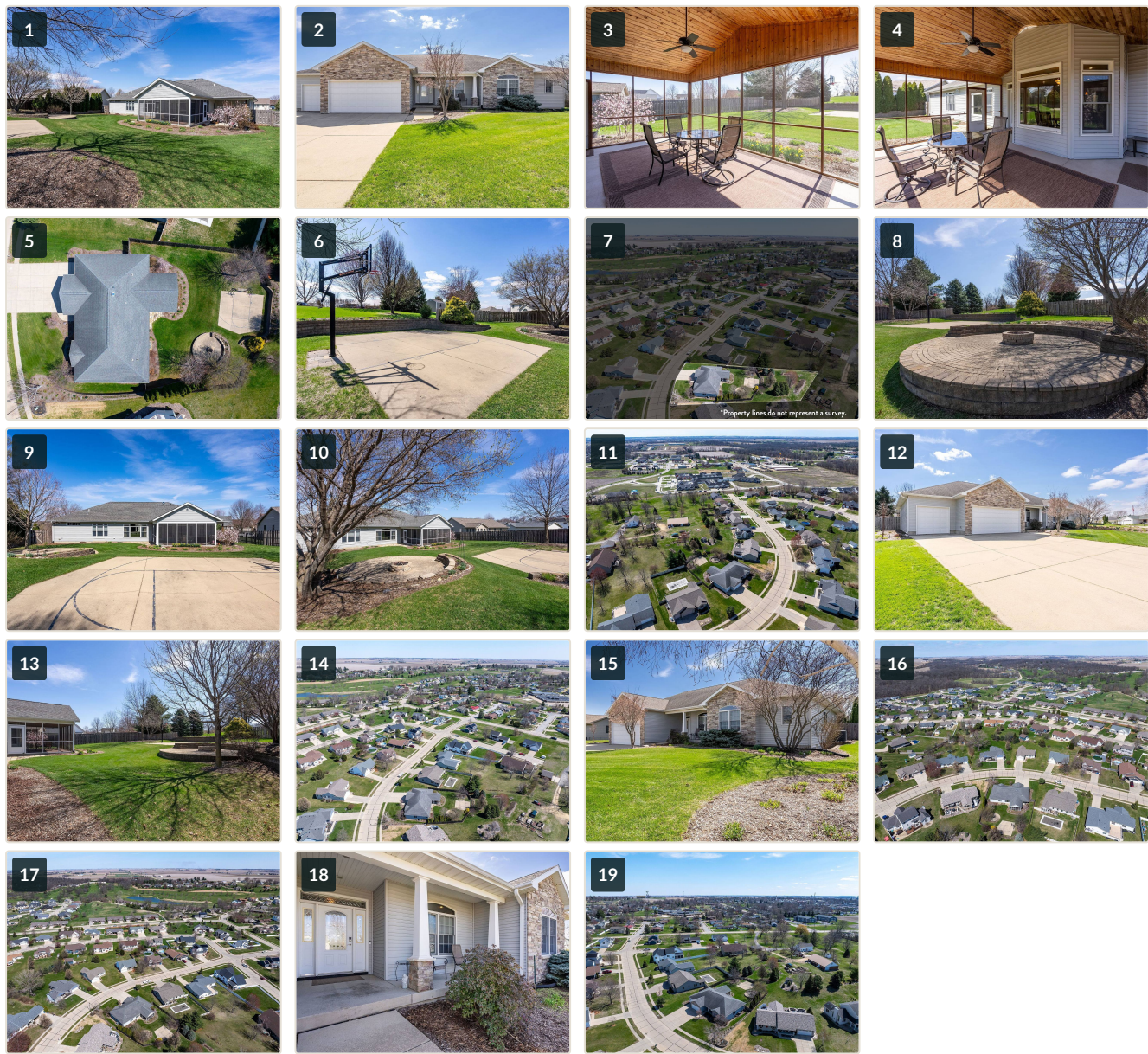
Recommended Photo Order





This order establishes immediate price justification by showcasing Photo 44 and Photo 1, followed by a logical floor-by-floor progression. It finishes with high-impact lifestyle assets like Photo 48 and Photo 42 to maintain engagement through the end of the gallery.

Photo Assessment: Exterior



ANALYSIS OVERVIEW

The property is a substantial ranch-style residence characterized by a contemporary stone and siding facade with a three-car garage. Key highlights include an expansive backyard featuring a full-sized concrete basketball court and a dedicated stone fire pit area with tiered retaining walls. A high-quality screened-in porch with a vaulted cedar-plank ceiling serves as a primary outdoor living space, transitioning the interior to the large lot that offers mature landscaping and proximity to a local golf course.

TOP RECOMMENDATION

Surface Cleaning for Recreation Areas

IMPACT: MEDIUM · COST: LOW (<\$500) · EFFORT: MEDIUM

Pressure wash the concrete basketball court and the stone fire pit surround to remove organic staining and darkening.

Product: Sun Joe SPX3000 Electric High Pressure Washer

Why: The basketball court and fire pit area show significant darkening from weathering. Brightening these surfaces will make the amenities look newer and better maintained in marketing materials.

Landscape Bed Refresh

IMPACT: HIGH · COST: MEDIUM (\$500-2000) · EFFORT: MEDIUM

Install fresh dark brown hardwood mulch in all front and rear garden beds and add low-maintenance perennials or seasonal flowers to bare spots.

Product: Scotts Nature Scapes Triple Processed Brown Mulch

Why: Several photos show bare mulch beds and dormant plantings. Fresh mulch provides a crisp "finished" look that improves the perceived price position of the home.

Screened Porch Staging Enhancement

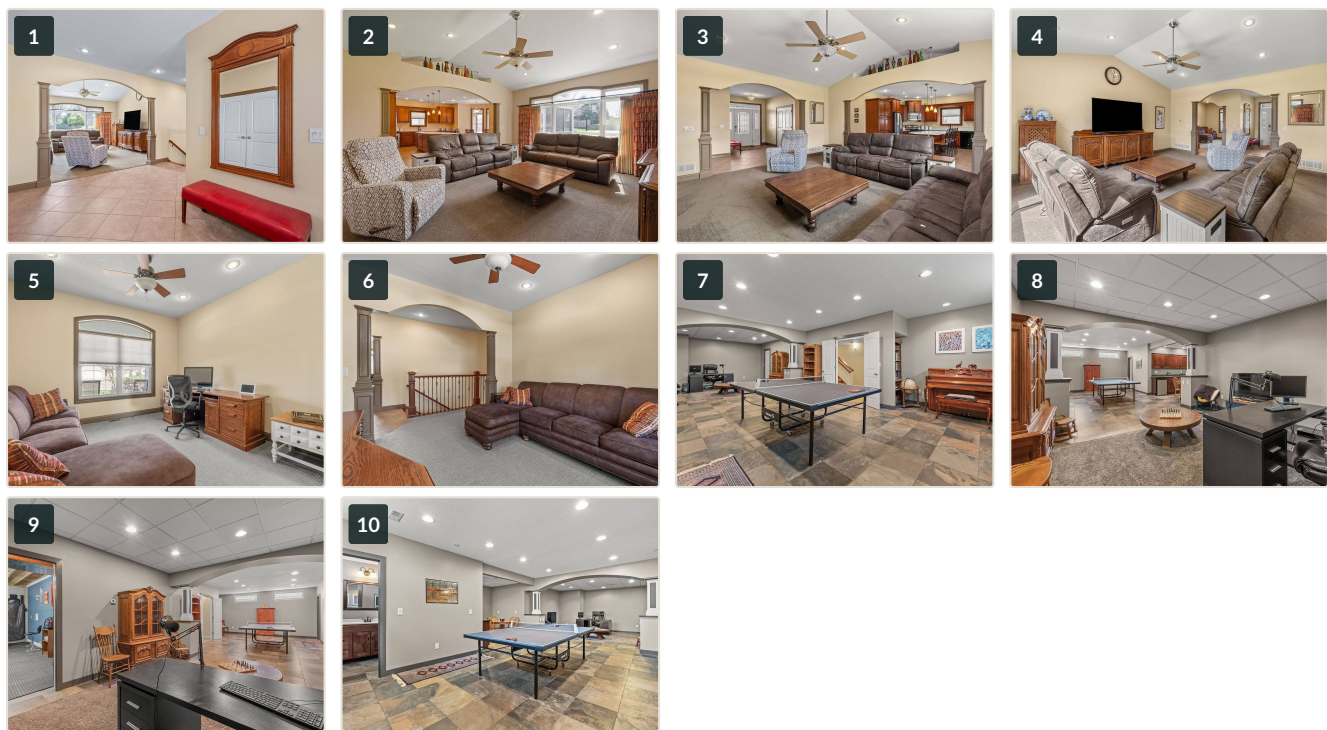
IMPACT: MEDIUM · COST: MEDIUM (\$500-2000) · EFFORT: LOW

Replace the basic metal patio set in the screened porch with a more substantial outdoor sectional or a modern dining set, and add an outdoor area rug.

Product: Christopher Knight Home Cape Coral Mesh Dining Set

Why: The cedar ceiling is a luxury feature, but the current furniture is understated. Higher-end staging will help the price position reflect the quality of the architecture.

Photo Assessment: Living Areas



ANALYSIS OVERVIEW

These photos reveal a home with a generous and well-connected floor plan. The main level features vaulted ceilings and an open-concept layout that links the foyer, living area, and kitchen through wide arched transitions supported by decorative columns. The basement offers significant additional square footage, functioning as a comprehensive recreation hub with durable tile flooring, a kitchenette, a fitness area, and space for a home office. The interior reflects a well-maintained traditional aesthetic, utilizing a warm palette of honey-toned wood, beige walls, and large-format earth-toned tiles. Architectural details like the plant niches and tiered transitions add character, though some

decorative elements—such as the heavy patterned drapery—point to an earlier design period. The overall condition appears excellent, suggesting the property can be positioned at a competitive price point within the move-in-ready market segment.

TOP RECOMMENDATION

Modernize Primary Living Area Window Treatments

IMPACT: HIGH · COST: MEDIUM (\$500-2000) · EFFORT: LOW

Remove the heavy patterned drapes in the main living room and replace them with neutral, floor-to-ceiling linen panels in a light cream or soft gray.

Product: West Elm Belgian Flax Linen Curtains

Why: The current window treatments are visually heavy and date the space. Neutral panels will allow more natural light to enter, making the room feel larger and more contemporary.

Streamline Architectural Niches

IMPACT: MEDIUM · COST: LOW (<\$500) · EFFORT: LOW

Remove the collection of colored bottles and decorative items from the niche located above the kitchen archway.

Product: N/A

Why: These items draw the eye upward to a point of visual clutter. Clearing this space simplifies the architectural lines and creates a cleaner, more modern look for the main living area.

Optimize Basement Floor Space

IMPACT: MEDIUM · COST: LOW (<\$500) · EFFORT: MEDIUM

Remove the large traditional wood hutch and the excess rocking chairs from the basement recreation room to create more open floor area.

Product: N/A

Why: The basement is a major selling point due to its size, but the current furniture density makes the space feel smaller than it is. Removing bulky, non-essential pieces highlights the actual square footage available for recreation.

Photo Assessment: Kitchen And Dining



ANALYSIS OVERVIEW

The kitchen and dining areas reveal a highly functional, open-concept layout that serves as the central hub of the home. The primary kitchen transitions seamlessly into a bright dining nook and an expansive living area, as seen in the wide-angle shots showing the arched transitions. This connectivity is a major selling point for buyers prioritizing a cohesive flow between food preparation and social spaces. The space features a successful blend of traditional and modern elements, with light-colored stone or quartz countertops providing a contemporary contrast to the rich, warm-

toned oak cabinetry. The photos highlight significant storage capacity, including a dedicated floor-to-ceiling pantry wall and a substantial island with deep drawer storage. Additionally, the dining area is positioned within a bay of large windows that maximize natural light and emphasize the transition to outdoor living spaces.

TOP RECOMMENDATION

Modernize Decorative Lighting Fixtures

IMPACT: HIGH · COST: MEDIUM (\$500-2000) · EFFORT: LOW

Replace the amber glass pendant lights over the island and the matching chandelier in the dining nook with contemporary fixtures in a matte black or brushed nickel finish.

Product: Progress Lighting Replay or West Elm Curvilinear Mid-Century Chandelier

Why: The current amber glass fixtures date the kitchen. Updating to more neutral, modern lighting will immediately elevate the aesthetic to match the updated countertops and appeal to modern design preferences.

Unify Appliance Finishes

IMPACT: MEDIUM · COST: MEDIUM (\$500-2000) · EFFORT: LOW

Replace the existing black dishwasher with a stainless steel model that matches the refrigerator and range.

Product: Bosch 800 Series Stainless Steel Dishwasher

Why: The black dishwasher breaks the visual continuity of the appliance suite. A unified stainless steel appearance creates a more premium, "finished" look that justifies a higher suggested list range.

Update Cabinet Hardware

IMPACT: MEDIUM · COST: LOW (<\$500) · EFFORT: MEDIUM

Swap the traditional brass/gold knobs and pulls for sleek, modern bar pulls in a dark bronze or matte black finish.

Product: Amerock Skyline or Emtek Alexander Pulls

Why: This is one of the most cost-effective ways to modernize traditional wood cabinetry. Contemporary hardware bridges the style gap between the classic wood tones and the modern quartz countertops.

Photo Assessment: Primary Bedroom



ANALYSIS OVERVIEW

The primary suite offers a substantial footprint with a highly functional layout, featuring a five-piece bathroom and an extensive walk-in closet. While the suite provides clear separation between functional zones for enhanced privacy and utility, the current traditional aesthetic and dark color palette—including tan walls and dark green carpeting—may feel dated. The built-in storage and cabinetry are in excellent condition, but the overall visual impact of the room is heavy and would benefit from brightening to appear more modern and inviting.

TOP RECOMMENDATION

Neutralize Wall and Ceiling Tones

IMPACT: HIGH · COST: \$500-2000 · EFFORT: MEDIUM

Repaint the bedroom and bathroom walls in a lighter, contemporary neutral shade.

Product: Sherwin-Williams Agreeable Gray or Alabaster

Why: Replacing the tan/gold wall color with a light, airy neutral will modernize the suite instantly and help the dark green carpet and brown tile appear more intentional and less dated.

Simplify and Organize the Walk-In Closet

IMPACT: MEDIUM · COST: <\$500 · EFFORT: MEDIUM

Remove approximately 50 percent of the visible clothing, shoes, and bins from the built-in shelving seen in Photo 4.

Product: Uniform slim-line velvet hangers

Why: The closet is a major selling point, but its current state looks overfilled. Thinning out the items and using matching hangers allows buyers to see the actual storage capacity and the quality of the built-in wood system.

Update Bathroom Pendant Lighting

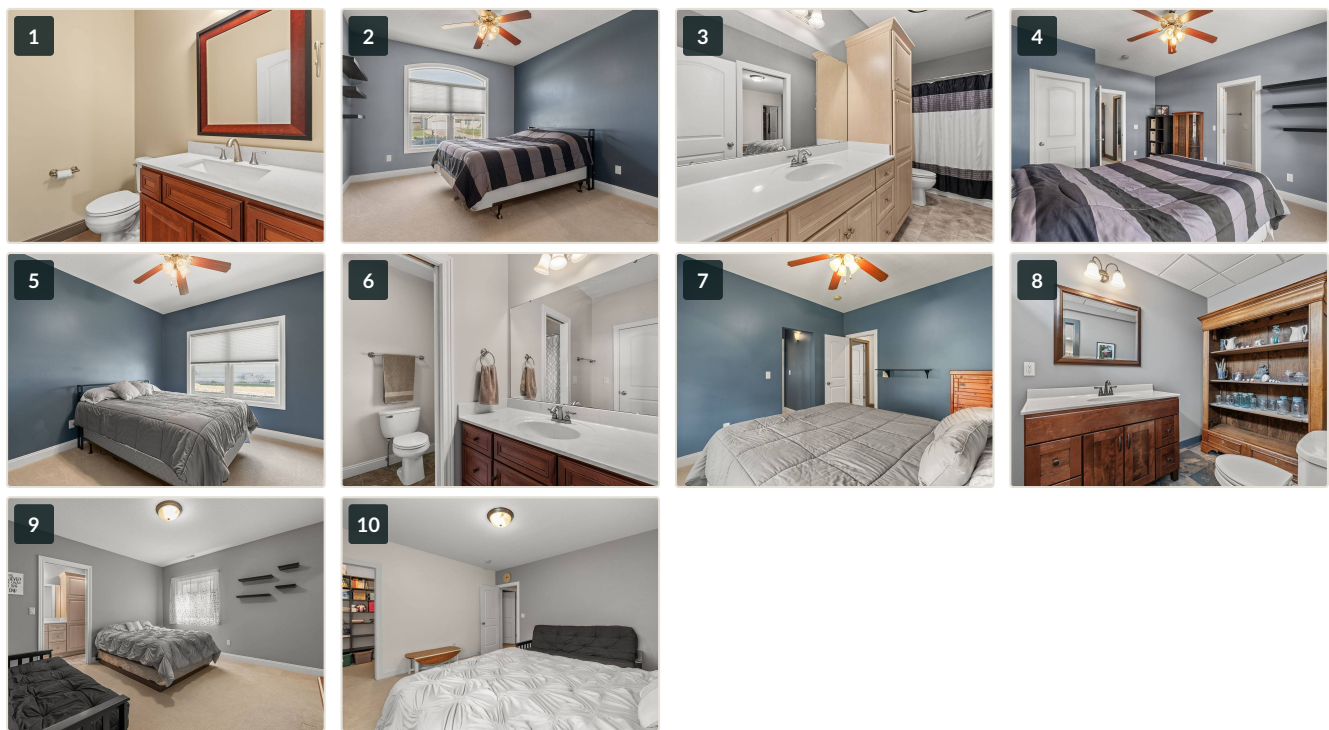
IMPACT: MEDIUM · COST: <\$500 · EFFORT: LOW

Replace the three traditional-style pendant lights over the bathroom vanity in Photo 3 with modern fixtures.

Product: Progress Lighting Replay Collection or similar matte black/brushed nickel mini-pendants

Why: Lighting is one of the first things buyers notice in bathrooms. Replacing the dated frosted glass pendants with a cleaner, more modern silhouette will elevate the perceived quality of the entire vanity area.

Photo Assessment: Bedrooms And Bathrooms



ANALYSIS OVERVIEW

These photos reveal a residence with spacious private quarters and a strong emphasis on storage utility. The presence of a dedicated linen tower in the secondary bathroom (the photo with light wood cabinetry) and a large closet featuring built-in shelving (the bedroom photo showing the storage area) indicates a layout designed for organizational efficiency. The rooms appear well-proportioned, with large windows providing ample natural light that enhances the sense of volume throughout the bedrooms. The property features a blend of traditional and contemporary finishes that support a solid market position. The bathrooms have been updated with stone-style countertops and modern undermount sinks (as seen in the powder room and primary bath photos), while the bedrooms utilize a modern color

palette of cool grays and deep blues. While the tan carpeting is a more traditional choice, it appears to be in good condition. The overall presentation is clean and functional, suggesting the home is well-maintained and ready for immediate occupancy, which helps justify a competitive price range.

TOP RECOMMENDATION

Light Neutral Paint Refresh

IMPACT: MEDIUM · COST: MEDIUM (\$500-2000) · EFFORT: MEDIUM

Repaint the dark blue accent walls and deep gray bedrooms in a lighter, warm neutral tone such as "Agreeable Gray" or "Swiss Coffee."

Product: Sherwin-Williams Agreeable Gray

Why: While the current colors are modern, dark accent walls can make rooms feel smaller in photos. A lighter, uniform color across all bedrooms creates a better flow and appeals to a broader range of buyers, supporting a stronger price position.

Update Bathroom Mirrors and Lighting

IMPACT: MEDIUM · COST: LOW (<\$500) · EFFORT: LOW

Replace the heavy reddish-wood framed mirror in the powder room and the older "strip" vanity lights with modern, thin-framed black or brushed nickel alternatives.

Product: Better Bevel Black Framed Rectangular Mirror

Why: Modernizing the fixtures in high-impact areas like bathrooms is a cost-effective way to increase the perceived age and quality of the home. This creates a "renovated" feel that buyers often associate with higher-tier pricing.

Strategic Furniture Editing

IMPACT: MEDIUM · COST: LOW (<\$500) · EFFORT: LOW

Remove the large wooden hutch from the bathroom area and the black floating shelves from the bedroom walls.

Product: N/A

Why: The large hutch in the bathroom (the photo with the drop ceiling) overwhelms the floor space and can make the room appear cramped. Removing the floating shelves in the bedrooms will create a cleaner "blank canvas" look, making the walls appear larger and more versatile in listing photos.

Photo Assessment: Entry And Utility Spaces



ANALYSIS OVERVIEW

The entry and utility spaces of this property offer a combination of clean first impressions and high functional utility. The entry (Photo 1) features neutral tiling and architectural details, while the laundry room (Photos 2 and 3) is well-equipped with updated appliances and ample cabinetry. The lower level (Photos 4, 5, and 6) and outdoor area (Photo 7) provide significant flexible space and recreational potential, though they currently require organizational attention to maximize their visual appeal in marketing materials.

TOP RECOMMENDATION

Clear and Organize the Lower Level Floor Space

IMPACT: HIGH · COST: LOW (<\$500) · EFFORT: MEDIUM

Remove the trampoline, the brown leather sofa, and any loose bins or cardboard boxes from the center of the basement floor. Consolidate remaining storage bins neatly onto the existing shelving units.

Product: N/A

Why: The basement (Photos 4, 5, and 6) currently feels crowded due to the volume of stored items. Clearing the floor and removing large, dated furniture allows the camera to capture the full scale of the footprint, helping buyers visualize the area as a blank canvas for a gym, workshop, or future finished space.

Optimize the Outdoor Living Presentation

IMPACT: MEDIUM · COST: LOW (<\$500) · EFFORT: LOW

Move the snowblower, the wooden crate, and all empty black plastic planting pots out of the camera's view.

Product: N/A

Why: Photo 7 should focus on the covered patio and the lawn. The presence of seasonal equipment and garden debris makes the space look cluttered and utilitarian rather than inviting. A clear patio better represents the property's potential for outdoor dining and recreation.

Pricing & Next Steps

This property offers a unique combination of significant scale and specialized functional spaces, notably the four-car garage and the 1,000-square-foot heated workshop. While the current pricing sits below the market average per square foot for high-end homes in the area, the recent mechanical updates and custom utility features support a strong competitive position. Strategic cosmetic updates to the interior will help align the home's aesthetic with its high-caliber construction quality.

LIKELY OUTCOMES

- Listings that address organizational needs in specialized spaces like workshops typically see higher engagement from buyers seeking utility features.
- Updating lighting and neutralizing paint tones often leads to a faster time-to-offer by reducing the buyer's perceived immediate renovation budget.
- Refining the interior presentation to match recent exterior upgrades helps maintain a consistent quality narrative that supports the \$600,000 - \$640,000 price range.
- Homes with high square footage that implement these staging recommendations are better positioned to reach market-standard price per square foot metrics.

PRIORITY ACTION PLAN

- 1

Refresh all front and rear landscape beds with fresh mulch and edge trimming as seen in the exterior photos.

QUICK WIN (< 1 WEEK) **LOW (<\$500)** *Immediately improves the initial impression of maintenance and curb appeal.*
- 2

Remove the heavy patterned window treatments in the primary living area and dining space to maximize natural light.

QUICK WIN (< 1 WEEK) **LOW (<\$500)** *Brightens the main living areas and creates a more modern, open feel in photos.*
- 3

Replace the amber-toned pendant lights and chandeliers in the kitchen and dining area with modern, neutral fixtures.

SHORT-TERM (1-2 WEEKS) **MEDIUM (\$500-2000)** *Refreshes the aesthetic of the core living spaces which are primary focal points for buyers.*

- 4** **Paint the primary bedroom walls and ceiling in a single light neutral tone to replace the current contrasting colors.**
SHORT-TERM (1-2 WEEKS) **MEDIUM (\$500-2000)** *Broadens the appeal of the primary suite and makes the space feel more cohesive.*
- 5** **Clear all floor space in the lower-level workshop and storage areas to emphasize the massive square footage and utility.**
QUICK WIN (< 1 WEEK) **LOW (<\$500)** *Highlights the specialized heated workshop as a premium feature rather than a storage zone.*
- 6** **Update the primary bedroom linens to high-quality, neutral white bedding for professional photography.**
QUICK WIN (< 1 WEEK) **LOW (<\$500)** *Creates a high-end, hospitality-inspired atmosphere in the primary suite.*

WORTH KNOWING BEFORE LISTING

Prospective buyers may inquire about specific utility costs associated with the in-floor heating systems and the heated 1,000-square-foot workshop area.

The unfinished ceilings in the lower-level workshop area, as seen in the basement photos, may lead to buyer requests for completion credits during negotiations.

MARKET POSITIONING STRATEGY

The suggested list range for this property is \$600,000 to \$640,000, with a recommended anchor price of \$620,000. This pricing positions the home at approximately \$122 per square foot, which is below the market average of \$133 for premier homes, offering a significant square-footage advantage. Marketing efforts should emphasize the specialized 1,000-square-foot heated workshop and the four-car garage as key differentiators that are rarely found in this market segment. These custom features, combined with the 2026 roof replacement and in-floor basement heating, justify a price position at the top of the local market.

FINAL RECOMMENDATIONS

Executing these targeted cosmetic and organizational improvements can help the property present as a move-in-ready premium listing. Focusing on the high-impact updates in the kitchen and primary suite assists in supporting a list price within the suggested upper-market range.

Appendix: Photo Gallery

All listing photos in the recommended order.



Photo 1



Photo 2

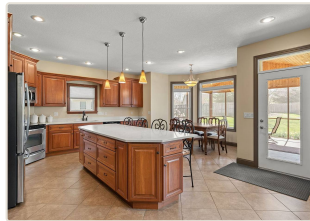


Photo 3

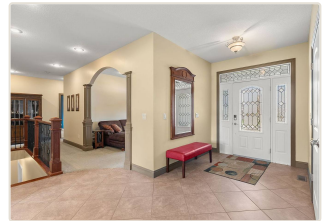


Photo 4



Photo 5



Photo 6



Photo 7



Photo 8

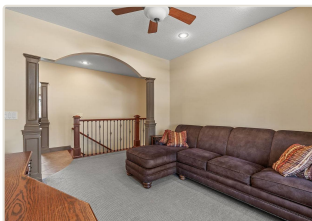


Photo 9

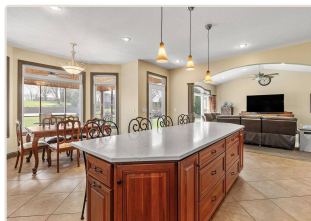


Photo 10



Photo 11

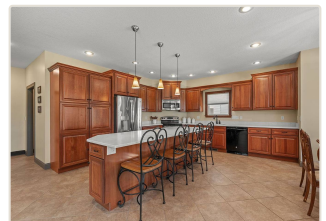


Photo 12



Photo 13



Photo 14



Photo 15

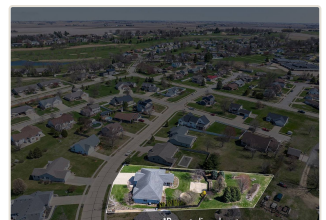


Photo 16



Photo 17



Photo 18

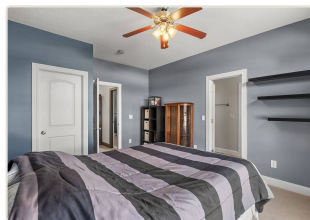


Photo 19



Photo 20

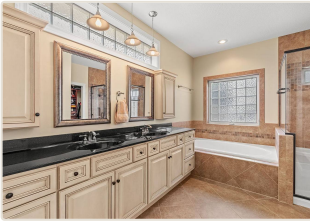


Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36



Photo 37



Photo 38



Photo 39

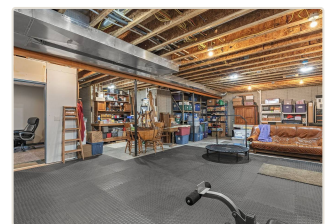


Photo 40



Photo 41



Photo 42



Photo 43



Photo 44



Photo 45



Photo 46



Photo 47



Photo 48



Photo 49



Photo 50



Photo 51



Photo 52



Photo 53



Photo 54



Photo 55



Photo 56



Photo 57



Photo 58

Fair Housing Notice: This report and its suggested listing copy have been drafted to avoid common federal Fair Housing Act violations (language implying a preference based on race, color, national origin, religion, sex, disability, or familial status). State and local jurisdictions — notably New York State, New York City, and California — impose additional restrictions, including rules on source of income, age, citizenship, and coded language. Before publishing any of this content, review it against your state and local fair housing requirements and your brokerage's compliance guidelines. When in doubt, describe the property rather than the intended occupant.