

Charleston Gazette-Mail REAL ESTATE

WEEKLY PUBLICATION

For the Week of August 23, 2020

3 OPEN HOUSES

4 RENTALS



103 Southern Woods Dr., South Charleston

\$323,000

Open House 2-4 PM

Beautiful modern rancher, move-in ready. Large master w/en suite, open entry to a gorgeous living room, formal dining and flows into the family room with gas log fireplace and leads to a back patio area. Beautiful kitchen, 42 cabinets, granite counters, 2 pantries, coffee station with sink. Solid wood doors, beautiful hardwood floors, tile and some carpet, 3 bedrooms, 2 1/2 baths, and 2 coat closets.

Directions: Corridor G/US 119 to Southridge - past Walmart to right on Ruthdale (at Moses car outlet)-left at stop sign, right onto Ruthlawn to Southern Woods on left



Drema Davis 304-741-1400
www.DremaDavisHomes.com



TO ADVERTISE
304.348.4852
realestate@cnpapers.com

www.GazetteMailRealEstate.com

facebook.com/GazetteMailRealEstate



When liquidating home contents, keep legacy in mind

I SOMETIMES wonder, what if we had a great big magic funnel that we could pour everything we own — furniture, dishes, cars, books, dishes, jewelry — into, and the stuff would convert to cash, which would flow out the other side. How much would there be? (Hint: A lot less than we think.)

I picture this imaginary funnel working like the sorting hat in “Harry Potter,” considering each item as it slides through, assigning a value.

The real value, as in what the market would pay for it today, cash on the barrel. Not what you paid. Not the appraised value for insurance purposes. Not what you want to believe. But the truth.

That \$300 never-worn prom dress? Twenty bucks. Grandma’s wedding china? Free to a good cause. Your \$2,000 La-Z-Boy massage rocker recliner? You pay \$50 for the haul fee.

The truth hurts, but not always.



**AT HOME WITH
Marni Jameson**

Barry Gordon comes as close to a magic funnel as we can get. Gordon owns MaxSold, an online auction company specializing in downsizing and estate sales.

“We sell everything,” he says. And they do, from the spice rack to the family silver.

Last year the Toronto-based company, which has locations throughout North America, hosted 6,200 online downsizing auctions. Most involved selling all the contents of a home wall to wall, but many were relocation

events that involved a downsize.

Gordon, 60, has been in the downsizing business literally his whole life. His dad started the business the year he was born.

Any idea how much the contents of the average home in North America will fetch? Gordon knows. Between \$3,000 and \$10,000, with the average around \$5,000. “Very rarely do households today have anything of high value.”

I know. Breathe.

But, SOMETIMES, they do. “In about one in 20 homes, we come across an item of significant value,” Gordon said, “a carefully curated coin collection, an assortment of designer dresses, an old painting bought before the artist became famous, an artifact from the Mayflower.”

When that happens, he calls on outside experts to make sure the item gets featured and marketed to the right buyers.

One of those experts is



Barry Gordon, left, owner of MaxSold, an online downsizing auction company, stands before a client’s vast music collection of record albums and CDs. Photo courtesy of MaxSold

Brigitte Kruse, of Agoura Hills, California, who, with her husband, started Kruse GWS Auctions in 2009. Her wheelhouse is celebrity memorabilia, artifacts from royal and notable families, vintage couture fashion, and the stuff of old Hollywood. She recently sold one of Jimi Hendrix’s guitars for \$216,000.

“Many people have items of high value in their homes and don’t know it,” Kruse said. “We have found more surprises among families of

mediocre net worth than in the houses you would expect.”

Duncan McLean, president of Waddington’s Auctioneers and Appraisers in Toronto, offers walkabouts — only these days they’re Zoomabouts — where, for \$100, he will look through a person’s home. Usually, he ends up reassuring owners that they are not overlooking anything of value, but occasionally he spots an item that warrants

SEE **MARNI**, 4H

BUYING or SELLING?

wannagohome.com is the NEW place to go for ALL of your local real estate needs!

wanna go HOME
wannagohome.com

Published by your same trusted source
Charleston Gazette-Mail Real Estate

436060

Contact Ashley to advertise your property!

info@wannagohome.com • Contact Ashley at 1-304-348-4852





Open HOUSES



106 Pinnacle Way, Charleston
\$399,900
2:00-4:00 PM

New price on this Modernistic Home. This 4BR/3.5BA beauty offers a Great Room with stunning Kitchen featuring new quartz countertops & SS appliances. Hardwood floors, 2 gas fireplaces & huge rec room. Double decks & front porch in a serene setting.
DIRECTIONS: From the Capitol, up Greenbrier Street, R onto Oakridge Drive. Apx. 1 mile L on Elmont Dr. & L on Pinnacle Dr. R at the "T" & L on Pinnacle Way. House at the end on Left.

Teri Rugeley
304-389-3654



R. Joseph Miller, Broker
oldcolony.com



849 Somerset Dr, Charleston
\$135,000
2:00-4:00 PM

Precious cottage on a cobblestone street! Situated on a double lot in Edgewood, this all-brick home features beautiful landscaping, large two car garage perfect for a workshop, and fresh paint on the interior and exterior. Other updates include windows, newly remodeled family, and newer roof! Five minutes to all amenities! All the charm and priced to sell!
DIRECTIONS: Washington St W to R on Edgewood. L on Beech, L on Somerset, House on R.

Vickie McLaughlin
304-415-0366



R. Joseph Miller, Broker
oldcolony.com



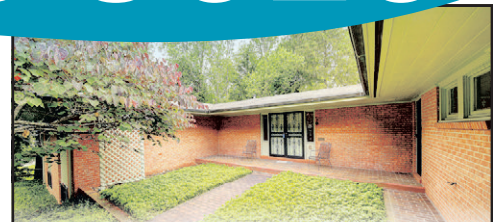
11 Hawkesyard, Charleston
\$469,900
2:00-4:00 PM

Gorgeous 5 bed 4.5 bath home on 1.38 acres, minutes from downtown Charleston! This home boasts many updates & upgrades both inside the home & out. Some upgrades include new light fixtures throughout, new backsplash in the kitchen along with new appliances & faucets. Outside boasts a new privacy fence, professional landscaping & a whole house generator.
DIRECTIONS: Greenbrier Street to Oakridge, left on Hawkesyard to 11

Margo Teeter
304-419-1919



R. Joseph Miller, Broker
oldcolony.com



6 Comstock, Charleston
\$585,000
2:00-4:00 PM

Nestled in front of the hill, this Jake Dudley built home features 5 Bedrooms 3.5 Baths. Large entry foyer opens to large windows in living room. Cherry hardwood floors through out main. Full finished lower level. Workshop area. Screened porch/patio area. Quiet, private yard with mature professional landscaping.

Margo Teeter
304-419-1919



R. Joseph Miller, Broker
oldcolony.com



1578 Virginia Street, Charleston
\$540,000
2:00-4:00 PM

This gorgeous historic home has been part of Charleston's historic East End for over 100 years. The elegant architectural features of this home are endless with unique touches to each room. This spacious home has many great amenities, complete with an incredible entertaining space in the backyard. Close to restaurants and shopping, this home is a must see!
DIRECTIONS: Kanawha Blvd to Ruffner Ave, Right on Virginia, home on left.

Kim Elksnis
304-552-0628



Josh McGarth - Broker



6 Coventry Road, South Charleston
\$775,000
2:00-4:00 PM

Luxurious home situated on 3.3 AC in Coventry Woods. Master suite w/ new master BA & large 2nd BR on main level. 5000 sq ft of open floor plan, cozy FR, large entertaining LR w/ 30 ft cells, marble tile in foyer & kit, w/ Swarovski chandeliers. Large kit w/ quartz countertops & matching custom table. 2 BR suites on upper level. Full fin bsmt, custom stone FP. Home gym. 3 new HVAC & new \$36,000 roof. Covered patio with 2 large decks. Workshop (19x17).

Josie Moore
(304) 546-5630



Josh McGarth - Broker



5320 Kanawha Ave., Kanawha City
\$575,000
2:00-4:00 PM

Large, brick, 2-story home on street with multi-million dollar homes. This stately home has over 7,000 sqft under roof 5,000 finished. Located on the River with a beach, this home has 4 bedrooms, 4 full baths, and a huge 40 x 16 ft master suite. All bedrooms are En Suites. Beautiful hardwood and tile floors and 10 ft ceilings throughout. Privacy wall. Home has great potential, and room for finishing an expansion. Next door to a Multi-Million dollar home. Priced to sell \$575,000!

Don Stover
(304) 546-8941



Real Estate Unlimited
1556 Kanawha Blvd., E • Charleston, WV 25311



4808 Kanawha Avenue, Charleston
\$899,900
2:00-4:00 PM

Absolutely stunning Tudor home on prestigious Kanawha Avenue w/ river views. Access your boat from your new boat deck. Updates include new heating & cooling, newer stone patio, gorgeous kitchen w/ top of the line appliances & granite counters. New master bath, new carpet in family room - which could be used as additional bedroom. New driveway, landscaping & copper gutters, freshly painted w/ new light fixtures throughout.
DIRECTIONS: MacCorkle to L on 49th St, L to home on R.

Please Follow Suggested Covid-19 Precautions

Nadia Hardy
(304) 437-0658



Real Estate Unlimited
1556 Kanawha Blvd., E • Charleston, WV 25311



217 Southern Woods Rd., South Charleston
\$369,900
2:00-4:00 PM

2006 built home in quiet residential area at end of a cul de sac. Bright open floor plan. First-floor guest suite. Hardwood floors, stainless appliances, cherry kitchen 4 BR, 4 1/2 BA & a 2-car garage. Master suite has adjacent room that could be a nursery or office. Large deck, beautiful landscaping. A must-see!
DIRECTIONS: Corridor G - past Walmart to R on Ruthdale (at Moses car outlet) - L at stop sign, R onto Ruthlawn to Southern woods on L. - 217 at end of cul de sac.

Marlein Habash
(304) 610-4523



Real Estate Unlimited
1556 Kanawha Blvd., E • Charleston, WV 25311



327 Rhoda St, Hurricane
\$140,000
2:00-4:00 PM

Adorable Home, Great Location, Large Lot. Close to main street and middle school but in a quiet neighborhood. Detached garage. The best of 1950's charm with great updates. This home is waiting on its new owners! Come see it today!
DIRECTIONS: I-64 Hurricane exit, right to Rt 34, right onto Rhoda St, House on Left

Tabitha Parsons
304-545-8878



Amber Mouser Broker

Cover Spaces AVAILABLE!

EVERY SUNDAY

Only 4 spots each week!

Cover spaces for the Charleston Gazette-Mail Real Estate Section are filling up quickly, make sure to make your reservations now

Call 304-348-4852 with questions!



MARNI

FROM PAGE 2H

a closer look, like the 18th century Chinese libation cup he spotted in a client's modest home a few years ago, which he sold at auction for \$800,000.

"She had no idea," he said, "but for every story like that, I have 50 of folks who think they have valuable items that are not. I disappoint them and have to talk them out of the trees, but then they at least know."

Until we have that magic funnel, we might all benefit by taking off the rose-colored glasses, taking stock of what we have, and simplifying our lives by thinning out our homes, and fattening up our wallets. Here are some considerations:

- *Prepare for the meteor.* I know, none of us is planning on dying. It's certainly not on my list. But we should, for the sake of our loved ones, plan for a day when

we walk out the door and get struck by a meteor. That means having your "stuff" together.

- *Pare down as you live.* Life is not one big contest to see how much you can accumulate. But a peek into some American homes would have you think so.

Moving to a new home is an ideal and obvious time to lighten up, but also consider downsizing where you are. Unless you have a collectible you believe will go up in value, sell what you no longer use, or want to store. Make frequent trips to the donation center. Have a garage sale. Sell stuff online, or, for higher-end items, through an auction.

- *Know what you have.* Don't guess. Don't delude yourself. And don't leave a tall, worthless promise. A once-over by an expert in estate appraisal can help you know what you have, so you can make better downsizing decisions, or, if leaving items to heirs, you can do so evenly and fairly, so Sally doesn't

get the fake Picasso, while Johnny gets a classic vintage Porsche.

- *Make a plan.* If you have something of value, like a curated collection of political buttons or record albums that no one in your family understands, have it appraised and documented. In case that meteor hits, be sure your successors know what you want done with it, and, if no one wants it, who should handle selling it.

- *Find the right expert.* Experts are available who specialize in genres like china and figurines, couture fashion, jewelry, coins, stamps, antiques, clocks, fine art, even old farm equipment.

- *Liquidate while you're living.* If no one in your family wants your cherished items, or if they will fight over them later, consider selling them before the meteor hits.

Most of us don't want our stuff to become the next generation's problem. And it's a lot easier to divide cash than

a diamond ring. Remember that how you leave your things, as well as what you leave behind, is your legacy.

Syndicated columnist Marni Jameson is the author of

five home and lifestyle books, including "Downsizing the Family Home – What to Save, What to Let Go" (Sterling Publishing, Dec. 2019). Reach her at www.marnijameson.com.





Selling your
HOME?
ADVERTISE HERE AND
Stand Out!

434789

I CAN HELP • ASHLEY MANN • 304-348-4852



RENTALS

BRECK GARDEN APARTMENTS
5270 Dewitt Road
Cross Lanes, WV 25313
304-776-2735
1 & 2 Bedroom Available

3 Miles from Nitro Market Place
All Utilities Paid Except Electric.
KRT Busline

Housing Certificates Welcome

Monday-Friday 9am-3pm

TDD 1-800-982-8711

This Institution is an
Equal Housing Opportunity
Provider and Employer




STRICKLEN PROPERTIES
304-768-5848
www.stricklenpropertiesllc.com

Charleston, Updated, 2 bedroom 1 1/2 bath townhouse, kitchen with new granite and new appliances, new carpet and wood grain laminate flooring.....\$550

Cross Lanes, Coming Soon, Updated 2 bedroom, 1 bath townhouse, kitchen furnished, new carpet, new wood grain laminate flooring, central air and hook-ups.....\$550

St. Albans, Modern 2 bedroom, 1 bath townhouse, furnished kitchen with granite, central air and hook-ups..... \$525

ONE YEAR LEASES. DEPOSIT. NO PETS.
PROMPT MAINTENANCE



Looking to
advertise
your
apartment?

TO ADVERTISE ON THIS PAGE **304.348.4852**

Gazette-Mail
www.gazette-mail.com

twitter.com/CGMRealEstate
facebook.com/GazetteMailRealEstate

www.GazetteMailRealEstate.com

Home buying during the COVID-19 outbreak

Homeowners know that the process of buying a home can be both exciting and nervewracking. The anxiety associated with buying a home has hit new heights during the outbreak of the novel coronavirus COVID-19.

Historically low interest rates and limited inventory has made 2020 an especially unique time to buy a home. It's also a competitive and potentially expensive time to buy a home.

While the economic consequences of COVID-19 have been severe, the Federal National Mortgage Association, also known as Fannie Mae, forecasted a significant increase in median home prices in March 2020. City dwellers have scrambled to buy homes outside of cities, where social distancing is more difficult and the risk of getting COVID-19 appears greater than it is in suburban or rural settings. That's led to a lot of competition among prospective buyers.

Prospective home buyers willing to enter the hectic fray and shop for a home during the COVID-19 outbreak may benefit from knowing what to expect as they search for their next home.

- *Get ready for virtual tours.* Buyers might once have scoffed at the notion of buying a home they'd only seen in videos, but virtual tours have become the new normal in the wake of the pandemic.

An April survey from the National Association of Realtors found that home tours had declined sharply. While 98 percent of realtors reported taking clients on home tours as recently as February, that number had declined to 63 percent by April.

As many regions pause their reopening plans, prospective home buyers should ready themselves for virtual tours as opposed to in-person home tours.

- *Expect limited inventory.* While home prices are up, many people are holding onto their homes. The NAR reports that total housing inventory at the end of May 2020 was down nearly 19 percent from the end of May 2019.

Buyers will have less inventory to choose from, so those intent on buying may need to prioritize what they need in a home and focus

on finding properties that can fulfill those needs.

- *Expect to move quickly.* Realtors have seen homes sell within days of being listed, and that has put pressure on buyers to move quickly.

It also highlights the importance of finding a home inspector before your search begins as well as a lender who can handle quick closings.

Ask around for recommendations, but make sure you have these two important professionals lined up before beginning your search. Doing so will give you a better chance of buying in an unusual time.

- *Make the best down payment you can afford.* A high down payment makes buyers look better no matter the state of the economy. An offer with a high down payment looks like a stronger offer, and that can

make the difference between winning and losing a potential bidding war.

Buying a home during

the COVID-19 outbreak presents some unique challenges to prospective buyers.

MAJOR COMMERCIAL REAL ESTATE AUCTION

Wednesday, September 2nd at Noon

Registration & Inspection Begin at 11:00am

**740 Frontage Road
Mineral Wells, WV**



20.9+/- ACRES ON I-77 MINERAL WELLS EXIT

PRIME COMMERCIAL PROPERTY WITH HIGH INTERSTATE VISIBILITY
TRAFFIC COUNT OVER 16,000 CARS AND TRUCKS PER DAY

NO ZONING
ALL PUBLIC UTILITIES
PAVED PARKING

SUBJECT 1

7.71+/- ACRES
LIBERTY TRUCK STOP
AND PARKERSBURG
LIVESTOCK MARKET

21,520+/- Sq. Ft. Building with Restaurant, Drivers Lounge & Showers, Offices & Convenience Store, 5 Diesel Pumps
4,000+/- Sq. Ft. Metal Building, Truck Wash, 3,600 Sq. Ft. Block Building with Truck Scales
16x30 Building with CB Shop
27,360 +/- Sq. Ft. Livestock Market with Arena and Auction Area



SUBJECT 2

13.191+/- ACRES
3,200+/- Sq. Ft. Metal Building - Currently 77 Sunset Strip LLC

Includes Video Lottery License for an Exotic Dance Club and Liquor License*, 3,200+/- Sq. Ft. Metal Building - Currently Lion's Den
6 Apartments, Hot Spot Lounge - with Video Lottery License*



Properties will be Offered Separately and Combined with Highest Bid Total Determining Final Sale.

**visit www.joerpyleauctions.com for details*
District 8, Map 250, Parcels Q1 & K1

CALL TIA WOLSKI FOR MORE INFO
304-777-3945

RE Terms: 10% down payment made day of auction w/balance due at closing w/in 60 days.
10% BP

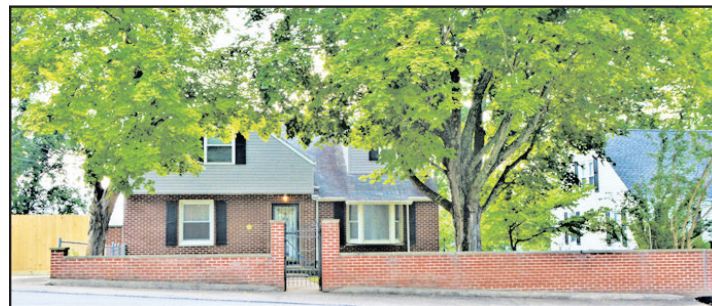
JOE R. PYLE COMPLETE AUCTION & REALTY SERVICE
Joe Pyle WV212 Joe R. Pyle, Broker
5546 Benedum Drive, Shinnston, WV
(888) 875-1599

www.joerpyleauctions.com

REAL ESTATE AUCTION

AUCTION FOR THE ESTATE OF LINDA MULLINS

Monday, August 31, 2020 @ 6:00pm
816 Churchill Drive,
Charleston, WV 25314



DIRECTIONS: From I-64 Oakwood Drive Exit 58A take Corridor G/
Rt.119 South 1/2 mile to right on Cantley Drive to right on Wilkie Drive to
left on Churchill Drive. #816 on right. Watch for signs.

***** OPEN HOUSE SUNDAY**
AUGUST 2, 9, 16, 23, & 30 2-4PM ***
LOOK BEFORE YOU BUY

***** 3BR/2 1/2 BA Residence on large
South Hills lot *****

3BR/2 1/2 BA modified Cape Cod 1 1/2 story home with updates. Features large patio & off-street parking in a well-established South Hills residential neighborhood. This property is a must see.

Auctioneer/Agent: Roger Mullins #1703
Auctioneer: Stacy L. Cooper #1517

Auction Gallery: 304-548-4056
Cell: 304-542-5735

WWW.MOUNTAINEERAUCTIONS.COM
WWW.AUCTIONZIP.COM
ID #4152 OR #4158 FOR TERMS & PHOTOS

434737

435654

5 tips to prepare for window replacement

Winter is coming, and for millions of people who reside in areas of the country that see the mercury drop considerably between December and March, that means prioritizing staying warm. Inefficient or aging housing materials may compromise your ability to do just that.

Drafts from doors, poorly protected attics and basements and aging windows may force heating systems to work extra hard to maintain interior temperatures.

Replacing old windows can make a home quieter by blocking out exterior noises. Consumer Reports also notes that new windows are often easier to clean and maintain than older varieties.

Many homeowners are interested in replacing their windows, but may not know where to start. These guidelines can help

the process along.

1. *Get several estimates.* Ask for recommendations from neighbors or other people in your area on which companies they used to install their replacement windows. When you interview the prospects, ask several questions about how they go about installing the windows. Questions can include:

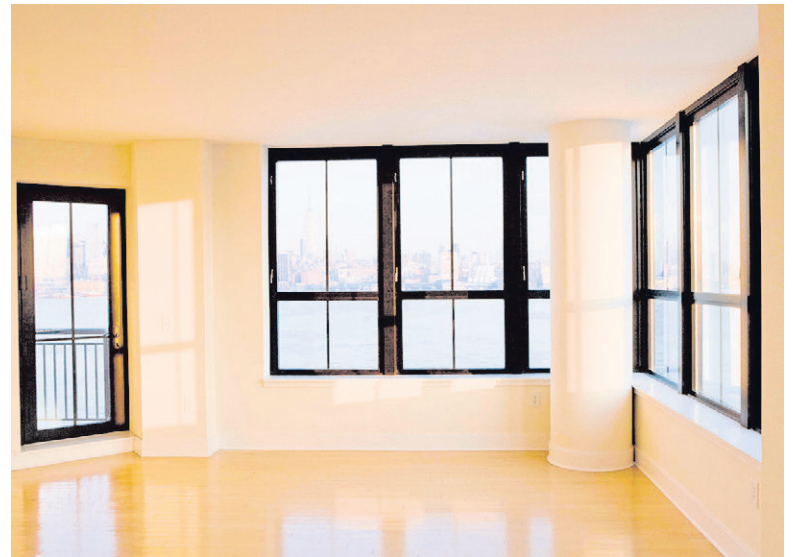
- How long will the project take?
- Will I need to remain home during the process?
- Do you discard of old debris?
- What is the protocol for installation during inclement weather?

2. *Research permits.* Most home renovation projects need to be approved by the local municipality. Go to the permit office and find out the requirements. Some window contractors will include securing permits in

the cost of the project. After the project is completed, an inspector will come by and ensure the work was done according to code.

3. *Change up the appearance.* Look at the type of hardware you have around the home and other fixtures. Choose windows that have locks or latches that can match those features for continuity of style. Think about choosing a different style or frame color of the window, or a different type of window to improve efficiency and function.

4. *Research top window manufacturers.* It's tempting to purchase windows based on price alone, but replacement windows are often a decision that only has to be made once or twice for the life of the home. Invest in durable windows that will have staying power. Consumer Reports offers unbiased reviews on various



Many homeowners are interested in replacing their windows, but may not know where to start. These guidelines can help the process along.

window brands and can help homeowners make sound decisions.

5. *Prepare for installation.* Clear pathways, remove window treatments and disconnect window alarm systems. Plan for one to two days of installation, advises

Andersen Windows and Doors. Keep pets and children away from work areas.

Replacement windows can be a smart investment. New windows can improve the look of a home, reduce heating costs and can keep interior spaces comfortable.

ONLINE ONLY REAL ESTATE AUCTION

Bidding Ends: Tuesday, September 8th at 6:00 PM • Multi Parcel Auction in Kanawha County



517 Pacific Street – Charleston, WV
4 Bedroom, 2 Bath Home
1,352+/- Sq Ft
0.39+/- Acres (as assessed)
District 10, Map 36, Parcel 166



769 Pacific Street – Charleston, WV
1 Bedroom, 1 Bathroom, 752+/- Sq Ft
2.71+/- Acres (as assessed)
Garage
District 10, Map 33, Parcel 49



547 Garrison Avenue – Charleston, WV
Duplex – 2 Bedroom, 1 Bath
Parking for Tenants
0.25+/- Acres
District 10, Map 36, Parcel 51



14 Walnut Street – Saint Albans, WV
2 Bedroom, 1 Bath, 770+/- Sq Ft
.10+/- Acres (as assessed)
Gated Yard, Garage
District 17, Map 6, Parcels 41



2619 Roosevelt Avenue – Saint Albans, WV
1,837+/- Sq Ft,
.12+/- Acres (as assessed)
Ranch Style Home
District 17, Map 7, Parcel 46



5529 MacCorkle Avenue SW – South Charleston, WV
Multi-Use Commercial Building in High Traffic Area, .18+/- Acres (as assessed)
8,460+/- Sq Ft
District 18, Map 2, Parcel 1



1510 Autumn Road – Charleston, WV
4 Bedroom, 1 Full Bath, 2 Half Baths
1,152+/- Sq Ft Ranch, .62+/- Acres
Garage, Gas Heat, Central A/C
Great Location to GW High School
District 9, Map 21, Parcel 72



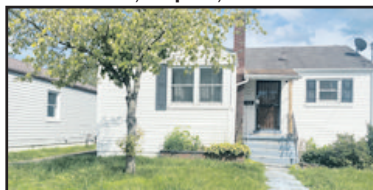
56 Red Oak Drive – Nitro, WV
1,694+/- Sq Ft
.17+/- Acres (as assessed)
District 25, Map 27A, Parcel 82



128 Third Avenue – Saint Albans, WV
3 Bedroom, 2 Bathroom, 2,456+/- Sq Ft
0.36+/- Acres (as assessed), Corner Lot – Great Location
District 17, Map 1, Parcel 143.1



17 Willis Lane – Saint Albans, WV
2 Bedroom, 1 Bathroom
0.44+/- Acres (as assessed)
Great Views
District 16, Map 3A, Parcel 100



316 23rd Street – Dunbar, WV
2 Bedroom, 1 Bathroom
903+/- Sq Ft Home w/ Carport
0.155+/- Acres, Central A/C, Gas Heat
District 26, Map 10, Parcel 172



RE Terms: Visit www.joerpyleauctions.com for FULL TERMS.

JOE R. PYLE COMPLETE AUCTION & REALTY SERVICE

Joe Pyle WV212 Joe R. Pyle, Broker
5546 Benedum Drive, Shinnston, WV

(888) 875-1599

www.joerpyleauctions.com

CHECK OUT THESE UPCOMING AUCTIONS



Multi-Use Commercial Property
TUESDAY, AUGUST 25TH AT 6:00PM
908 MAIN STREET, RAINELLE, WV 25962
 2,050 Sqft Building
 2 Bathrooms
 Parking Lot, 0.30+/- Acres (as assessed)
 Call Todd Short 681-205-3044



Updated 3 Bedroom Move In Ready Home
WEDNESDAY, AUGUST 26TH AT 6:00PM
1636 WILTSHIRE BLVD., HUNTINGTON, WV
 Updated Kitchen
 Close to Interstate
 Located Near Cabell Huntington Hospital
 Call Blake Shamblin 304-476-7118



Updated 3-Bedroom Cape Cod
THURSDAY, AUGUST 27TH AT 5:00PM
919 WOODWARD DRIVE, CHARLESTON, WV
 Over 1,200 Sqft,
 Large mostly level lot
 Gas FA with central air
 Call Keith Hare 304-741-9135



Commercial Lot in a High Traffic Area
TUESDAY, SEPTEMBER 1ST AT 12:00PM
0 RACER WAY, CHARLESTON, WV
 Property Located Just Off the Cross Lanes Exit of I-64
 Approximately 1 Acre (as Assessed)
 Mostly Flat, Graveled Access off Pavement
 Call Keith Hare 304-741-9135



House & Separate Lot in High Traffic Area Sells to the Highest Bidder
TUESDAY, SEPTEMBER 1ST AT 6:00PM
ONLINE ABSOLUTE REAL ESTATE AUCTION
 Subject 1: 810 12th Street, Kenova, WV
 3 Bedroom, 2 Bathrooms
 Subject 2: 711 Adams Avenue, Huntington, WV
 0.26 AC +/-, Flat Lot
 Call Keith Hare 304-741-9135 or Taylor Ramsey 304-552-5201



4 Bedroom Ranch in South Hills
TUESDAY, SEPTEMBER 1ST AT 6:30PM
1506 TETER ROAD, CHARLESTON, WV
 4 Bedroom/ 2 Bath Ranch with Full Finished Basement
 0.5+/- AC lot (as assessed)
 Detached 2 Car Oversized Garage with Lower Level Workshop
 Call Keith Hare 304-741-9135



20+ Acres of Prime Commercial Property on Mineral Wells Exit

WEDNESDAY, SEPTEMBER 2ND AT NOON

740 FRONTAGE ROAD, MINERAL WELLS, WV

Traffic Count Over 16,000 Cars & Trucks Per Day
 Paved Parking
 Liberty Truck Stop & Parkersburg Livestock Market
 Hot Spot Lounge - with Video Lottery License
 Call Tia Wolski 304-777-3945



Multiple Rental Properties in Huntington, WV

BIDDING ENDS WEDNESDAY, SEPTEMBER 2ND AT 6:00PM

ONLINE REAL ESTATE AUCTION

6 Great Locations
 Call Taylor Ramsey 304-552-5201

***All Auctions through the end of August will have Online Bidding Available visit www.joerpyleauctions.com**

- * Mon. August 24th - Belington - Brick Ranch on 1.4+/- Acres
- * Tue. August 25th - Philippi - 432.18+/- Acre Farm with Mineral Rights & Timber
- * Tue. August 25th - Weston - 3 Bedroom with Full Walk-out Basement
- * Wed. August 26th - Bridgeport - 3 Bedroom on 9.34 Acres
- * Thur. August 27th - Buckhannon - Unique Log Home on 5 Acres
- * Tue. September 1st - Washington, PA - 3 Bedroom on 0.6+/- Acres
- * Wed. September 2nd - Mineral Wells - 20+ Acres of Prime Commercial Property on I-77 Mineral Wells Exit
- * Wed. September 2nd - Salem - 2 Bedroom Home on 3 Lots
- * Wed. September 9th - Reedy - 40 Acre Farm with Log Cabin
- * Wed. September 16th - Fairmont - Christy Machine Retirement Auction: Sale 1 of 2
- * Wed. September 16th - Fairmont - 3 Modern Commercial Buildings on 6 Acres
- * Thur. September 17th - Burton - Ranch Home on 2.6 Acres, Fleetwood Storm RV, John Deere Gator, & more
- * Thur. September 17th - Morgantown - Sawmill Equipment, Trucks, Heavy Equipment & more
- * Tue. September 22nd - Bridgeport - 2 Commercial Buildings in Prime Location
- * Tue. September 22nd - Morgantown - 2.69 Acres on Canyon Road Sold to the Highest Bidder
- * Wed. September 23rd - Morgantown - Spacious 5 Bedroom in Suncrest
- * Wed. September 23rd - Dilliner, PA - 3 Bedroom on 1/2 Acre
- * Thur. September 24th - Fairmont - Commercial Property in Downtown Fairmont
- * Thur. September 24th - Fairmont - 12-Unit Apartment Building with Commercial Space
- * Tue. September 29th - Coudersport, PA - Large Tracts of Land Sold to the Highest Bidder
- * Wed. September 30th - New Martinsville - Major Acreage Auction Everything Sells to the Highest Bidders
- * Wed. September 30th - Bruceton Mills - Must-see 6 Bedroom on Half an Acre
- * Sat. October 3rd - Eighty Four, PA - 128 Acre Homestead, Antiques, Tools & more

ONLINE ONLY AUCTIONS

- * Tue. August 25th - Belington - The Estate of Ira Wilmoth
- * Wed. August 26th - Weston - Early Musical Instruments, Glassware, Household Items, & more
- * Wed. August 26th - Dunbar, PA - Online Only Invicta Watch Auction
- * Thur. August 27th - Spencer - 3 Bedroom on 1.74 Acres Sold to the Highest Bidder
- * Thur. August 27th - Morgantown - 4.25 Acres in The Woodlands on Cheat Lake
- * Tue. September 1st - Grafton - 2.62 Acres Near Grafton
- * Wed. September 2nd - Washington, PA - Lawn & Garden, Tools, Collectables, Clocks, Household Items & more
- * Wed. September 9th - Mt. Morris, PA - Kubota Tractor, Tools, Antiques, Sporting Goods, & more
- * Thur. September 10th - Monongahela, PA - 1979 Lincoln Mark V, Antique Tractors, Stoneware, Antiques & more
- * Wed. September 17th - Fairmont - Christy Machine Retirement Auction: Sale 2 of 2
- * Thur. September 24th - Pittsburgh, PA - Annual Pittsburgh International Airport Auction
- * Tue. September 29th - Morgantown - Two Homes on 0.8+/- Acres



2 Bedroom Ranch Near the Greenbrier River
THURSDAY, SEPTEMBER 3RD AT 5:00PM
75 PAT BALL ROAD, TALCOTT, WV
 Great Potential for Residence or Sportsman Camp
 Public Water/Septic • 2BR/1BA home with basement area
 Call Keith Hare 304-741-9135

CALL US TODAY TO SEE HOW WE CAN SELL YOUR PROPERTY IN 6 WEEKS OR LESS!



Joe Pyle, Charlotte Pyle, Alan Heldreth, Jared Shinn, Bob Stewart, Bobby Stewart, Chelsea Burris, Jordan Kiger, Tia Wolski, Joe Panico, Taylor Ramsey, Keith Hare, Blake Shamblin, Debra Flanigan, Ethan Moore, Nancy Marshall

Trust WV's Leader in Auction Services for Over 40 Years
www.joerpyleauctions.com



JOE R. PYLE
 COMPLETE AUCTION & REALTY SERVICE
 YOUR HOMETOWN WV AUCTION SINCE 1979

855-JOE-WILL
855-563-9455
 Joe R. Pyle, Broker WV212
 Follow us on Facebook and Twitter

5546 Benedum Drive
Shinnston, WV 26431



A wraparound porch delivers an inviting and classic feeling to the exterior of this home.

See more images online at:

<https://www.eplans.com/collection/house-of-the-week>



CALL DAVE HOBBA BUILDER!
(304) 937 - 2090
DAVEHOBBAUILDER.COM

489 CRYSTAL SPRINGS DRIVE, WINFIELD
Amazing lot cleared and ready to build! 1.61 acres
\$55k

CUSTER RIDGE ROAD, BUFFALO
Flat 1/2 Acre
\$55K

COURTYARD ESTATES, WINFIELD
Flat Spacious lots!
\$49k - \$58k

STIRLING COURT, SOUTH HILLS, CHARLESTON
GW School District
Lots starting at \$129k

SADDLE CREEK PLANTATION, MILTON
Spacious lots with great views!
1 acre to 6 acre lots
\$48k - \$68k

HIGHLAND MEADOWS, BARBOURSVILLE
Secluded and lots with amazing views available
1 acre to 4 acre
\$40k - \$80k

DOUBLE EAGLE, CHARLESTON
Bordering Berry Hills Golf Course and Country Club
GW School District
1/3 acre to 3 acre lots
\$47k - \$104k



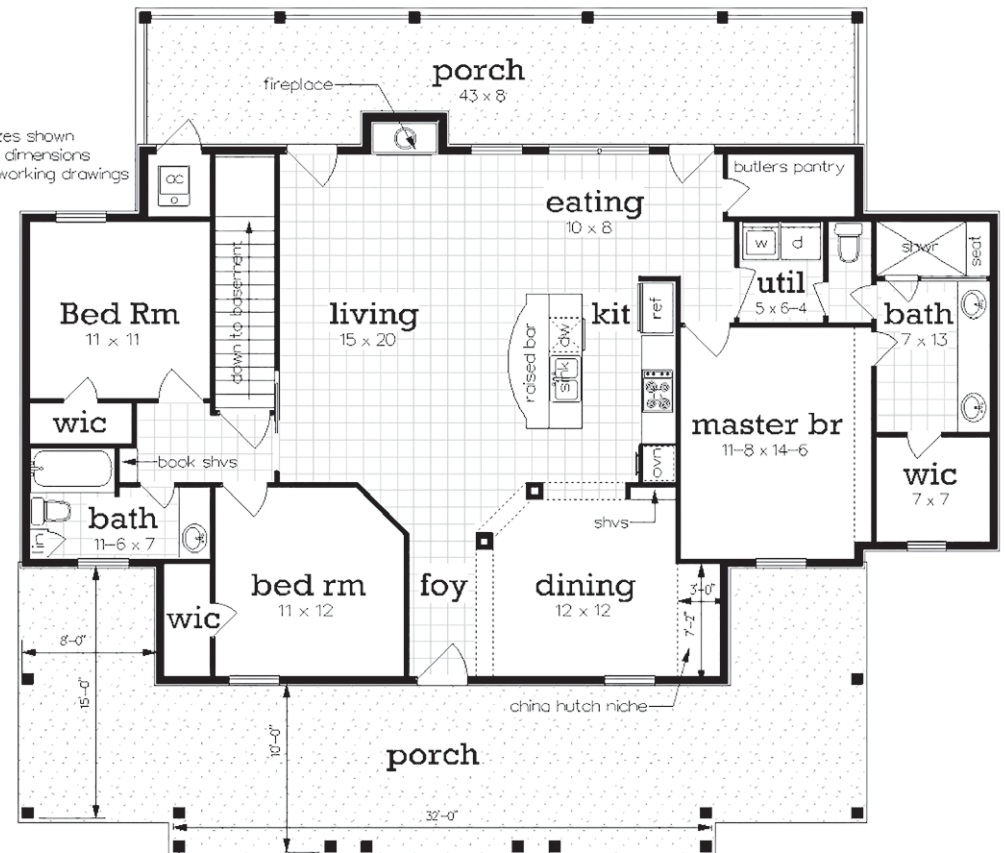
Luxury Living Realty
Dave Hobba, Broker/Builder (304) 545-6838
Cheryl Hobba, New Home Specialist/
Realtor (304) 546-5348

431762

HOUSE OF THE WEEK

Cottage style with sleek curb appeal

note: all room sizes shown are construction dimensions taken from the working drawings



This stunning floor plan gives you all kinds of impressive details.

Save 10% on your house plans (some exclusions apply) with coupon code: **NEWSPAPER**.

This stylish house plan does a lot with only 1,620 square feet. The open layout of the living room and kitchen makes it easy to hang out with family members while cooking. Check out the large butler's pantry.

Design Number: 45-583
Bedrooms: 3
Baths: 2
Square Footage: 1,620
Dimensions: 58' x 50'
Framing: 2 x 6

Courtesy of www.ePlans.com

ORDER INFORMATION

To build this home, you can order a complete set of construction documents by calling toll-free (866) 228-0193 or visiting <https://www.eplans.com/collection/house-of-the-week>. Enter the design number to locate the plan and view more images and details. At <https://www.eplans.com/collection/house-of-the-week>, you can view previously featured plans, browse other specialty collections, or use our search filters to help you find exactly what you want from over 28,000 home designs. Most plans can be customized to suit your lifestyle.

If you can DREAM it, We can BUILD it



Check us out on Facebook or visit DaveHobbaBuilder.com

We Can Build This Home For You!



Contact our DHB Design Center (304) 937-2090

"Working with DHB was a wonderful experience. We would recommend them to anyone looking to build a home."
Jason & Mary Alice

DHB New Home Smile