

Picture Yourself In...  
**A Fixer-Upper Farmhouse**

They may need a lot of elbow grease, but these “packed with potential” houses boast the architectural details old home lovers ooh and aah about.

**\$179,000**  
**Cecilton, MD**  
*4 BR; 2 BA; 2,138 SQ. FT.*

**WHY YOU'LL LOVE IT:**  
 Town-center zoning means both residential and mixed uses are welcome here—B&B fantasies, anyone? With a carved mantel fireplace, spacious rooms, and extensive updating of electrical, plumbing, and the like already completed, why not take the plunge?

**AGENT:** Joseph A. Zang III;  
*zanghomes.com*

**WORK REQUIRED:** ↗↗↗↗

YEAR BUILT  
**1900**



*The CL Fixer-Upper Scale*

- ↗  
MOVE-IN  
READY
- ↗↗  
NEEDS MINOR  
IMPROVEMENTS
- ↗↗↗  
INVEST IN A  
DECENT DRILL
- ↗↗↗↗  
PUT THAT CONTRACTOR  
ON SPEED DIAL

YEAR BUILT  
**1880**

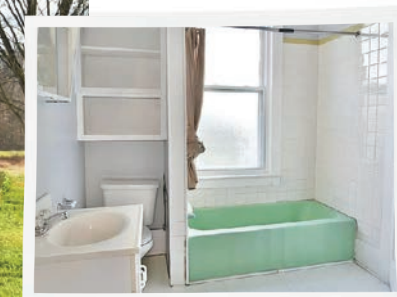


**< \$160,000**  
**Vienna, OH**  
*4 BR; 2 BA; 1,719 SQ. FT.*

**WHY YOU'LL LOVE IT:**  
 This Italianate-style farmhouse features the trifecta of old house design: tall, elegant windows; paneled wood doors; and tons of built-in storage. The living room's pretty fireplace with an intricate summer cover is a noted bonus.

**AGENT:** Dan Alvarez;  
*brokerssold.com*

**WORK REQUIRED:** ↗↗↗↗



Look at that  
 jadeite green  
 bathtub!

Talk about a  
 happy color  
 palette!



**\$65,000 >**  
**Copake, NY**

*3 BR; 1 BA; 1,224 SQ. FT.*  
**WHY YOU'LL LOVE IT:** Sure, the house needs extensive renovation, but with good bones (no, really!) and wood floors, it's one worth tackling. There's also a bubbling brook and a sunny patch on the half-acre plot that would be perfect for a vegetable garden.

**AGENT:** Ian Nitschke;  
*peggylampman.com*

**WORK REQUIRED:** ↗↗↗↗

YEAR BUILT  
**1900**



PHOTOGRAPH BY NICOLAS GUINS.

PHOTOGRAPHS BY TOM HANK/GO FETCH DESIGN LLC (VIENNA, OH); IAN NITSCHKE (COPAKE, NY).

**\$199,500** ▶  
**Neavitt, MD**

3 BR; 1 BA; 1,244 SQ. FT.

**WHY YOU'LL LOVE IT:** It's a century-old farmhouse just steps from water views! This classic two-story boasts parquet floors, built-in living room display cases, and classic, substantial kitchen cabinetry worth keeping for years to come.

**AGENT:** Tom Crouch; [bensonandmangold.com](http://bensonandmangold.com)

**WORK REQUIRED:** ▶▶▶▶



YEAR BUILT  
1890



Check out that pretty fireplace surround!

YEAR BUILT  
1890



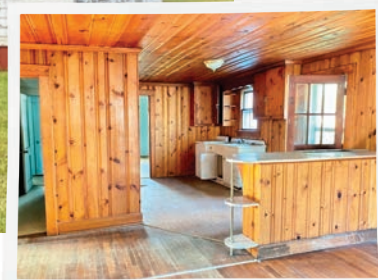
**< \$39,000**  
**Hamilton, NC**

3 BR; 1 BA; 1,526 SQ. FT.

**WHY YOU'LL LOVE IT:** Calling all challenge seekers! Though it needs a total restoration, the heart-pine floors and original wavy glass windows of the historic Jones-Everett House are intact. And just picture what that wide porch could look like with some TLC—and a row of rockers! Plus, the price is right and historic tax credits are available.

**AGENT:** Nancy Winslow; [nancywinslowhomes.com](http://nancywinslowhomes.com)

**WORK REQUIRED:** ▶▶▶▶



Your dream kitchen starts here!



YEAR BUILT  
1900

**\$161,900** ▲  
**Springfield, KY**

2 BR; 2 BA; 1,910 SQ. FT.

**WHY YOU'LL LOVE IT:** Imagine sitting on the porch looking out over your 6+ acres. There's a large barn, too! Inside, a full rehab promises unlimited potential (the original hardwoods await under the current flooring).

**AGENT:** Amy Scarlott; [amyscarlott.exprealty.com](http://amyscarlott.exprealty.com)

**WORK REQUIRED:** ▶▶▶▶

**\$169,900** ▶  
**Mount Vernon, IN**

3 BR; 2 BA; 2,110 SQ. FT.

**WHY YOU'LL LOVE IT:** The turn-of-the-century charm is strong with this one with its original hardwood floors and solid wood doors (vintage hardware, too!). Some reno work has begun, giving you a jump start on the project.

**AGENT:** Cyndie Gish; [bhhs.com](http://bhhs.com)

**WORK REQUIRED:** ▶▶▶



YEAR BUILT  
1900



FIELD NOTES

**Recreating a Historic Hue**

Want to match the preexisting paint in an old house? For a deep analysis, use an X-Acto knife to collect a ¼-inch-wide chip from an inconspicuous place and send to a company that specializes in historic restoration. John Canning & Co. ([johncanningco.com](http://johncanningco.com)) uses microscopes to determine characteristics such as color, texture, type of varnish, and existence of dirt layers. "By identifying each layer, colors can be precisely matched based on hue, value, and chroma," says company principal David Riccio.



PHOTOGRAPHS BY TOM CROUCH (NEAVITT, MD); NANCY WINSLOW (HAMILTON, NC).

ILLUSTRATION BY MELINDA JOSIE; PHOTOGRAPHS BY DANA BURRESS (SPRINGFIELD, KY); CYNDIE GISH (MOUNT VERNON, IN); FIELD NOTES WRITTEN BY LEIGH CRANDALL.