

HAR NEWS & NOTES

THE OFFICIAL NEWSLETTER OF HOME ALLIANCE REALTY



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For Sale
HORSE FARM

4 bd | 3.5 ba | 3,422 sqft
12+ Acres | 4-stall barn
Chatsworth, NJ 08019
\$599,000



Horse Lovers Retreat– access to state riding trails

FEATURED PROPERTY

This 12+ ac parcel offers many amenities. Double gates for both cars/driveway or a separate gate for vets/trailers/farriers. The yard features a pasture, 4-stall barn with paddocks tack/feed room and hay storage area, 1 ac riding ring and ride out trails. Walking paths throughout the property. In the rear of the yard there is a storage trailer for equipment with an overhang for bad weather. Wood shed on the side for storing fireplace wood. Run-in shed with overhang for storing riding mowers. The home is a 4bd, 3.5 ba center hall colonial with a large attic. The master suite offers an electric fireplace, walk in closet, full bath with additional stall shower and direct access to a small private deck and down to the yard. Come right in from horse training and shower off your day. Full laundry room on the 2nd floor with slop sink. Enjoy the billiard room or sink into your sofa in the family room in front of a roaring fire. The enclosed 3 season

room offers an enclosed view of the pasture and sunset. The basement is finished and suitable for a groundsman/housekeeper with direct access to the exterior, bedroom, bathroom and laundry area.

Call our office at 609-978-9009 for more details.
[View Property on our site](#)

CREATE AN EVACUATION PLAN FOR YOUR PETS

An evacuation plan is a necessity for every home, especially if you live in an area where fires, earthquakes, hurricanes, flooding, and other disasters are a possibility. Many homeowners create evacuation plans for their homes and practice them with their kids, but far fewer have considered one for their pets. Take these steps to add your pets to your evacuation plan.



Assign pet evacuation to an adult. Everyone should know how to act during an evacuation, and that includes assigning one parent or adult to the pets. This allows the other parent and the children to

focus on their part of the evacuation plan, so there's no confusion during a high-stress moment when time is of the essence.

CREATE A MORE ENERGY-EFFICIENT HOME WITHOUT BREAKING THE BANK

Many homeowners would love to invest in making their property more energy-efficient. Going green can save you a lot of money over time and is great for the environment, but the up-front costs can be significant. Fortunately, there are some energy-efficient changes you can make to your home without draining too much of your bank account.

Seal air leaks: As much as 20 percent of the energy used to regulate temperature in a home can be lost to air leaks. You can seal doors and windows with weather stripping and the project will usually cost less than \$200.

Smart thermostats: Older thermostats are usually inefficient because they only have a few settings. A smart thermostat like Nest can be programmed to reduce heating/cooling when you're not at home or during the hours when you're asleep. The energy savings you will see usually equal the cost of the thermostat after a year or two.

Change your light bulbs: LED light bulbs are expensive, but require just a small percentage of the energy incandescent bulbs require. A cheap incandescent bulb uses about \$15 of electricity a year (if it lasts that long). An LED bulb costs \$25, but uses less than \$5 worth of electricity per year and will last up to 11 years.

Keep evacuation maps and pet carriers readily accessible. If you need to evacuate, you should know exactly where every important item is. If your pets require carriers, keep them in a place that you can access easily.

Practice your plan. Include your pets in your home evacuation drills. It'll help you see how they will respond and make changes to your plan if necessary. Getting your dog out of a window may not be as simple as you think!

Be prepared in case you get separated from your pets. No matter how much you drill your evacuation plan, it's possible that a dog or cat will run off while you're focusing on keeping your family safe. A microchip or a GPS-compatible tag can help you find your pets once it's safe to return to the area.

Keep in mind, many evacuation centers cannot accept pets



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