



# Charleston Gazette-Mail REAL ESTATE

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For the Week of January 17, 2021

3 OPEN HOUSES

4 RENTALS



## 25 WALLACE DRIVE MILTON

Priced at \$505,000



Must see! 3.28 acre lot! 3 stories, 3 car garage, 4993 sq.ft, updated 2020/2021, new carpet, painted, LOWER LEVEL finished with new cabinets, 2nd (kitchen & laundry) on lower level, sink, counters, refrigerator, full bath, 2nd utility room. Main floor-soaring ceilings, hardwood floors, incredible windows throughout, french doors to living room/office or whatever you desire & family room with 2 story windows wall. Upper level with 4 bedrooms including large master bedroom/suite/walk up attic. Storage galore, lower level workshop/utility garage & possible lower level craft room. This home is perfect to keep extended family close &/or entertaining. Excellent outdoor area for play/a huge garden/ & activities of many kinds.

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**LOUISE GOODE**

REALTOR/SALESPERSON  
304-545-0485



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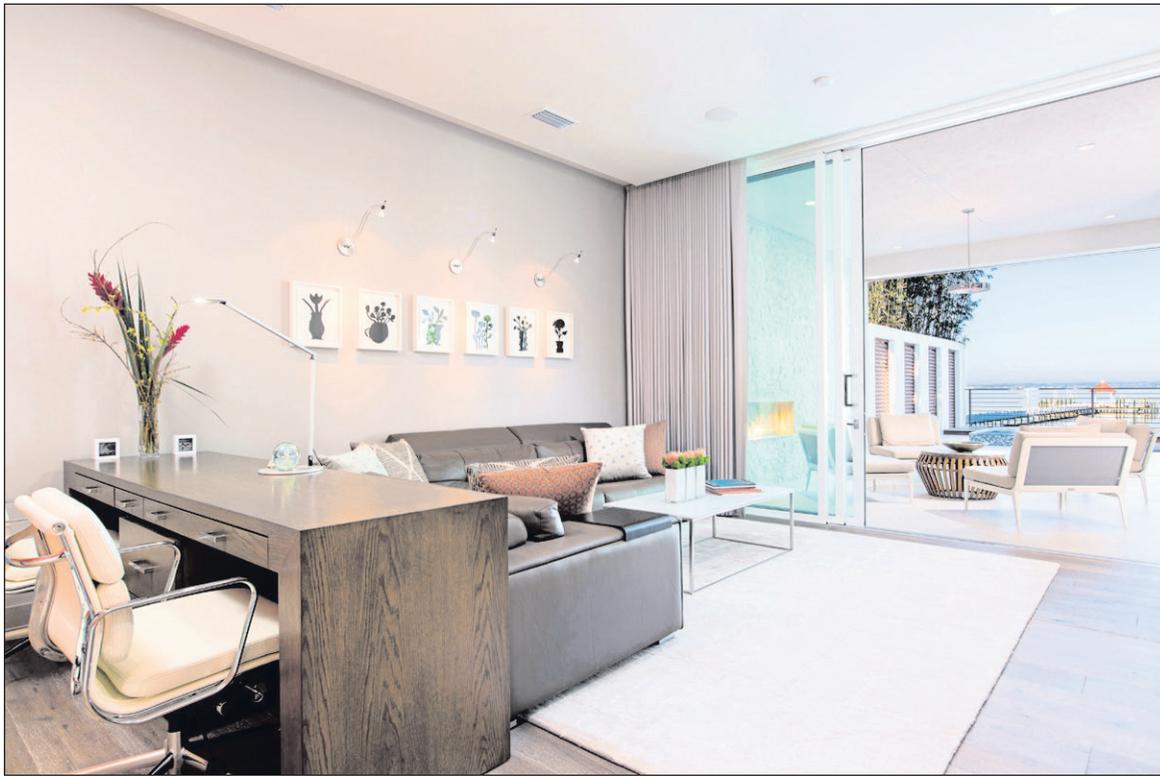
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# Eight ways the post-pandemic home will change



**Making Home Work** — Dedicated home office space and outdoor living areas, as shown in this home by architect Phil Kean, are two pandemic-driven trends that will define homes long after the pandemic is over. *UnEEK Image/courtesy Phil Kean Design Group*

**F**OR ANYONE aspiring to have a lovely home, especially during the pandemic, let me warn you about the two words that will foil your plans every time: “For now.” Over the past year, I have been hearing those two words too often. Heck, I’ve been saying them myself. Tell me if this sounds familiar:

For now, the kitchen table will just have to look like a lawyer’s office after a tornado, until we can go back to our real offices.

For now, we’ll have to put up with the 60 boxes of microwave popcorn and eight crates of toilet paper on the pantry floor, until we can stop hoarding as if planning for Armageddon.

For now, just until the pandemic is over, Grandma will have to sleep in the room with the baby and the NordicTrack.



**AT HOME WITH  
Marni Jameson**

And next thing you know, “for now” becomes for always. That is no way to go through life.

If this pandemic hasn’t caused you to reckon with the finiteness of life, you might already be dead. Here’s reality: Now is all we have, so make now beautiful.

Happily, as I look at current home trends, I see that many of you already are making the most of now. And the changes you’re making are defining homes of the future.

See, a year ago, almost no one saw coming a plague that would lock us in and shut the world out. The last pandemic was over 100 years ago, and no one alive can remember. Although the coronavirus took us by surprise, we adapted on the fly, making swift, radical changes to our homes and lifestyles.

Now, we not only know this can happen, but we also know it could happen again. Next time we’ll be ready. Getting caught off guard once is understandable; getting caught off guard twice is stupid.

So I took out my crystal ball to see how, when the pandemic ends

and I pray that is soon our homes will forever change. Here are eight pandemic-inspired home trends fixing to stay:

1. *We’ll seek less life in the big city.* As urban density and mass transportation have become a health risk, making people who live in big cities feel trapped and unsafe, demographic studies show more are moving to less dense areas, where they can get more room for more activities and potentially more relatives.

They are also choosing warmer climates, so are migrating south and west, where they can spend more time outdoors.

2. *We’ll want more house.* The pandemic has spotlighted the importance of a having an elastic home, one that can stretch to accommodate kids home from college, adult children suddenly out of work, and elderly parents eluding nursing homes. Homes also

SEE **MARNI, 3H**

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*Ashley Mann*

Real Estate Advertising Executive  
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Ashley.Mann@HDMediallc.com



**MARNI**

FROM PAGE 2H

need to stretch to become our office, school, gym, theater and 24-hour restaurant.

3. *Working from home will become the norm.* Now that companies have discovered their employees really can work from home without playing solitaire all day on their computers, many are re-evaluating their need for commercial office space.

Meanwhile, those working at home (happily ditching their neckties, suits, high heels, dry-cleaning bills and time-sucking commutes) are carving out clever ways to make their home office be more than a temporary shelf in the closet. They are designing attractive, productive, Zoom-worthy workspaces that are

Now that companies have discovered their employees really can work from home without playing solitaire all day on their computers, many are re-evaluating their need for commercial office space.

not just for now, but for years to come.

4. *We'll reclaim the outdoors.* Because the best cure for cabin fever and the safest place to socially distance with friends is the great outdoors, our yards will become the new frontier for home improvement. Whether a back yard, front porch, balcony or rooftop, outdoor spaces will transform into extra furnished rooms, featuring fire pits, kitchens, and living areas.

5. *We'll find prettier storage solutions.* One challenge of working or attending school from home

is trying to make it look like you don't. When your home also becomes an office or classroom, more stuff comes in the door, overwhelming whatever storage you once had. The importance of attractive storage will swell, as people seek to cleverly conceal more stuff.

6. *We'll close the door on open floor plans.* A popular trend in residential design for years, open floor plans often backfire, especially during a pandemic when what those living together crave most is a wall and door.

Going forward, we'll see more defined spaces that are versatile and offer functional privacy.

7. *We'll move from green to clean.* While the last 10 years have been about living green, the next 10 will be about living clean.

Now that we have all become germ0 and washing our hands like Lady Macbeth, get ready to see more touchless light switches, sinks, and toilets in homes, as well as keyless entries, voice-activated appliances, such as televisions and coffee makers; motion-controlled doors; and built-in HEPA (high-efficiency particulate air) filters.

We will also seek out finishes based on their cleanability (ruling out porous surfaces) and a new generation of antimicrobial cleaning products proven to kill as well as repel harmful bacteria and viruses.

8. *We'll ramp up our home im-*

provements. Now that we know when the world closes in, home becomes our everything, we will invest even more in making home better. Because we're home, we will actually get to all the improvements we've put off. We'll paint that room and update that bath. And we'll improve with an eye toward making homes serve more people and more purposes for now and for always.

If you've modified your home as a result of the pandemic, I'd like to hear from you. Please send me an email about what you did and why.

*Marni Jameson is the author of five home and lifestyle books, including "Downsizing the Family Home - What to Save, What to Let Go" and "Downsizing the Blended Home - When Two Households Become One." Reach her at [www.marnijameson.com](http://www.marnijameson.com).*

Open Houses Sunday, January 17, 2021

**Open HOUSES**



**1313 Lee Street, Unit 106, Charleston**  
**\$289,900**  
 2:00-4:00 PM

Beautifully renovated townhouse steps away from the Clay Center, the Capitol, and Downtown. Two-car garage. 5 newly renovated bathrooms, with the best master around. Updated windows, refinished hardwoods, great front porch and so much more!

DIRECTIONS: Kanawha Boulevard to Morris Street, Right on Lee, right into Maple Terrace.

**David Bailey**  
 304-415-4999

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# Variables to consider when choosing a media room

The term “home theater” once made homeowners who love movies and sports dream of the day when they could dedicate a large area in their home to watching the big game or their favorite films.

Such rooms are now widely referred to as “media rooms.” Though the terminology may have changed, media rooms are not all that different from home theaters.

Before choosing an area of their home as their designated media room, homeowners must consider a host of variables to ensure they get as much out of the room as possible.

• *Location and shape:* Of course

the location of the room is of the utmost importance. Media rooms tend to be more social settings than traditional home theaters, which were often designed to be isolated from the rest of the home so noise and natural light did not adversely affect the film-watching experience.

Homeowners may not want their media rooms to be in high traffic areas of their homes, but they needn't be completely secluded, either.

The renovation experts at the DIY Network note that the shape of a room should be considered before designating it as the media room. In general, square rooms are not ideal, as such rooms can produce harmonic distortions. A

rectangular room likely won't produce such distortions, especially when homeowners place their screens and primary speakers on short walls.

It's important that homeowners do not downplay the importance of sound, as media rooms, unlike traditional home theaters, may be used for listening to music just as much as they are for watching films or sports.

Viewers may not recognize distortions when watching something, but homeowners may notice these abnormalities when listening to music.

• *Windows:* Media rooms are multi-purpose rooms, so homeowners don't need to remove

rooms with windows from consideration. But the experts at the DIY Network note that windows are hard surfaces that can reflect sound and distort audio, and the light that gets in through windows can produce reflections on the viewing surface.

Each of those factors can adversely affect your listening and viewing experience. A room with windows can still make for a good media room, but you may want to invest in some blackout curtains to mitigate some of the disadvantages of having windows in the room.

• *Wall colors:* The colors of the walls in the room is another variable homeowners will have to

consider. Homeowners won't want to host guests for the big game in rooms with darkened walls, as that can create a dreary atmosphere and potentially make people tired. But especially bright colors will reflect light and adversely affect the viewing experience.

Neutral colors should not affect the colors on the screen, making them the ideal color choice for media room walls.

Media rooms are high on many homeowners' renovation lists. Considering a host of variables prior to designating an area for a media room can ensure the finished product is as enjoyable as possible.

# RENTALS



**BRECK GARDEN APARTMENTS**  
 5270 Dewitt Road  
 Cross Lanes, WV 25313  
 304-776-2735  
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South Charleston, Almost new 2 bedroom, 2 1/2 bath townhouse, deck, great location..... \$800 plus utilities

South Charleston, Modern 1 bedroom, kitchen furnished, close to Thomas Hospital ..... \$450 plus utilities

Cross Lanes, Updated 2 bedroom townhouse, kitchen furnished, hookups ..... \$550 plus utilities

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**501 South Church St, Ripley**  
**\$139,000**

Neat one-story bungalow style home with 3 bedrooms, 2 baths, full unfinished basement, with 1604 sq ft of living space, with nice covered front & back porches, newer metal roof, FA Gas Furnace/Central Air, 24x32 metal garage building behind house also included; lot extends to Mill Creek; fronts on Route 21 (aka South Chur. Street).



**104 Lynn Circle, Ripley**  
**\$199,900**

Family-sized bi-level mid-century built home w/lots of features incl. wooden-vaulted ceilings, trapezoid windows, beams, 2 fireplaces w/gas logs, spacious living/dining room w/slider to rear deck; kitchen w/appliances inc & large breakfast rm; master suite on main floor; lower level has 2 additional BRs, spacious family rm w/slider to rear patio; double car garage w/space for hobbies/workbench area; FA Gas Heat/Central Air; Home Warranty, level lot, security sys.



**4919 Statts Mill Rd, Statts Mill**  
**\$650,000**

First time offering "Fair Havens" homestead.. Traditional 2-story farmhouse with 3540 sq ft of living space offering master suite on both levels, 5-6 bedrooms, 3 1/2 baths, FREE gas, 3 fireplaces, lower level rec rm, 16x30 unfinished area in LL, loads of storage, gorgeous setting with 138.74 Acres w/some water frontage on O'Brien Lake, 2 story barn, detached garage w/living quarters or would make great office



**75 Redwood Est, Cottageville**  
**\$469,900**

Lovely 2 story Farmhouse Cape Style home with 7x35 covered front/porch, 5 BR/3 BA, 3955 sq ft of living space with beautiful kitchen, quartz counters, S/S appliances, updated baths, new hardwood flooring in much of the house, main floor master suite w/walk-in closet & luxury bath, huge family room/recreation room over 3 car garage, pool with lots of decking & patio space to enjoy the outdoors, loads of privacy, circular driveway...much more! MUST SEE!



**109 Ann St, Ravenswood**  
**\$69,900**

Residential home that has been converted into three apartments. Two 1BR/1Bath apartments which rent for \$350/month. One 2BR/1Bath apartment which rents for \$550/month. All apartments have individual meters. 24x24 Double car garage on back side of the property also included. Access to back of lot from alley way.



**815 Parkersburg Rd, Ripley**  
**\$315,000**

This is a block building with 5, 000 sq ft of space, Office area & garage space accessible from overhead door on side of building, two restrooms, 3 overhead natural gas heaters, 3-phase electric power, metal roof- 12 years. old; Artesian water well; second garage building is 1400 sq ft with two lifts; sale includes all equipment, machinery, parts, inventory, tools business & real estate. Motivated Seller!



**155 Oakey Rd, Ripley**  
**\$164,900**

This property was used by owner for a body shop, mechanic repair shop, car sales lot; Metal building garage is 40x60 with 16ft ceilings and a 20x25 addition which includes 14x17 office. heated with natural gas and outdoor wood-fired furnace. Equipment, lift, and some fixtures are included.



**2100 7th Ave, Charleston**  
**\$259,900**

One story steel structure on corner lot with great visibility & easy access; building has 4052 sq. ft. of space, divided into garage/shop area with 16' manual overhead door/restroom, mechanical room for FA Gas Furnace; central office/showroom area; kitchen; file/storage rm; large office & showroom/lobby space; would be a nice retail store, professional offices or shop! WILL CONSIDER LEASE AT \$2K/MO. + UTILITIES.



**319 Business Park Dr, Kenna**  
**\$429,900**

White Pine Millings Life - Tite metal building (60x120) situated in the Kenna Ridge Business Park on 10.08 Acre tract. Building Specs: Center height to beam 24ft; Side wall height 16 ft + 3 ft of side wall skylights; Sliding doors each end 14'Hx24'W; Insulation R-22; Roof 3/12 pitch; concrete floor 6" thick; 40 yr. warranty on exterior paint; survey available. Price includes real estate only.



**Brown St, Ravenswood**  
**\$429,000**

This is a prime parcel of 132+ acres for residential development within the city limits of Ravenswood. Owner has an engineered site development plan approved by the city, for roads, drainage, & lot layout for at least 100 residences. City water and city sewer were also approved by the city council. Natural gas and electric available. Some trails are cut through most of the property.



HD-445501



**Cheryl Donohoe**  
Broker/Owner/Realtor  
(304) 532-0418



**223 4TH AVENUE,  
SAINT ALBANS**

\$189,900

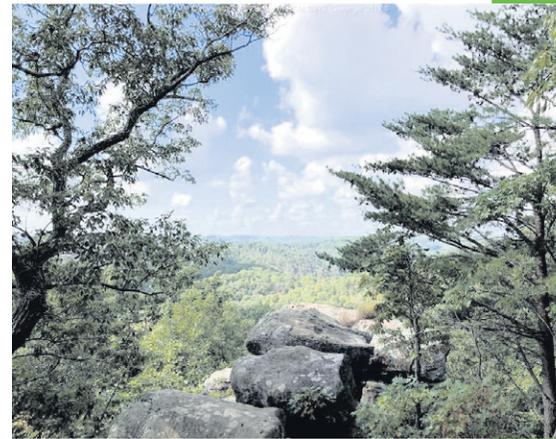
Medical office for sale! This listing consists of the left side of the building only. Inside you will find a waiting room/reception area, 5 exam rooms, 3 bathrooms (1 full bath), one for customers, and one for employees), kitchenette, outside space for employees, and more.



**0 BROWN CREEK,  
SAINT ALBANS**

\$825,000

Multiple Access Points, Mineral and Surface Rights with an Active Gas Well Lease, Miles of ATV Trails and Scenic Overlooks, Great Property for Hunting



**101 1ST AVENUE  
NITRO**

\$899,000

1st floor has full kitchen/bar, restrooms, offices, dance floor, and stage. 2nd floor has full kitchen/bar, restrooms, gym, sauna, hot tub, and locker rooms. 3rd floor has full kitchen, office, dance floor, stage, restrooms, and storage. Elevator in main entry way.



**5451 STATE RT 34,  
WINFIELD**

\$335,000

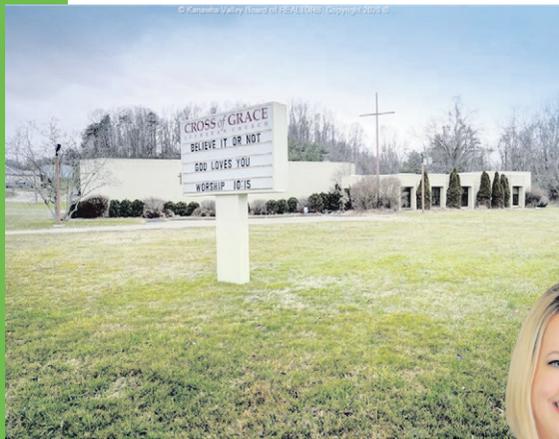
With just over 30 acres, this property has so much potential. Could be restored to its most recent use as a farm as there is a large barn. Or could be used more commercially for its land as a strip mall, restaurant, gas station, hotel. Sky's the limit. You won't want to let this opportunity pass you by.



**30 GRACE DRIVE,  
HURRICANE**

\$1,000,000

Endless possibilities in this 11,000 sq ft 1 story building located just off Hurricane exit. Property consists of a flat 1.89 acres with 30 parking spaces. Inside you will find numerous offices, meeting rooms, kitchen, warehouse space with a truck doc & garage door entrance. Priced below appraisal!



**176 BUSINESS  
PARK DRIVE,  
KENNA**

\$745,000

WOW! This 12,000 sq ft office, building features 12 offices, 2 conference rooms, 4 cubicles, spacious waiting area, 2 half baths, plus an area that is used as a small apartment with a full bath & plenty of storage, galley kitchen. All on about 1 acre of land M/L.

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# CHECK OUT THESE UPCOMING AUCTIONS



**Brick Ranch in South Hills**  
**TUESDAY, JANUARY 19TH AT 4:00PM**  
**1224 LYNDAL DRIVE, CHARLESTON**  
 2 Bedrooms, 1 Bathroom  
 852+/- Sq. Ft., .23+/- Acres  
 Great Location into Town & Schools!  
 Call Taylor Ramsey at (304)552-5201



**2 Bedroom Project Home**  
**WEDNESDAY, JANUARY 20TH AT 4:00PM**  
**454 FOREST CIRCLE, SOUTH CHARLESTON**  
 2 Bedroom, 2 Bath Brick Home  
 1,603+/- Sq. Ft., 0.28+/- Acres  
 Full Basement, 1 stall Integral Garage  
 Call Todd Short (681)205-3044



**Two Huntington Homes**  
**THURSDAY, JANUARY 21ST AT NOON**  
**AUCTION AT CABELL CO COURTHOUSE**  
 447 13th Ave. - 3 Bed, 1.5 Bath, 2712+/- SqFt  
 1909 Wiltshire Blvd. - 4 Bed, 2.5 Bath, 2195+/-SqFt  
 Call Blake Shamblin (304)476-7118  
 Secured Party



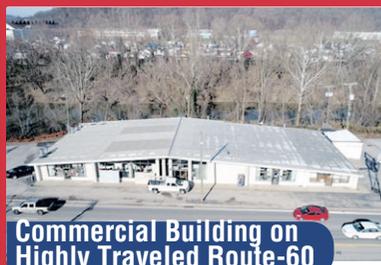
**Beautiful 3 Bedroom in South Hills**  
**THURSDAY, JANUARY 21ST AT 4:00PM**  
**1508 RAMBLER ROAD, CHARLESTON**  
 3 Bedrooms, 2.5 Bathrooms  
 2,299+/- Sq. Ft. on 0.49+/- Acres  
 2-Story Brick Home w/Partial Basement  
 Call Taylor Ramsey at (304)552-5201



**5-Story Commercial Building in Logan**  
**TUESDAY, JANUARY 26TH AT NOON**  
**229 STRATTON STREET, LOGAN**  
 Main Entry off Stratton w/ Original Marbling on Walls & Much More. Ideal for Business Development & Is Already Income Producing  
 Call Taylor Ramsey at (304)552-5201



**90 +/- Acres**  
**TUESDAY, JANUARY 26TH AT 2:00PM**  
**AUCTION AT LINCOLN CO COURTHOUSE**  
 Property Address: Sugartree Rd. Griffithsville  
 GPS Coordinates: 38.192188 / -81.955776 to 38.188976 / -81.952418  
 Call Tia Wolski at (304)777-3945



**Commercial Building on Highly Traveled Route-60**  
**THURSDAY, JANUARY 28TH AT NOON**  
**3318 US ROUTE-60 HUNTINGTON**  
 9,660+/- Sq. Ft. on 1.63+/- Acres  
 Gated Back Area for Drive Thru Services  
 40+/- Spaces for Parking!!!  
 Call Taylor Ramsey at (304)552-5201



**Commercial Building on 0.63+/- Acres**  
**TUESDAY, FEBRUARY 2ND AT NOON**  
**6177 MIDLAND TRAIL, CHARLTON HEIGHTS**  
 Open Space Used for Salon, Kitchenette, Storage/Office Space & Restroom, Detached Carport  
 Call Taylor Ramsey at (304)552-5201



**NEW 3-Bedroom on the River**  
**TUESDAY, FEBRUARY 2ND AT 4:00PM**  
**217 KOONTZ AVE., CLENDENIN**  
 3 Bedrooms, 2 Bathrooms, 0.25+/- Acres  
 NEVER LIVED IN on River Lot  
 Brand New Appliances Convey  
 Call Taylor Ramsey at (304)552-5201



**Move-in Ready 2 Story Home**  
**TUESDAY FEBRUARY 9TH AT 4:00PM**  
**605C GARRISON AVE. CHARLESTON**  
 3 Bedrooms, 1.5 Bathrooms, 1,975+/- Sq. Ft.  
 Covered front porch  
 Call Keith Hare at (304)741-9135



**3 Income Generating Properties**  
**WEDNESDAY, FEBRUARY 10TH AT NOON**  
**AUCTION AT 1557 JACKSON STREET CHARLESTON**

**Subject 1: 1557 Jackson Street Brick Duplex - 2 Bedrooms, 1 Bath Units**  
**Subject 2: 709 Simms Street Duplex - 2 Bedrooms, 1 Bath Units**  
**Subject 3: 514 Nancy Street Duplex - 2 Bedrooms, 1 Bath Units**  
 Call Taylor Ramsey at (304)552-5201

**\*All Auctions through the end of February will have Online Bidding Available visit [www.joerpyleauctions.com](http://www.joerpyleauctions.com)**

- \* Tue. January 19th - Charleston - Brick Ranch in South Hills Sold to Highest Bidder
- \* Wed. January 20th - South Charleston - 2 Bedroom Project Home
- \* Thu. January 21st - Charleston - Beautiful 3 Bedroom in South Hills
- \* Thu. January 21st - Huntington - Two Huntington Homes - Live Bidding Only
- \* Tue. January 26th - Logan - 5-Story Commercial Building in Logan
- \* Tue. January 26th - Griffithsville - 90+/- Acres
- \* Thu. January 28th - Huntington - Commercial Building on Highly Traveled Route-60
- \* Tue. February 2nd - Clendenin - NEW 3-Bedroom on the River
- \* Tue. February 2nd - Charlton Heights - Commercial Building on 0.63+/- Acres
- \* Tue. February 9th - Huntington - 6,068+/- sqft Commercial Building
- \* Tue. February 9th - Charleston - Move-in Ready 2 Story Home
- \* Wed. February 10th - Charleston - 3 Income Generating Properties
- \* Tue. February 16th - Midkiff - 25+/- Wooded Acres with Clayton Mobile Home
- \* Thu. February 18th - Charleston - 240 Acre Farm with Home
- \* Tue. February 25th - Charleston - 4 Bedroom Sold to the Highest Bidder

## ONLINE ONLY AUCTIONS

- \* Tue. January 26th - Poca - Vehicles Shop Equipment, Tools, & more
- \* Wed. January 27th - Summersville - Farm Equipment & Implements, Home Furnishings, & more
- \* Thu. February 4th - St. Albans - Coin, Jewelry and Knives Auction

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# House of the Week

## THE GRAYSON



**1ST FLOOR  
LIVING AREA**  
1555 Sq Ft



**2ND FLOOR  
LIVING AREA**  
895 Sq Ft



### The Grayson

(2450 sq. ft.) is a 2-story home with 4 bedrooms, 2.5 bathrooms and 2-car garage. Features include open floor plan, dining room, flex room, master bed 1st floor, walk in closets, upstairs sitting room. Optional basement can increase the total living area to 4,005 sq. ft.

10-445524

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Jason & Mary Alice



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