



# Charleston Gazette-Mail REAL ESTATE

For the Week of March 28, 2021

3 OPEN HOUSES

4 PROPERTIES FOR SALE

5 RENTALS

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**1313 Lee St. E, Charleston, WV 25301**  
**\$269,900**

Ever wanted to find yourself tucked away in the historic district of the East End? This beautiful 4 story Brownstone offers you just that and more. You're just blocks away from Downtown Charleston and steps away from the Clay Center. End unit, two car garage, unfinished basement for plentiful storage, laundry second floor, a spacious third floor that can be used as a bedroom or entertainment space.



**16 Terrace Road, Charleston, WV 25314**  
**\$429,000**

Stunning view of the city. Gorgeous, front of the hill location with views of the city and river! Located in award-winning school district and convenient to downtown and area hospitals! This lovely home was built in 1876 and is full of historic charm. Features include open concept kitchen and living area, as well as a private backyard that gives the feeling of being in the country. This home is a must see! Dual HVAC-1 unit less than a year old.



**839 Chester Road, Charleston, WV 25302**  
**\$369,000**

Located in the historic district of Edgewood, nestled off cobblestone road with a beautiful view of Charleston. This home offers an abundance of unique details throughout. Meticulously up-kept, cared for and updated, some features w/new windows, new powder room on the first floor, refinished hardwood floors, quartz countertops and pine tongue and groove ceiling in kitchen, gas stove in living room-remote controlled, security cameras w/ system, new bathroom off master. Truly a stunning find.



**1025 Forest Road, Charleston, WV 25314**  
**\$649,900**

Nestled in South Hills close to shops & downtown Charleston, the 1896 Whitney Farm House & Carriage House, w/ an additional 780 sq ft, enjoys convenience while secluded in a private, natural setting. This classic gem offers heart-pine floors, glass cabinetry from original windows, gorgeous stonework, gardens, expansive yard, & wrap-around porches. The interior offers recently renovated kitchen, bath, & laundry rooms feat Winchester English & French Tile, high-end appliances, & marble countertop.



*Vickie  
McLaughlin*

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# Home office: How to make working from home work

**I**S IT ME, or, as the pandemic slowly whimpers away, are you, too, hearing those who have been cooped up working from home chanting: There's no place like the office, there's no place like the office?

Although the perks of working from home are real—zero commute, less money spent on gas, less time figuring out what to wear, easy refrigerator access—so is the struggle. The dogs time their bark fests for when you're on a Zoom call. Your bored neighbor lies in wait for the moment you go out for the mail to ensnare you into a conversation about her crabgrass. Your partner eats the leftovers for lunch that you had your heart set on. And, face it, the gossip in the



AT HOME WITH  
**Marni Jameson**

home office is subpar.

Over the years, I've had it both ways. When I had to go to an office, I wished I could work from home. When I had to work from home, I longed for a real workplace. Part of the appeal of a business office is

that it is designed for one purpose: to help you do your job. It's not designed to help you relax, cook, entertain, sleep, bathe or raise children. Professional offices typically have proper lighting, ergonomically designed desks and chairs, reliable Wi-Fi, ample storage, and the right vibe.

But what if your home office delivered all that?

"Great home offices don't happen by accident," says Chris Peterson, author of "Home Office Solutions: How to Set Up an Efficient Workspace Anywhere in Your House," out late last year from Fox Chapel Publishing. "They require an incredibly thoughtful process that goes well beyond deciding where the desk will go."

As the world creaks open, and more remote workers contemplate their workplace options, those who would like to keep working from home, at least some of the time, would do well to take a leaf, or maybe a few chapters from Peterson's book.

I recently chatted with Peterson, who was working out of his 900-square-foot townhome in Ashland, Oregon, about how we can make working from home work better:

**Marni Jameson:** *How did you become a home office expert?*

**Chris Peterson:** I've worked in publishing for 35 years, mostly writing about home improvement. I worked on Homeowner Magazine and have written DIY books for Black & Decker, including a series on how to build a home addition.

For the last 15 years, I've worked full time from home. In that time, I

SEE **MARNI, 3H**



**Making Home Work** Converting a closet into a home office is one of many creative home office solutions author Chris Peterson covers in his newest book. Photo courtesy of Fox Chapel Publishing.



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HD-446784

# MARNI

FROM PAGE 2H

have lived in five places ranging from a tiny basement apartment to a large house. I created a home office in each one and learned a lot about what works and doesn't.

*What does every home office need?*

I look at offices as needing three legs of a stool: They need to be super efficient, to be super comfortable, and to look good. They have to fit the design of your home and not stick out like a sore thumb.

*Tell me what doesn't work. What backfires?*

I had a huge backfire. I am a Mid-Century Modern guy, so I decided to find a modern chair. I found one that looked really cool,

but it was literally a pain in the rear.

I learned that your chair is the most important part of your work environment. When buying one, you must sit in it first, because the right chair is so particular to your anatomy. Don't make this purchase online. And don't scrimp. This is not the place to save money.

*Some houses have an obvious place for an office, but for those who have to find a space, what should they look for?*

I cannot stress enough the importance of natural light. Of course, you have to be able to control it with adjustable window treatments, and you'll need to position your desk and computer screen to avoid glare.

Unless you can work in the middle of a busy household, don't put your office in the hub of the home.

Also consider your work. If you have clients in, you won't want an office in your bedroom.

*Your book illustrates many creative ways to turn the most unlikely crannies of a home into an office, like the space under the stairs, and a garden shed. What are other overlooked places?*

Many people love the idea of putting their office in a closet, like the office featured on the book's cover. It's handy, and you can close the doors at the end of the day. One drawback is few closets have power outlets.

Another option is a breakfast nook you don't use. Finished attics also make surprisingly good office spaces if they have a window or skylight and cooling and heating. You won't be bothered by noise, and you can leave work behind at the end of the day.

*What do you wish more people knew?*

People think they need more desk space than they do. I have seen folks with desks so big they need their own zip code. In my first home office, I used a hollow-core door on two painted sawhorses as a desk. It was ridiculous. I didn't use half that desk.

*How can we incorporate our workspaces into our homes, so they look like they belong?*

Choose a desk not just for its size, but also to match your decor. Do you want glass, hardwood, melamine, painted? Then accessorize using colors that tie to your home. Bring in artwork, reference books, handsome storage containers or shelving, and a stylish desk lamp. Make it a place you want to be.

*What advice do you have for couples who both work from home?*

Physical separation appears to be key, and it's even better if they choose opposite sides of the house. Some play music or listen to television while they work, which annoys quiet workers. Some bring clients in or have lots of phone meetings. The idea of a partner's desk boggles my mind.

*Marni Jameson is the author of six home and lifestyle books, including "Downsizing the Family Home - What to Save, What to Let Go," "Downsizing the Blended Home - When Two Households Become One," and coming in June "What to Do With Everything You Own to Leave the Legacy You Want." Reach her at [www.marnijameson.com](http://www.marnijameson.com).*

HD-449582

# Open HOUSES

Open Houses Sunday, March 28, 2021




**1800 Roundhill Rd, Unit 206, Charleston**  
**\$144,999**  
 2:00-4:00 PM

Own a 2 bedroom, 2 bathroom condo in Imperial Tower. This condo has 2 units combined and is priced to sell. Outdoor Pool, secure lobby, low maintenance living, and minutes from downtown. This unit is loaded with the potential for someone to come in and make it their own! DIRECTIONS: I-64 to the Oakwood Exit 58B, left off ramp onto US-199, turn right onto MacCorkle Avenue, turn left onto South Rufner and 1st right onto Roundhill Road.

**William Spencer**  
 304-400-3338

R. Joseph Miller, Broker  
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**301 Woodbridge Drive, Charleston**  
**\$315,000**  
 2:00-4:00 PM

Beautiful all brick 3-story home located on a lovely landscaped corner lot. This home has 5 bedrooms and 3.5 baths, elegant hardwood floors, a living room gas fireplace, a rear deck for entertaining as well as a private deck off the master suite, a two-car garage, and is only minutes to downtown Charleston.

DIRECTIONS: From 64 take airport exit & turn onto Greenbrier St toward the airport. In 1 mile turn R onto Oakridge Dr. In 1.2 miles turn L onto Woodbridge Dr. Home on R.

**Lee Lewis**  
 304-549-7160

R. Joseph Miller, Broker  
 oldcolony.com


**1313 Lee Street, Unit 106, Charleston**  
**\$284,900**  
 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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# Safety first with DIY electrical work

Home improvement projects can help homeowners transform their homes. Such projects are costly, but many homeowners save money by doing some, if not all, of the work themselves.

The Electrical Safety Foundation International, a nonprofit organization dedicated to promoting electrical safety, recommends that homeowners leave electrical work to the professionals. Licensed electricians are well-trained, whereas homeowners may not be skilled enough to avoid accidents or injuries, which can prove fatal when working with electricity.

Homeowners who take the do-it-yourself route with electrical

work should consider these safety tips, courtesy of the ESFI, before beginning a home electrical project.

- Learn your home electrical system. Home electrical systems may include power lines, electric meters, service panels, subpanels, wiring, and more. These systems are complex, and homeowners who intend to do some DIY electrical work should familiarize themselves with their home electrical systems prior to beginning any work. The ESFI notes that knowledge of their home electrical systems can help homeowners more safely navigate them and make maintenance easier.

- Honestly assess your skills. An honest assessment of skills is absolutely necessary prior to working on an electrical system. According to the National Safety Council, injuries relating to electrical incidents typically fall into one of four categories: electrical shock, electrocution, falls, and burns. Each of these injuries is significant. For example, electric shock, which occurs when electrical current passes over or through a person's body, involves burns, abnormal heart rhythm and unconsciousness. Given the potential for serious injury, the ESFI urges homeowners to make an honest assessment of their skills before they begin working on their home's electrical systems. Little or

no experience working with electrical systems should be considered a significant hurdle to any DIY project.

- Turn the power off. It's essential that the power to the circuit that will be worked on be turned off prior to starting any work. This can be accomplished by switching off the circuit breaker in the main service panel. Similarly, when working on appliances or lamps, make sure the products are unplugged prior to working on them.

- Do not touch plumbing or gas pipes when doing electrical work. The experts at the Indiana Electric Cooperative note that the risk for electrocution is significant when

water comes in contact with electricity. It's imperative that homeowners do not touch plumbing and gas pipes when performing a DIY electrical project. Professionals know how to work around such pipes while minimizing their risk for electric shock or worse, and homeowners must familiarize themselves with the techniques professionals rely on to stay safe if they intend to begin DIY electrical projects.

Homeowners are best served by leaving electrical work to the professionals. However, those who insist on doing such work themselves should do their homework and get to know their systems and safety protocols.

HD-449583

R&G

Properties for **SALE**

Call for your appointment!



**1516 Loudon Heights Rd, Charleston**  
**\$234,000**  
**Schedule A Viewing Today!**

Charming older home loaded with character. Main floor living with two master suites, built-in china cabinet, window seat in bedroom, 4th bedroom on main floor is plumbed for utility. Large and spacious family room with built-in storage, wet bar and so much more. Very private and large patio on lower level and deck just off dining room on the upper. Come see this 5 bedroom 3 1/2 bath, over 3400 square feet home. Also comes with whole-house generac.

**DIRECTIONS:** South Side Bridge to 1516 Loudon Heights Road. Past Holz Elementary.

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# How families can comfortably share close quarters

As the COVID-19 pandemic stretched on, families had to adapt to changing situations. Quarantine proved challenging even for the most resilient people, and families sharing close quarters had to find ways to stay calm and comfortable under one roof.

During the pandemic, families have spent more time together thanks to school closures, remote working and social distancing restrictions that limited contact between people who live in different households. The home improvement resource BobVila.com says that the average home in the United States is around 1,760 square

feet, but when everyone is clamoring for a spot to spend most of their days, even the most expansive home can begin to feel a bit too confined. The following are some ways families can live comfortably when sharing close quarters for extended periods of time.

• Designate personal spaces. Bedrooms can be private respites, but they're not necessarily the best places for people to spend the majority of their time. Try to create nooks that family members can call their own, like a man cave in the garage or a desk in a spare room for school les-

• Designate times for common areas. Make a schedule that designates spaces for specific times, particularly for those who may need uninterrupted study or work periods.

• Establish defined routines. Stick to a routine so that everyone at home knows what to expect and when. Parents can work around children's school schedules when they know how school days are arranged. Children can avoid interrupting meetings if they realize that meetings occur at the same time each day. Set break times for meals so everyone can take a break and spend time together each day.

• Voice concerns and keep communication open. Family members should be able to freely express frustrations, anger or even fear of situations without being judged, according to the wellness resource Step to Health. Make sure everyone in the home recognizes others' feelings are valid.

• Get out when you can. Family members can opt for safe interactions with friends or peers when needed. Engaging in conversation or getting a perspective from someone outside of the home can be beneficial. Even a short stroll alone outdoors can help to reduce stress. Parents of young children

may want to establish a "quaranteam" with other caregivers so they can get a respite outside the home and leave the kids with trusted help.

• Use this as an opportunity to grow. Spending more time together can be beneficial. Use the time together to make meals as a family, talk more, engage in family game nights, and build stronger relationships.

Some patience and cooperation can help families make the most of spending so much time together at home.

ID-44954



# RENTALS

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 South Charleston, Newer 2 bedroom, 2 1/2 bath, furnished kitchen, hook-ups, deck, central heat & air..... \$750  
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# CHECK OUT THESE UPCOMING AUCTIONS



**5.82+/- Acres with River Views Being Sold to the Highest Bidder**

**TUESDAY, MARCH 30TH @ 5:00 PM**  
**1355 BLENNERHASSETT HEIGHTS RD., PARKERSBURG**

Panoramic View of Ohio River. Potential for Multiple Home Sites, Apartment Building, Or Commercial Use. All Utilities Available  
 Call Jordan Kiger at (724) 998-5810



**Prime Commercial Buildings & Acreage in Poca**

**THURSDAY, APRIL 1ST @ 12:00PM**

**DAIRY RD., POCA**



**SUBJECT 1: PREVIOUSLY WELLINGTONS RESTAURANT, SWIMMING POOL & PARKING ON 8.41+/- ACRES**

**SUBJECT 2: PREVIOUSLY PRO-SHOP/BANQUET HALL, TENNIS COURTS & PARKING ON 2.63+/- ACRES**

**SUBJECT 3: COMBINATION OF SUBJECTS 1 & 2**

**SUBJECT 4: 7.92+/- ACRES WITH POND**

**SUBJECT 5: 6.99+/- ACRES OF CLEARED LAND**

Call Taylor Ramsey at (304)552-5201



**3-Bedroom St. Albans Home**

**TUESDAY, APRIL 6TH @ 5:00PM**  
**609 HANSFORD STREET, ST. ALBANS**

3 Bedrooms, 2 Baths, 1,340+/- Sq Ft  
 0.11+/- Acre Lot Level & Fenced in Detached Garage  
 Call Taylor Ramsey at (304)552-5201



**Spacious 4-Bedroom in Cross Lanes**

**WEDNESDAY, APRIL 7TH @ 5:00 PM**  
**5320 GLOW DRIVE, CROSS LANES**

4 Bedroom, 4.5 Bath Home  
 4,020 SQ ft of finished living space  
 3 Car Garage  
 Call Taylor Ramsey at (304) 552-5201



**Home and 3 Apartments on 2 City Lots**

**TUESDAY APRIL 13TH @ 5:00PM**

**1335 LIGHTNER AVE., DUNBAR**

**SUBJECT 1: 1333 and 1333.5 Lightner Avenue**  
 Large vacant lot with Upstairs Apartment and downstairs garage/storage room  
 2 Bedrooms, 1.5 Baths, 0.13 Acres

**SUBJECT 2: 1335 Lightner Avenue**  
 3 Bedrooms, 1.5 Baths Cape Cod  
 1335.5 A Lightner Avenue  
 2 Bedrooms, 1 Bath  
 1335.5 B Lightner Avenue  
 1 Bedroom, 1 Bath Apartment

Call Keith Hare at (304) 741-9135

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

Tue. March 30th – Williamson - 18,000+/- sqft Building Sold to the Highest Bidder

Thu. April 1st – Poca - Prime Commercial Buildings & Acreage in Poca

Fri. April 2nd – Delbarton - 6 Bedroom on 1.43 Acres with Pool

Tue. April 6th – St. Albans - 3-Bedroom St. Albans Home

Wed. April 7th – Cross Lanes - Spacious 4-Bedroom in Cross Lanes

Thu. April 8th - Spencer - 4 Bedroom Home Sold to the Highest Bidder

Tue. April 13th – Dunbar - Home and 3 Apartments on 2 City Lots

Wed. April 14th – Charleston - Apartment Building & 2 Bedroom Home Being Sold to the Highest Bidder

Tue. April 20th – South Charleston - Commercial Building in the Heart of S. Charleston

Thu. April 22nd – Charleston - Two Story House Being Sold to The Highest Bidder

Tue. April 27th – Huntington - 8-Unit Apartment Building & Tri-Plex

Wed. April 28th – South Charleston - Lovely Tri-Level Home in South Charleston

Thu. April 29th – Glenville - Prime Commercial Lot in Glenville

Tue. May 4th – Clay - Versatile Commercial Building in Clay

Thu. May 13th – Louisa, KY - Move-in Ready Ranch on a Corner Lot

Mon. May 17th – Huntington - Two Professional Office Suites in Huntington



**Apartment Building & 2 Bedroom Home**

**WEDNESDAY, APRIL 14TH 5:00PM**  
**AUCTION HELD AT 1217 STUART ST. CHARLESTON**

**SUBJECT 1: 1217 Stuart Street Charleston**  
 Three 1-bedroom, 1-bath units  
 One 2-bedroom, 1-bath unit  
**SUBJECT 2: 1415 Livingston Ave. Charleston**  
 2 Bedroom, 1 Bath Home, 900+/- SqFt  
 Call Todd Short at (681) 205-3044

*Sold To The Highest Bidder*



**Commercial Building in the Heart of S. Charleston**

**TUESDAY, APRIL 20TH @ NOON**

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Tue. April 13th – Princeton - 3-Bedroom Princeton Home Sold to the Highest Bidder

Thu. April 15th – Ona - Residential Lot in a Nice Neighborhood

Thu. April 22nd – Beckley - Former Church Being Sold to the Highest Bidder

Thu. April 22nd – Scott Depot – 4 Bedroom Sold to the Highest Bidder

Thu. April 22nd – Horner - 75+ Acres - Hunting Ground with Marketable Timber



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

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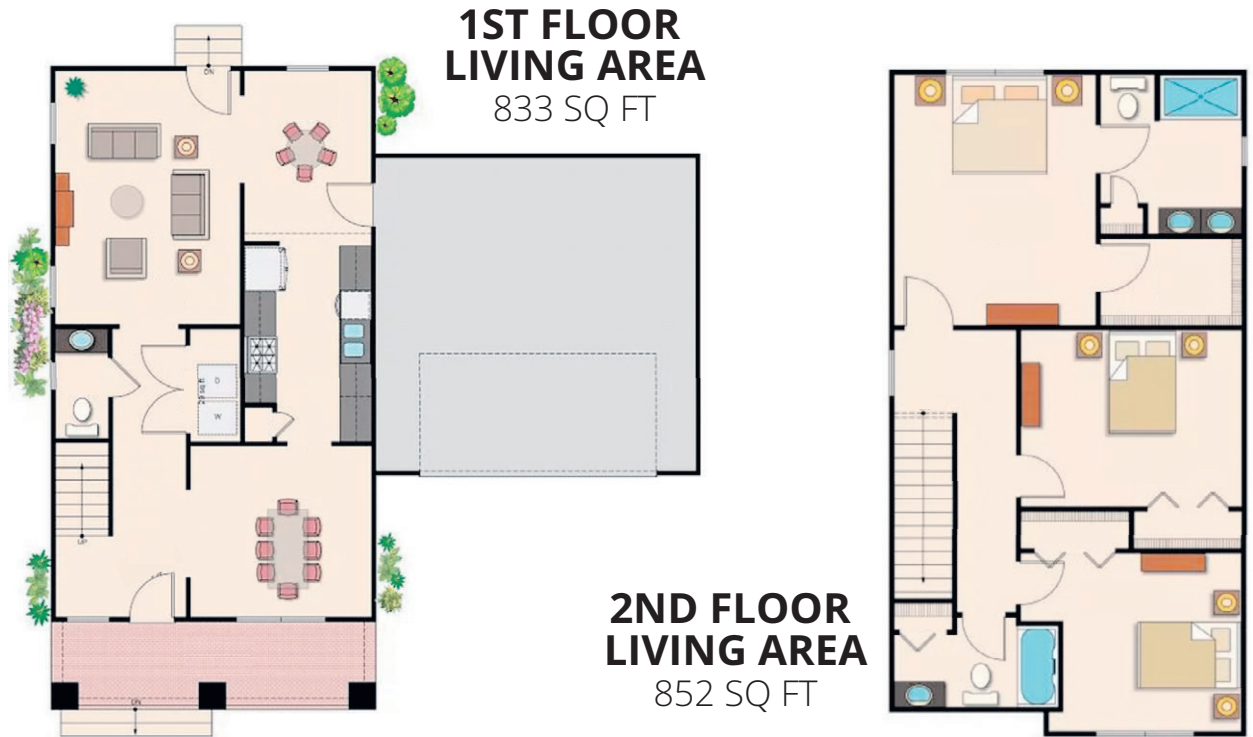
# House of the Week

## THE CHURCHILL

3 BEDROOMS  
2.5 BATHS



**The Churchill** (1685 sq. ft.) is a 2-story home with 3 bedrooms, 2.5 bathrooms and 2-car garage. Features include dining room, breakfast nook, master bed upstairs and walk in closets. Optional basement can increase the total living area to 2,518 sq. ft.



HD-449587



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Jason & Mary Alice



444966