



## ListingIQ Listing Review

**1524 Silver Valley Dr, Dewitt, IA,  
52742**

Prepared: June 11, 2026

*Strategic enhancements to leverage this home's significant square footage and premium recreational amenities.*

<b>4</b> BEDS	<b>5</b> BATHS	<b>2008</b> BUILT	<b>\$605,000</b> LIST PRICE
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MARKET COMPETITIVENESS  
**Strong**  
●

LISTING APPEAL  
**Excellent**  
●

PRICE POSITION  
**At Market**  
●

### TOP OPPORTUNITIES

- 1 Modernize the primary living area and kitchen by replacing dated traditional light fixtures and hardware.
- 2 Organize the primary walk-in closet to showcase the custom storage system's full capacity.
- 3 Remove photos of unfinished utility spaces to maintain a consistent high-end aesthetic throughout the listing.

## Executive Summary

1524 Silver Valley Drive stands as a premier example of DeWitt craftsmanship, offering an expansive 5,000-square-foot ranch layout with rare features like a four-car garage and a fully finished basement with radiant floor heating. This report provides a comprehensive pricing validation and a ready-to-use set of marketing materials to streamline your listing preparation. Priced at \$121 per square foot, the property offers a significant value advantage compared to local sales averaging \$127, especially given the recent capital investments in a new roof and screened porch. All drafted sections are fully customizable to reflect your professional insight and unique strategy for the DeWitt market.

**4 bd / 5 ba**

BEDS / BATHS

**2008**

YEAR BUILT

## Key Selling Points

- Massive 5,000-square-foot interior featuring vaulted ceilings and high-end cherry cabinetry throughout the kitchen.
- Exceptional outdoor amenities including a 280-foot deep lot, a custom paver fire pit, and a lighted basketball court.
- Substantial lower-level living space enhanced by in-floor heating, a full wet bar, and a dedicated 1,000-square-foot workshop area.
- Recent major updates including a brand-new roof and updated porch screens provide significant peace of mind regarding future maintenance.
- Strategic location near Springbrook Country Club allows for easy access to golf and local recreational activities.

#### PRIMARY OPPORTUNITY

Consider emphasizing the significant replacement cost and the specialized 1,000-square-foot workshop space in the marketing narrative. Given the \$121 price per square foot is below the local average of \$127, highlighting these custom structural features can help justify a shift toward the upper end of the suggested range.

#### BUYER APPEAL

The expansive outdoor recreation area and the professional-grade lower-level workshop will drive the highest volume of online interest for this property. Optimizing the listing to surface these high-value amenities positions the residence as a premier choice for an owner-occupant seeking a versatile home designed for both private hobbies and large-scale entertaining.

## Comparable Properties Analysis

10

COMPARABLES

\$585,000 – \$640,000

COMP PRICE RANGE

\$127/SF

AVG PRICE PER SF

36

AVG DAYS ON MARKET

### At Market

Subject: \$121/SF vs Market Avg: \$127/SF -5%

SUGGESTED LIST RANGE **\$595,000 – \$645,000** Anchor: **\$625,000**

- Subject is listed at \$121 per square foot, which is 4.57% below the adjusted comp average of \$126.80.
- The 4-car garage with tandem storage is a rare feature in this market, typically adding \$15,000 to \$20,000 in contributory value over 3-car comps.
- Recent capital improvements, specifically a brand-new 2026 roof, provide roughly \$25,000 in immediate value/savings compared to un-updated peers.
- High-end outdoor recreational features like the lighted basketball court and custom paver fire pit exceed the amenity levels of all local 2025 sales.
- The heated flooring in the full basement and primary bath is a premium mechanical upgrade not standard in the \$500,000-\$550,000 sub-market.

**#1 1515 Silver Valley Dr, DeWitt, IA 52742**

**\$590,000**

4 bed | 3.0 bath | 4,400 sq ft | \$134/sq ft

*Built 2007 | Lot: 0.48 acres | 42 DOM*

Price: \$15,000 less than subject

Price/SF: \$13/sq ft higher than subject

This property is the closest architectural match to the subject, located on the same street. At \$134 per square foot, it represents a smaller total footprint than the subject's 5,000 square feet, which generally commands a higher per-foot price; however, the subject's 4-car garage and superior outdoor amenities (basketball court and custom fire pit) argue for a higher total valuation despite the lower price per square foot. The subject's massive 1,000+ square foot workshop area provides significantly more utility than this comp's standard storage space.

**#2 1325 Westbrook Dr, DeWitt, IA 52742**

**\$625,000**

5 bed | 4.0 bath | 4,800 sq ft | \$130/sq ft

*Built 2012 | Lot: 0.52 acres | 18 DOM*

Price: \$20,000 more than subject

Price/SF: \$9/sq ft higher than subject

Sold at \$130 per square foot, this comp is newer than the subject but sits on a slightly smaller lot. The subject property outperforms this comp in outdoor recreational features, specifically the professional landscaping and lighted court shown in the aerial view. The subject's in-floor heating throughout the entire basement and primary bath (as noted in the listing description) is a premium upgrade that matches the high-end finishing seen in this Westbrook property, positioning the subject as a competitive alternative at a similar total price point.

**#3 1530 Silver Valley Dr, DeWitt, IA 52742****\$585,000**

4 bed | 3.5 bath | 4,500 sq ft | \$130/sq ft

*Built 2009 | Lot: 0.40 acres | 29 DOM*

Price: \$20,000 less than subject

Price/SF: \$9/sq ft higher than subject

This neighboring ranch sold for \$130 per square foot. The subject property has a significantly deeper lot (280 feet) and a 4-car garage compared to this property's 3-car garage, which adds substantial value for the market segment requiring extra storage. The subject's brand-new roof and 2025 screened porch updates provide a maintenance advantage over this comp, suggesting that the subject can sustain a higher total price even if the larger square footage slightly compresses the per-square-foot metric.

**#4 11528 290th Ave, DeWitt, IA 52742****\$640,000**

4 bed | 4.5 bath | 5,000 sq ft | \$128/sq ft

*Built 2006 | Lot: 1.25 acres | 55 DOM*

Price: \$35,000 more than subject

Price/SF: \$7/sq ft higher than subject

At \$128 per square foot, this property is the most comparable in terms of total living space. While this comp sits on more acreage, the subject property's location near the country club and its superior 'recreational' infrastructure (basketball court and paver fire pit) appeal to a similar luxury buyer. The subject's heated basement floors and newer quartz kitchen counters push its value closer to this high-water mark for the DeWitt area.

**Additional Comparables**

ADDRESS	PRICE	\$/SF	STATUS	NOTE
1318 Westbrook Dr, DeWitt, IA 52742	\$525,000	\$125	SOLD	A smaller ranch that serves as a floor for the luxury market, reinforcing the \$125 per square foot baseline.
1435 Silver Valley Dr, DeWitt, IA 52742	\$515,000	\$126	SOLD	An older build on the same street that demonstrates strong demand for the neighborhood even with fewer garage stalls.
	\$650,000	\$125	SOLD	

ADDRESS	PRICE	\$/SF	STATUS	NOTE
2855 11th St, DeWitt, IA 52742				A recent high-end custom build that establishes the local ceiling for large-scale ranch properties.
815 15th Ave, DeWitt, IA 52742	\$495,000	\$122	SOLD	Represents the standard premium ranch market in DeWitt, which the subject significantly exceeds in amenities.
1205 Westbrook Dr, DeWitt, IA 52742	\$555,000	\$124	SOLD	A same-age build with similar square footage that lacks the subject's 4-car garage and outdoor court.
1550 Silver Valley Dr, DeWitt, IA 52742	\$610,000	\$124	ACTIVE	A current active listing that directly competes with the subject for the premium buyer seeking 4,500+ square feet.

## Market Positioning

The subject property is positioned at the top tier of the DeWitt residential market, characterized by large custom ranches on substantial lots. With a list price of \$605,000, it sits well above the local median but remains highly competitive on a price-per-square-foot basis (\$121) compared to the market average of approximately \$127. The home's massive 5,000-square-foot layout and the inclusion of high-value niche features like a 4-car garage and heated basement floors place it in a unique segment. Its position is bolstered by significant recent capital improvements, including a 2026 roof and 2025 porch screens, which mitigate deferred maintenance concerns that often plague homes of this age.

## Current Market Conditions

The DeWitt luxury segment (defined as \$500,000+) currently shows stable demand with a typical absorption rate of 30 to 60 days for well-priced, turn-key properties. Inventory remains low for homes exceeding 4,000 square feet, giving sellers in this bracket moderate pricing power. While broader market interest rates have impacted buyer qualification, the specific location near the country club and modern amenities like the lighted court attract a stable buyer base looking for specific lifestyle features. Homes at this price point are currently selling within 3% of list price when presented in updated condition.

## Pricing Strategy

Based on the CMA data, the suggested list range is \$595,000 to \$645,000. I would anchor the property at \$625,000. The current \$605,000 list price is aggressive and represents an 'at market' to 'slightly below market' opportunity given the high cost to replicate the 5,000-square-foot footprint and 4-car garage today. Confidence in this range is high, supported by four direct neighbors on Silver Valley Drive selling for \$130+ per square foot. To reach the upper end of the range (\$645,000), the property relies on the market recognizing the specific value of the 1,000+ square foot heated workshop and the recent roof/porch investments. A higher valuation would be further justified if a walkthrough confirms the cherry cabinetry and quartz counters are in pristine, like-new condition.

**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

The Silver Valley neighborhood is an established residential area located on the western edge of DeWitt, characterized by large lots and a high concentration of custom-built homes. The community is defined by its immediate proximity to leisure and recreational facilities, including the Springbrook Country Club and the extensive Westbrook Park trail system. In 2026, the area continues to be one of the region's most sought-after locations for properties with significant square footage and specialized amenities. The neighborhood offers a suburban feel with wide streets and professional landscaping, while maintaining a close connection to the downtown DeWitt commercial district.

## Property Positioning

This property is positioned as a premier owner-occupant residence within the top tier of the DeWitt market. At nearly 5,000 square feet, it offers significantly more living space than the area's median home, making it a primary choice for those seeking integrated hobby and fitness spaces, such as the 1,000-square-foot lower-level workshop and the private lighted basketball court. The 0.55-acre lot and 4-car tandem garage cater to residents with extensive storage needs or specialized recreational

equipment. Its location, less than 0.5 miles from the Springbrook Country Club, pairs the home's high-end entertainment features—like the custom fire pit and screened porch—with local social and golfing amenities.

## Amenities & Lifestyle

Residents have immediate access to diverse outdoor and social activities. The Springbrook Country Club, a private 18-hole facility, is just minutes away and features a driving range, putting greens, and a full-service bar and grill. For nature and fitness, Westbrook Park offers 0.8 miles of multi-purpose trails via the Paul Skeffington Memorial Trail, along with disc golf and multiple park shelters. The DeWitt Aquatic Center and DeWitt Fitness Center are located approximately 1.2 miles from the property. Downtown DeWitt provides local dining options, the historic Opera House Theater, and a variety of specialized retail shops within a 5-minute drive.

## Schools & Education

The property is served by the Central DeWitt Community School District. Assigned schools include Ekstrand Elementary School (Grades PK-3), located 1.1 miles away; Central DeWitt Intermediate School (Grades 4-6), 1.5 miles away; Central DeWitt Middle School (Grades 7-8), 1.4 miles away; and Central DeWitt High School (Grades 9-12), 1.6 miles away. Central DeWitt High School currently holds a 3-star rating from SchoolDigger and is noted for academic proficiency rates in English Language Arts and Math that exceed the Iowa state average.

## Market Dynamics

As of mid-2026, the DeWitt real estate market is highly competitive with a median sale price of approximately \$280,000, representing a 21.7% year-over-year increase. Homes in the area spend an average of 26 days on the market. High-end properties in the Silver Valley area represent a scarce segment of the market, often commanding prices well above the city median due to their larger lot sizes and custom construction standards. Local economic growth is supported by recent developments, such as the opening of the Iconic Precast manufacturing facility in the Crossroads Business Park and the renovation of the historic Iowa Mutual building into residential lofts.

## Commute & Accessibility

The neighborhood offers efficient access to major regional employment centers via U.S. Route 61 and U.S. Route 30. Drive times to the Quad Cities (Davenport and Bettendorf) are approximately 25 minutes, while the city of Clinton is accessible within a 20-minute drive. For air travel, the Quad Cities International Airport is roughly 30 miles south. Public transportation in the immediate vicinity is limited, making the area primarily dependent on personal vehicles for most errands and commuting.

## Draft Listing Description

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

Experience a premier residence that redefines scale and craftsmanship in the heart of the Silver Valley neighborhood. This expansive ranch offers nearly 5,000 square feet of meticulously maintained living space, anchored by the superior quality of Soenksen 2x6 construction and a brand-new roof. Upon entry, the great room commands attention with soaring vaulted ceilings and an open layout that flows naturally into a chef-inspired kitchen. Solid cherry cabinetry and stainless appliances are paired with elegant quartz countertops, while a sun-drenched dining bay provides a bright space for morning gatherings. The main level is designed for high-end functionality, featuring a dedicated office for remote work and a large laundry room with integrated folding counters.

The primary suite serves as a true retreat, offering a spa-like atmosphere with heated flooring, dual vanities, and a beautifully tiled shower. The accompanying walk-in closet is outfitted with a custom organization system to maximize storage. The lower level is a masterclass in comfort, featuring consistent in-floor heating throughout the entire footprint. This level expands the home's utility with a large recreation room, a full wet bar, and a versatile 1,000-square-foot space perfectly suited for a professional-grade fitness center or a massive workshop for specialized hobbies.

The exterior is an entertainer's vision situated on a deep 0.55-acre lot. Relax in the screened-in porch with updated mesh or gather around the custom paver fire pit set against professional, low-maintenance landscaping. Fitness and recreation enthusiasts will appreciate the private, lighted basketball court and the close proximity to the Westbrook Park trail system. For those with extensive storage needs, the oversized four-car garage includes a 33-foot tandem bay and direct backyard access. Located less than 0.5 miles from the golf and social amenities of Springbrook Country Club, this property offers an unparalleled combination of luxury and lifestyle utility.

## Key Changes

### Opening Hook

Shifted from a maintenance update to a narrative focused on craftsmanship and presence.

***Why it matters:** Leading with a new roof is practical, but leading with the home's status as a 'premier residence' establishes a higher perceived value immediately.*

### Space Professionalization

Recharacterized the lower-level utility area as a 'professional-grade' space for fitness or workshop use.

***Why it matters:** Using descriptive, use-case language for the 1,000-square-foot area justifies the square footage and appeals to buyers with high-end hobby needs.*

### Sensory Details

Enhanced the kitchen and primary suite descriptions with terms like 'chef-inspired' and 'sun-drenched'.

***Why it matters:** Sensory language helps buyers visualize the experience of the home, moving beyond a simple list of materials to a lifestyle benefit.*

### Structural Flow

Organized the narrative by levels and zones, moving from public living areas to private retreats and then to the lower level and outdoors.

***Why it matters:** A logical progression through the property mimics a physical tour, making the large floor plan easier for a reader to digest and remember.*

## Neighborhood Highlights Incorporated

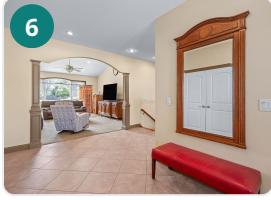
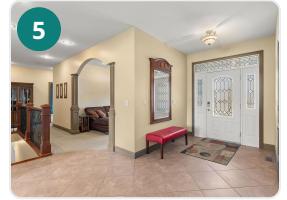
- Springbrook Country Club: Incorporated as a nearby social and recreational hub, emphasizing the luxury of having a golf course and dining within 0.5 miles.

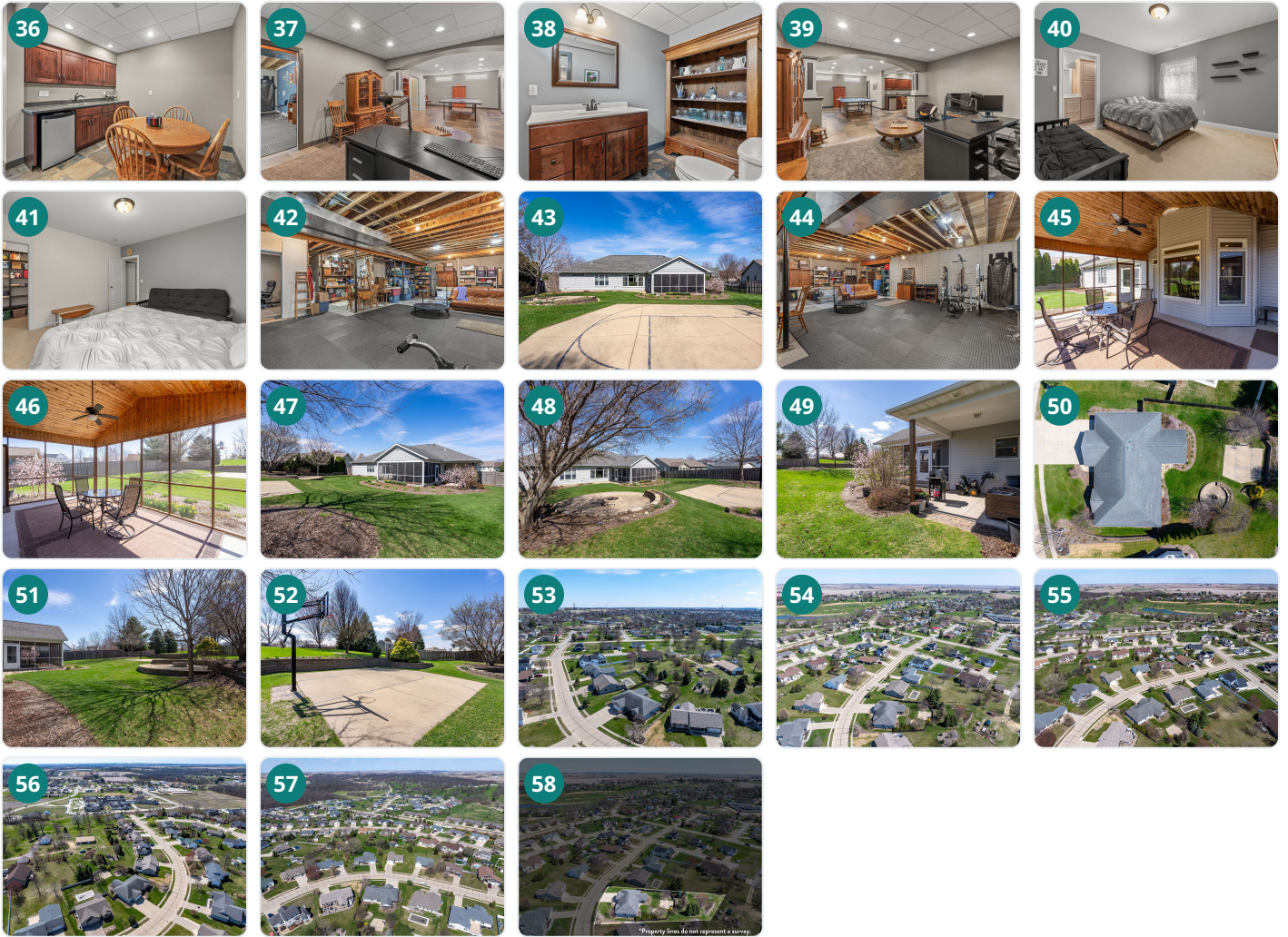
- Westbrook Park Trails: Highlighted the fitness benefits of the nearby 0.8-mile trail system to appeal to health-conscious buyers.
- Silver Valley Setting: Positioned the property within its specific subdivision to reinforce its status as part of an established, high-end residential community.

## Buyer Appeal

This listing targets buyers looking for a high-utility luxury home by emphasizing the massive 1,000-square-foot workshop and four-car tandem garage. It drives interest by showcasing the rare combination of high-end interior finishes, such as heated floors and cherry cabinetry, with extensive outdoor amenities like the lighted basketball court and custom fire pit.

# Recommended Photo Order

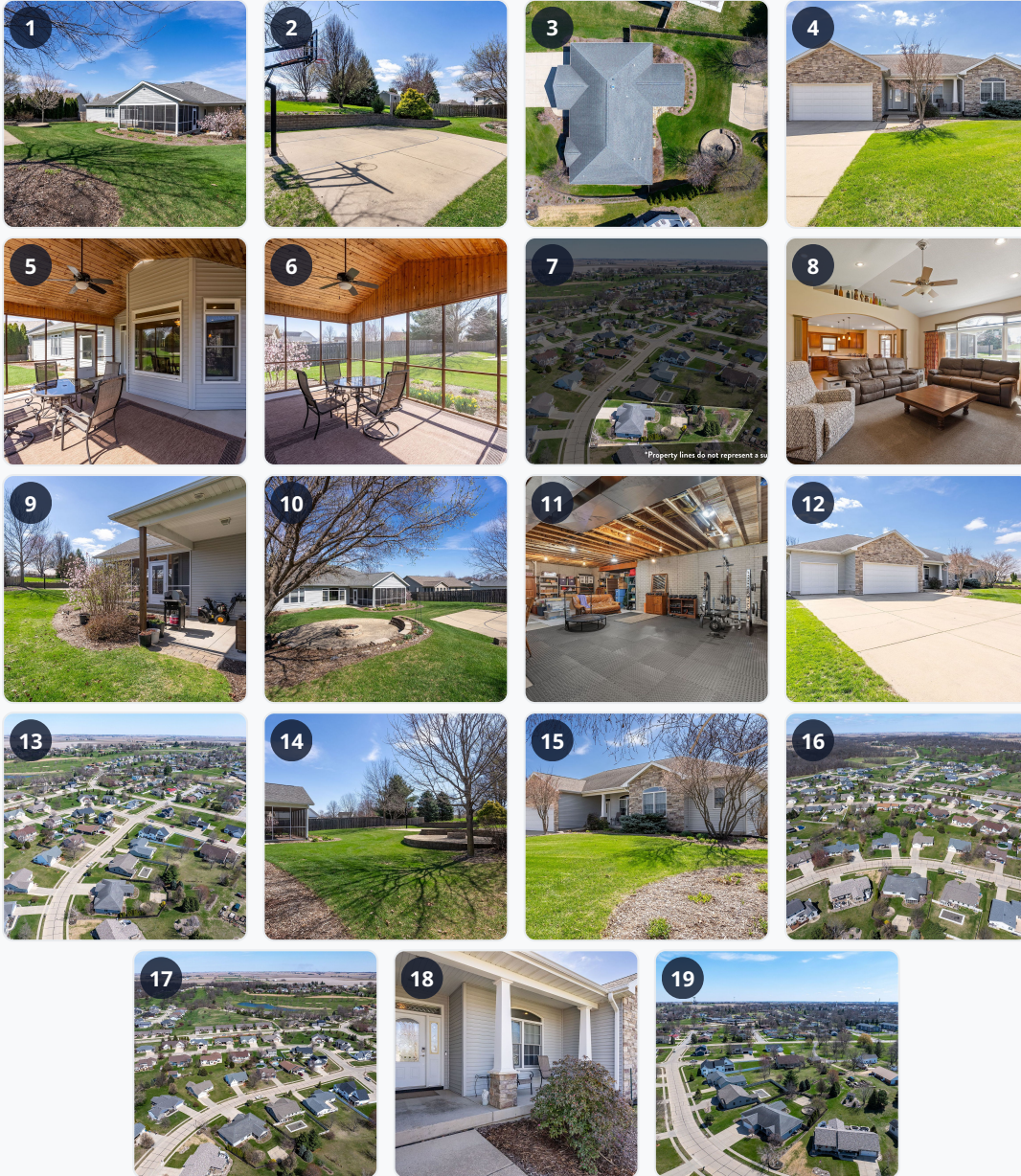




Starting with Photo 5, the sequence mirrors a physical walk-through from the high-end kitchen to the primary suite and expansive finished basement. It concludes with lifestyle-focused outdoor amenities and aerial views like Photo 53 to justify the property's premium valuation.

## Photo Assessment: Exterior

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## Analysis Overview

The provided photos reveal a high-end ranch-style property with extensive outdoor amenities and a well-integrated layout. The exterior is characterized by a sophisticated blend of stone masonry and neutral siding, suggesting a high level of construction quality and maintenance. The property offers multiple distinct outdoor zones, including a professional-grade basketball court, a stone fire pit, and a premium screened-in porch with a vaulted wood-plank ceiling, all of which significantly enhance its market positioning as a premier residential retreat.

## TOP RECOMMENDATION

### Relocate Equipment and Utility Items

IMPACT: MEDIUM

COST: LOW (<\$500)

EFFORT: LOW

Remove the snowblower, loose planters, and firewood storage box from the side patio area shown in the side exterior view.

**Product:** N/A

**Why:**

*Storing bulky maintenance equipment in plain sight distracts from the clean lines of the home and the quality of the siding. Clearing this area makes the side yard feel more spacious and less like a utility zone.*

### Refresh Landscape Edging and Mulch

IMPACT: HIGH

COST: MEDIUM (\$500-2000)

EFFORT: MEDIUM

Install fresh, dark hardwood mulch in all garden beds, particularly around the fire pit and the front foundation.

**Product:** Scotts Nature Scapes Triple Shred Black Mulch

**Why:**

*High-contrast mulch defines the boundaries between the lawn and the landscaping, making the grounds appear professionally managed. This creates a "move-in ready" impression that justifies a premium price point.*

## Photo Assessment: Living Areas



### Analysis Overview

The living areas demonstrate a highly functional open-concept flow, particularly the transition between the kitchen, dining nook, and primary living room. The use of large arched openings creates a sense of separation while maintaining sightlines and shared light. The vaulted ceilings throughout the living room and office significantly enhance the perceived square footage, making the rooms feel airy and expansive. The property presents a consistent and warm traditional aesthetic, characterized by cherry-toned cabinetry, beige wall tones, and stone countertops. While the color palette is neutral and safe for the market, the heavy reliance on earth tones and traditional lighting fixtures suggests a mid-2010s design era. The home is exceptionally well-maintained, featuring key selling points such as a dedicated home office and a large kitchen island serving as a central hub.

## TOP RECOMMENDATION

### Modernize Primary Lighting Fixtures

IMPACT: HIGH

COST: MEDIUM (\$500-2000)

EFFORT: MEDIUM

Replace the traditional ceiling fans in the living room and office, and the pendant lights over the kitchen island.

**Product:** Hunter Cassius Matte Black Outdoor/Indoor Ceiling Fan and West Elm Sculptural Glass Globe Pendants

**Why:**

*The current fixtures are dated and lean heavily toward a traditional style. Swapping these for matte black or brushed brass fixtures with cleaner lines will immediately modernize the home's aesthetic and appeal to a wider range of contemporary buyers.*

### Clear Architectural Ledges and Display Areas

IMPACT: MEDIUM

COST: LOW (<\$500)

EFFORT: LOW

Remove the collection of bottles and decor from the high ledge above the kitchen archway.

**Product:** N/A

**Why:**

*Decorating high ledges can draw the eye away from the architecture and make a space feel cluttered. Leaving these areas clear emphasizes the height of the vaulted ceilings and creates a cleaner, more sophisticated look in listing photos.*

### Update Window Treatments in Dining Areas

IMPACT: MEDIUM

COST: MEDIUM (\$500-2000)

EFFORT: MEDIUM

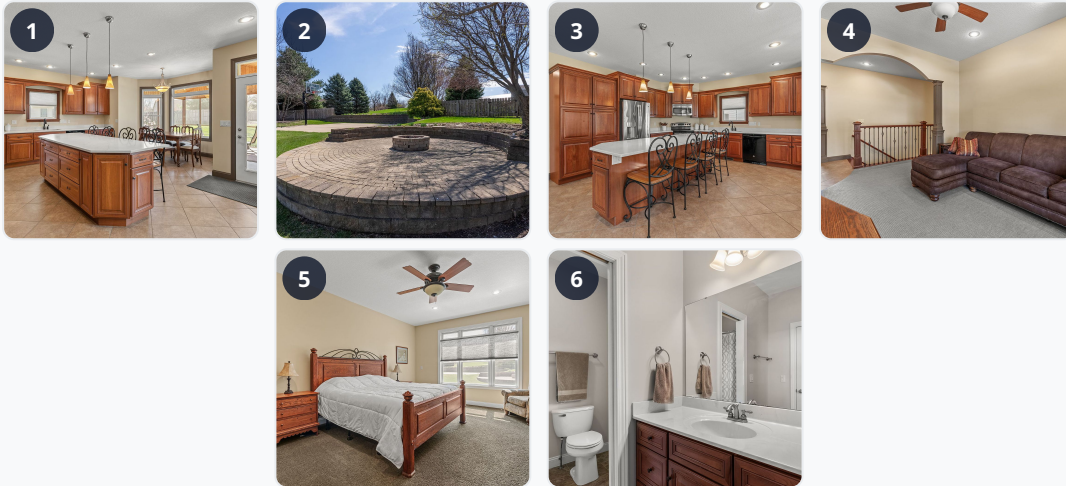
Remove the heavy wood-toned window casings/valances or replace the existing shades with simple, light-filtering roller shades.

**Product:** SelectBlinds Essential Cellular Shades in White or Light Gray

**Why:**

*The current window treatments and dark trim accents around the windows in the dining nook and living room feel somewhat heavy. Lightening these areas will make the windows appear larger and maximize the view of the yard.*

## Photo Assessment: Kitchen And Dining



### Analysis Overview

The property features a functional open-concept design with a kitchen that prioritizes workflow and storage, anchored by a large center island. High-end material finishes, including stone-slab countertops with marble-look veining and warm wood cabinetry, create a premium feel that continues into the bathroom. The expansive outdoor living area includes a masonry fire pit, paver patio, and basketball court, which are visible from the main bedroom. While well-maintained, the home currently utilizes a traditional color palette of honey-toned wood and beige walls, offering significant potential for modernization to broaden its market appeal.

#### TOP RECOMMENDATION

### Modernize Cabinet Hardware

IMPACT: MEDIUM

COST: LOW (<\$500)

EFFORT: LOW

Replace the existing round knobs in the kitchen and bathroom with modern matte black or brushed brass pulls.

**Product:** Amerock Stature or Emtek Alexander pulls.

#### Why:

*The current hardware is functional but dated. Updating to contemporary handles is one of the most cost-effective ways to make traditional wood cabinetry feel modern and high-end in listing photos.*

## Upgrade Pendant and Dining Lighting

IMPACT: HIGH

COST: MEDIUM (\$500-2000)

EFFORT: MEDIUM

Replace the three kitchen island pendants and the dining nook chandelier with more contemporary fixtures.

**Product:** West Elm Sculptural Glass Pendants or a Rejuvenation Conical Chandelier.

**Why:**

*Lighting is a "jewelry" feature in real estate photography. Replacing the traditional amber-glass fixtures with clear glass or minimalist metal designs will significantly elevate the visual perceived value of the kitchen and dining area.*

## Neutralize Wall and Trim Palette

IMPACT: HIGH

COST: MEDIUM (\$500-2000)

EFFORT: HIGH

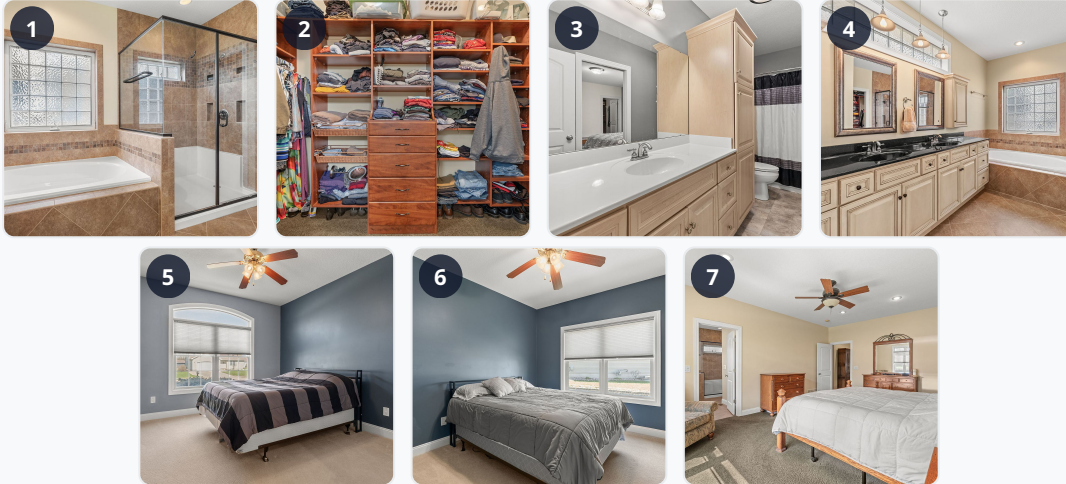
Repaint the main living areas and kitchen from the current warm beige to a modern off-white or light greige.

**Product:** Sherwin-Williams Alabaster or Agreeable Gray.

**Why:**

*A brighter, more neutral wall color will help the stone countertops and white ceilings pop, making the spaces feel larger and more modernized. This helps buyers focus on the quality of the architecture rather than the color of the paint.*

## Photo Assessment: Primary Bedroom



### Analysis Overview

The primary suite offers a generous floor plan that includes a dedicated sleeping area, a walk-in closet with comprehensive built-in storage, and a multi-piece ensuite bathroom. The bathroom features a functional design with a large soaking tub and a separate glass-enclosed shower with custom tile work, which remains a high-priority feature for buyers in the 2026 market. The inclusion of a secondary vanity or powder area adds significant utility to the suite, though its finishes differ from the main ensuite. The property displays a mix of traditional and contemporary elements. The primary ensuite has been updated with dark stone countertops, decorative framed mirrors, and modern pendant lighting. The bedroom utilizes a contemporary cool-toned palette with a deep blue accent wall and neutral grey walls elsewhere, providing a sophisticated backdrop. However, the cabinetry in the secondary bathroom area features a lighter wood finish and white integrated countertop that feels less current compared to the primary ensuite's stone surfaces.

## TOP RECOMMENDATION

### Organize and Depersonalize the Walk-In Closet

IMPACT: HIGH

COST: LOW (<\$500)

EFFORT: MEDIUM

Remove approximately 50 percent of the clothing and personal items from the closet shown in Photo 2 and organize the remaining items by color and type.

**Product:** Matching velvet slim-line hangers

**Why:**

*The built-in organization system is a premium feature, but it is currently obscured by high-density storage. Thinning the contents makes the closet appear larger and allows the quality of the cabinetry to stand out.*

### Update the Secondary Vanity Hardware and Lighting

IMPACT: MEDIUM

COST: LOW (<\$500)

EFFORT: LOW

Replace the dated chrome faucet and cabinet knobs in the secondary bathroom (Photo 3) with modern brushed nickel or matte black fixtures to match the primary ensuite.

**Product:** Moen Gibson Single-Hole Bathroom Faucet

**Why:**

*The vanity in Photo 3 looks dated compared to the main ensuite. Coordinating the hardware and faucets creates a cohesive "suite" feel throughout the different zones of the primary quarters.*

## Professional Carpet Cleaning and Raking

IMPACT: MEDIUM

COST: LOW (<\$500)

EFFORT: LOW

Secure a professional steam cleaning for the bedroom carpet and use a carpet rake to eliminate the visible vacuum lines and pile compression seen in the wide-angle shot.

**Product:** Professional truck-mount steam cleaning service

**Why:**

*Floor condition is a major factor in buyer perception of maintenance. The current markings in the carpet (Photo 7) can be misinterpreted as wear or staining in still photography.*

## Photo Assessment: Bedrooms And Bathrooms



### Analysis Overview

The photos reveal a home with a mix of traditional finished living spaces and expansive multi-functional basement areas. The primary bathroom features a dedicated soaking tub and a separate walk-in shower with a built-in bench, suggesting a focus on utility and comfort. The bedrooms are well-sized with standard closet space and integrated shelving, while the basement offers a significant amount of additional square footage, including a kitchenette, office area, and large recreation space. The property presents a transitional style with a blend of modern gray and traditional beige tones. The finishes, such as the cherry-toned cabinetry in the basement kitchenette and the large-format floor tiles in the recreation room, appear to be in good condition. However, the presence of drop ceilings in the lower level and the unfinished utility area in the final photo indicate a distinction between primary living quarters and secondary functional spaces. The property is well-positioned for buyers seeking versatile interior spaces that can accommodate various uses, such as a home office, gym, or secondary entertaining area.

## TOP RECOMMENDATION

### Remove Photo 8

IMPACT: MEDIUM

COST: <\$500

EFFORT: LOW

Remove the photo of the unfinished utility and storage area from the active listing.

**Product:** N/A

**Why:**

*While storage is important, this photo shows significant clutter and unfinished elements that contrast poorly with the finished rooms. It is better to mention storage capacity in the text description rather than highlighting a disorganized utility space.*

### Neutralize Bedroom Paint Colors

IMPACT: HIGH

COST: <\$500

EFFORT: MEDIUM

Repaint the blue bedroom shown in Photos 2 and 3 to a warm neutral or soft gray.

**Product:** Sherwin-Williams Agreeable Gray or Benjamin Moore Revere Pewter

**Why:**

*Bold colors like deep blue can be polarizing and may make a room feel smaller in photos. Neutral tones help buyers visualize their own belongings in the space and improve the brightness of the photography.*

### Modernize Lighting Fixtures

IMPACT: MEDIUM

COST: \$500-2000

EFFORT: MEDIUM

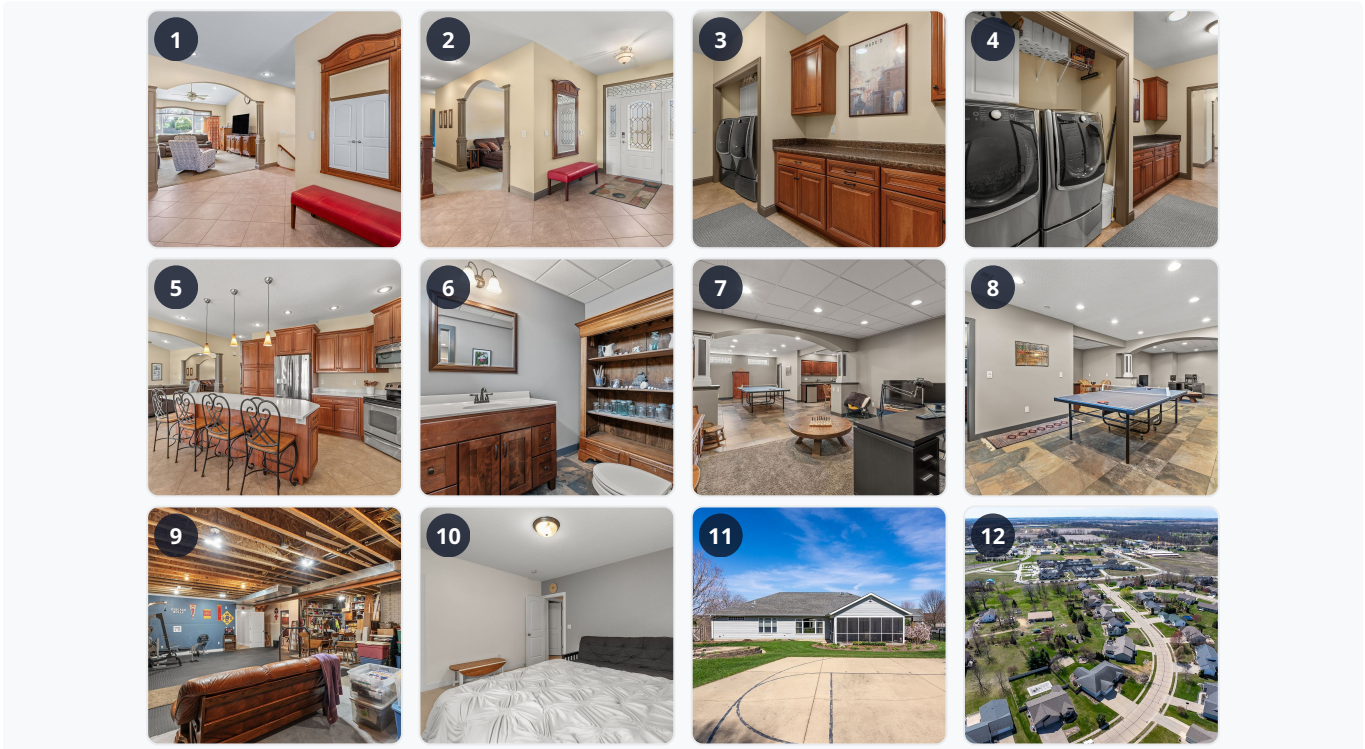
Replace the dated ceiling fans and flush-mount "boob lights" in the bedrooms with modern, low-profile LED fixtures or contemporary fans.

**Product:** Hunter Cassius Low Profile Ceiling Fan or West Elm Sculptural Glass Flush Mount

**Why:**

*Lighting is one of the fastest ways to date a home. Updating basic builder-grade fixtures to contemporary designs significantly elevates the perceived value of the bedrooms.*

## Photo Assessment: Entry And Utility Spaces



### Analysis Overview

The entry area establishes a sense of scale and architectural interest immediately upon arrival, utilizing oversized neutral floor tiles and arched transitions with decorative millwork to provide a sophisticated framing for the interior. The home is designed for organizational efficiency, featuring extensive wood cabinetry in the laundry room and versatile lower-level utility spaces. The combination of finished recreation space with a wet bar and a large unfinished utility/gym area suggests the property can accommodate a wide variety of hobby and storage needs without sacrificing living square footage.

## TOP RECOMMENDATION

### Modernize Entry Lighting

IMPACT: MEDIUM

COST: LOW (<\$500)

EFFORT: LOW

Replace the traditional flush-mount light fixture in the foyer with a modern transitional pendant or lantern.

**Product:** Kichler Erzo 12.5 inch 1-Light Olde Bronze Foyer Pendant

**Why:**

*The entry is the first impression. Replacing the dated "boob-style" light fixture with a more contemporary, high-impact piece will immediately elevate the home's perceived value and align it with modern design trends.*

### Streamline Lower-Level Bathroom Storage

IMPACT: MEDIUM

COST: LOW (<\$500)

EFFORT: LOW

Remove the large freestanding wooden hutch in the bathroom and replace it with minimalist wall-mounted floating shelves.

**Product:** Floating Wood Shelves in Walnut or Weathered Oak

**Why:**

*The current hutch (shown in the basement bathroom photo) is visually heavy and makes the space feel cramped, especially beneath the drop ceiling. Floating shelves will provide necessary storage for decorative items while creating a more open, modern feel that better matches the upper floor's aesthetic.*

## Organize and Zone the Unfinished Utility Area

IMPACT: MEDIUM

COST: MEDIUM (\$500-2000)

EFFORT: MEDIUM

Install heavy-duty tiered shelving units and remove loose items from the floor to clearly define storage vs. gym zones.

**Product:** Gladiator Heavy Duty Rack Shelving

### **Why:**

*The storage area (shown in the unfinished basement photo) is currently very busy. By verticalizing the storage with uniform racks and clearing the floor, the area will appear much larger and its potential as a functional gym or workshop will be more apparent to buyers.*

## Pricing & Next Steps

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The property presents a compelling value proposition within the DeWitt market, combining a substantial 5,000-square-foot footprint with rare structural assets like a four-car garage and radiant floor heating. This analysis identifies a strategic path to align the home's impressive physical specifications with modern buyer aesthetic expectations. The provided draft materials and pricing recommendations offer a professional starting point that can be further tailored to current local activity.

### Likely Outcomes

- Listings that implement these cosmetic and organizational updates typically see a higher volume of scheduled showings during the first two weeks.
- Addressing visible wear and dated fixtures prior to listing often reduces the likelihood of buyer credit requests during the inspection period.
- Properties that present a modernized interior alongside premium structural features typically reach market-rate positioning faster than homes with deferred cosmetic updates.
- Executing the priority action plan helps validate the \$625,000 anchor price by aligning the home's aesthetic appeal with its superior build quality.

## Priority Action Plan

### 1 Refresh landscape edging and mulch across the front and rear garden beds

Quick Win (< 1 week)

LOW (<\$500)

*Significantly enhances the first impression and highlights the property's substantial lot size*

### 2 Upgrade the kitchen island pendants and dining area chandelier to modern fixtures

Short-term (1-2 weeks)

MEDIUM (\$500-2000)

*Instantly updates the heart of the home to a more contemporary aesthetic*

### 3 Apply a neutral, warm-gray paint to bedrooms with bold or dated color schemes

Short-term (1-2 weeks)

MEDIUM (\$500-2000)

*Broadens market appeal by creating a cohesive and move-in-ready feel*

### 4 Deep clean and organize the built-in primary closet system

Quick Win (< 1 week)

LOW (<\$500)

*Showcases the high-end storage capacity and functionality of the suite*

### 5 Replace the primary living area ceiling fan with a sleek, updated model

Quick Win (< 1 week)

LOW (<\$500)

*Elevates the perceived value of the vaulted-ceiling space*

### 6 Professionally clean the radiant heating system components and organize maintenance records

Quick Win (< 1 week)

LOW (<\$500)

*Provides critical buyer confidence in a high-value technical feature*

## Worth Knowing Before Listing

Buyers may inquire about the historical utility costs associated with maintaining 5,000 square feet of finished space and the radiant heating system.

The specialized nature of the heated basement workshop is a high-value asset, but its specific utility may require targeted messaging to ensure its value is fully captured in the appraisal.

## Market Positioning Strategy

The suggested list range for this property is \$595,000 to \$645,000, with an anchor price of \$625,000. This positioning reflects a competitive price-per-square-foot of \$121, which sits below the market average of \$127 while accounting for the high replacement cost of the 5,000-square-foot structure and 4-car garage. Key differentiators to emphasize include the 2026 roof replacement, the heated basement workshop, and the custom cherry cabinetry, positioning the home as a premium, maintenance-mitigated option in the top tier of the local market.

## Final Recommendations

Focusing on high-impact cosmetic updates may help the property stand out more effectively against newer luxury construction. These targeted improvements are designed to facilitate a more efficient listing period and support a market-rate valuation.

# 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

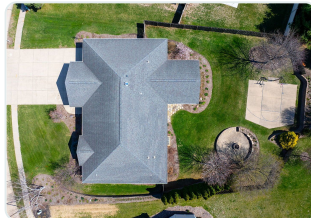


Photo 50



Photo 51



Photo 52



Photo 53



Photo 54



Photo 55



Photo 56



Photo 57

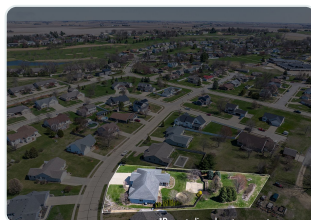


Photo 58

**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.