Ann Williams

Helping You Get Home

Ruhl &Ruhl REALTORS





NEW EPISODE OF "SELLING IOWA" FILMED IN DUBUQUE

It's official. A brand-new episode of "Selling Iowa" was filmed right here in Dubuque, and it airs Wednesday, December 16.

The series comes to you from The American Dream, the Telly Award Winning and EMMY-nominated network that shines a light on the positive and powerful stories of our neighborhoods and the people making an impact. As the newest national television host of The American Dream Television Network, it's my honor to show the world the lifestyles, cultures, and real estate that make Dubuque so very special. Our neighborhoods. Our people. Our homes.

You'll find it on streaming platforms such as Roku, Amazon Fire, and Apple TV, and of course all over social media. Pop the popcorn. Call your mother. Tell the neighbors.

Thank you to the producers at The American Dream, and to every one of you who sent a kind word along the way. Today, so very grateful to be here, helping people get home.

Let me know if you have an idea for an upcoming episode, or if you'd like to have your own home featured on the show (I can feature my own listings!).

THE SERIES	FILMED IN	AIRS	WATCH ON
Selling Iowa	Dubuque, Iowa	**Wednesday, December 16**	Roku, Amazon Fire, Apple TV and social media

563-207-6770 | annwilliams@ruhlhomes.com
@AnnLovesDubuque

MY ACTIVE LISTINGS

Every one of these homes is waiting for someone. Maybe you. Maybe somebody you love.



ACTIVE

990 Grove Terrace

Dubuque, IA 52001

Offered at $255,000



ACTIVE

2755 Central Ave

Dubuque, IA 52001

Offered at $162,000



ACTIVE

814 Goethe St

Dubuque, IA 52001

Offered at $229,000



ACTIVE

95 N Booth St

Dubuque, IA 52001

Offered at $228,000

COMING IN MID-NOVEMBER

BRAND NEW LISTING NEAR THE GALENA TERRITORIES

3 bedrooms. 3 baths. About 7 acres. Fabulous! Call or text me and I'll tell you more.

WANT A SHOWING? CALL OR TEXT ME. **563-207-6770**

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RECENT PENDINGS

Pending means the offer is accepted and we're working toward closing day. Inspections. Appraisals. Paperwork. Deep breaths.

PENDING

985 N Booth St

Dubuque, IA

PENDING

757-759 Caledonia Pl

Dubuque, IA 52001

PENDING

361 Clinton Ave

East Dubuque, IL 61025

SOLD & CLOSED

Closing day. My favorite day. These are some properties that have sold in recent months. Congratulations to every buyer and seller below, and thank you for trusting me with one of the biggest moves of your life.

1230 Park St	Dubuque, IA 52001
11963 Park View Ln	Dubuque, IA 52003
805 Lawther St	Dubuque, IA 52001
16 Truman Dr	East Dubuque, IL 61025

THINKING ABOUT YOUR OWN MOVE? LET'S TALK. 563-207-6770

The process is easy. Let's meet for coffee, at my office or over your kitchen table. The topic: your hopes, dreams, aspirations. Details of your existing property and where you want to be. What you can afford and what it will cost. Your timing. I listen and ask questions. Explain the process. **Always your decisions; always my support with the process.**

THE HOLIDAYS: LIST OR BUY?

Everybody says wait until spring. I say, not so fast. Here's what I see from the other side of the front door.

IF YOU'RE SELLING

- Fewer homes on the market, so yours gets noticed.
- Buyers touring in the cold are serious. Nobody walks through houses in November for fun.
- A warm, well-lit home glitters, shimmers, glows.

IF YOU'RE BUYING

- Less competition, which can mean more room to negotiate.
- Sellers who list now often have a reason to move now.
- Winter shows you how a home really handles drafts, heat and snow.

The honest part: showings can slow down around Thanksgiving, Christmas and New Year's. Price it right and be flexible with showing times. Every home and every budget is different, so call me and we'll look at your numbers together.



WINTERIZE YOUR HOME

Cold weather is on its way. A little prep now can save you headaches all winter long.

- Clean your gutters so melting snow can drain away from your home.
- Disconnect garden hoses and shut off outdoor faucets.
- Have your furnace serviced and change the filter.
- Seal drafts around windows and doors with caulk or weatherstripping.
- Insulate exposed pipes, especially in basements and crawl spaces.
- Run ceiling fans clockwise on low to push warm air down.
- Test smoke and carbon monoxide detectors and replace the batteries.
- Stock up on ice melt and keep a shovel by the door.

Today, so very grateful for you. For the homes. For the people who fill them. For this season. Happy Thanksgiving. — Ann

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