



### YOUR PROPERTY FEATURED HERE



Lot 12 Homestead Lane  
West Rockhill Township \$175,000

- 3+ Acre Premium Lot Partially Wooded with Mature Trees
- Small Private Enclave of 14 Homes
- Dramatic and Secluded Lot with Beautiful, Natural Features
- Your Builder or Ours! See Our Builder Package
- No Time Limit to Begin Construction of Your Dream Home



Newtown  
\$10,000 per month



Sellersville 3.29 Acres  
\$920,000



Doylestown Borough Apartments  
\$1,750 - \$2,500

### SOLD BY SUE

Doylestown Township \$545,000	Warrington Township \$890,000 Sold in 2 Days	Doylestown Borough \$2,795/mth	Doylestown Borough \$1,410,000		
Hilltown Township \$730,000	Warrington Township \$499,000	Doylestown Borough \$1,245,000	New Britain Township \$600,000	Durham Township \$780,000	Doylestown Township \$425,000
Sellersville Borough \$470,000	Buckingham Township \$1,400,000	Bedminster Township \$387,000	Warwick Township \$625,000	Doylestown Township \$605,000	Springfield Township \$862,500
Doylestown Borough \$775,000	Tinicum Township \$830,000	Lower Makefield Township \$1,000,000	Plumstead Township \$465,000	Doylestown Borough \$540,000	Doylestown Township \$600,000
Plumstead Township \$624,000	Doylestown Borough \$495,000	Doylestown Borough \$390,500	Doylestown Township \$265,000	Solebury Township \$585,000	Buckingham Township \$524,900

## ASK THE PROFESSIONAL

### Sue Jones on Real Estate



Sue Jones is a REALTOR as well as Owner/Partner of Keller Williams Real Estate, Doylestown Office.

**Experience:** Sue's experience spans over 30 years, providing professional help to both buyers and sellers in our local market.

**Designations/Memberships:** Holding the coveted GRI designation - Graduate of the Realtor Institute; Memberships in the National, Pennsylvania and Bucks County Association of Realtors.

**Education:** Sue feels that ongoing "fine tuning" of the ever-changing regulations, laws and procedures that guide the professional REALTOR to properly represent the public and which shape the Real Estate Industry are of the utmost importance, and this is her pledge and commitment.

**Why Real Estate as a Career?** When asked "What made you choose Real Estate as a career?" Sue answered "I wanted to be in a helping field and decided that Real Estate offered that, helping people with their most important investment."

By: Sue Jones  
Owner/Partner  
KELLER WILLIAMS  
Real Estate

#### Do Solar Panels Add Value?

**Q. Dear Sue, We are going to be listing our home for sale. We had Solar Panels installed and we are curious as to whether they add to the value of our home, and if so, how much. Thanks! A and C**

**A. I discussed this with a local appraiser and he advised that yes, they do in fact add value to your home when you decide to sell. The amount would vary based on the price point of your home. Examples would be, for homes in our general area: a home in the \$400,000.00 range, would add \$5,000.00 to the appraised value, and a home in the \$2,000,000.00 range, would add \$50,000.00 to the appraised value. That's great news, isn't it!**

**Q. Dear Sue, We have sold our home and plan to go into a rental temporarily. Do you have any advice regarding the lease we will be asked to sign? Our thanks, B and S**

**A. Email me with this subject Line: Renting a Home. I will forward to you the 'Consumer Legal Information Pamphlet by the Pennsylvania Bar Association'. It is a wealth of information for you.**

For now, starters are a written lease should include:

- \* names and addresses of the tenant and the landlord
- \* term of the lease (length of time)
- \* rent amount and payment terms
- \* amount of security deposit

- \* renewal terms
- \* notice required to end the lease
- \* who is responsible for paying utility bills and other expenses
- \* duties of both the tenant and the landlord in relation to the property, such as who is responsible for repairs
- \* grace period and penalty for late payments

It is very important that you read and understand a lease completely BEFORE you sign it. Do not sign unless you agree with all the provisions. Once signed it becomes a binding written contract.

**Q. Dear Sue, Now that we have received an offer on our home, what should we do to prepare for our property's home inspection? Thank You. C and M**

**A. Congratulations on this very proactive question. I have a four-page "step-by-step" answer as to how to prepare for your home's property inspection, once it is under contract. Please e-mail me with the subject line "Preparing for Property Inspection", and I will e-mail you the four-page summary entitled "How to prepare your home for inspection".**

#### Testimonial Thank You Sue

Dear Sue, Thank you so much for your help selling my Mother's house. You made the process simple and easy to understand, especially with the distance between us. You have gone the extra mile since day one and I appreciate it all! Please enjoy this gift showing our gratitude! Best regards, Karen Ferguson

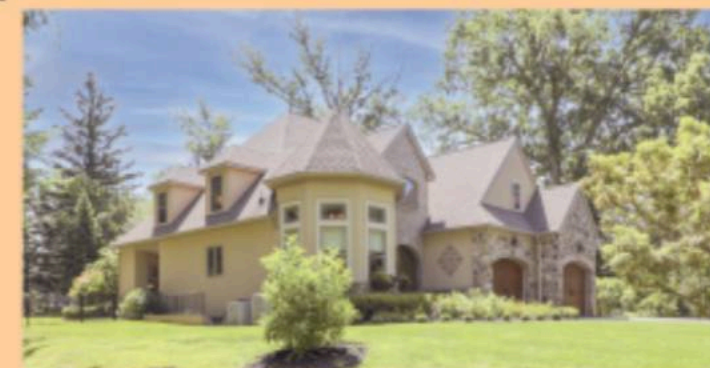
30+ years experience bringing Buyers and Sellers together.

Choose Experience in 2023 .... View my Successes at [SueJones.com](http://SueJones.com)

I Sell Homes in Every Price Range ....



From Doylestown Borough Condo \$180,000



To Doylestown Borough Custom Home \$1,410,000



Awarded TOP 1% Greater PA Region 2022



**SUE JONES**  
REALTOR, GRI, CRS  
Owner/Partner

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