

RIVER CITIES

HOME BUYERS *Guide*

August 23 - September 5, 2020



Details for this listing on page 5



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304-634-4118



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304-634-2923



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304-544-4526



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606-578-1679



Lainie Darnell
606-369-5220

Cole Bowers
304-633-5805

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(168938) \$1,050,000
3BR/3.5BA
Call Tracey 304-633-2415



(165371) \$899,900
5BR/4.5BA
Call Barat 304-544-6080



(166977) \$759,900
4BR/4.5BA
Call Shane 304-634-5993



(166298) \$650,000
4BR/3.5BA
Call Melanie 304-751-7367



(168714) \$599,900
6BR/4.5BA
Call Andy 304-416-0310



(165386) \$550,000
3BR/2BA
Call Christie G 304-563-4346



(168826) \$549,900
4BR/3.5BA
Call Mary W 304-634-5299



(168337) \$375,000
4BR/3BA/2HBA
Call Aly 304-617-6635



(168740) \$375,000
3BR/2.5BA
Call Mary M 304-633-5161



(168582) \$370,000
4BR/3BA/2HBA
Call Holly 304-617-1728



(168951) \$289,900
3BR/2BA
Call Michelle S 304-730-4148



(168672) \$260,000
3BR/2BA
Call W.G. 304-633-3950



(168687) \$245,000
3BR/3BA
Call Elysaa 304-634-4118



(168917) \$199,900
3BR/4BA
Call Lora 304-412-4819



(168629) \$167,500
4BR/2.5BA
Call Elizabeth 304-952-8465



(168221) \$150,000
3BR/1BA
Call Vineta 304-972-3668



(167873) \$149,000
4BR/1.5BA
Call Christie G 304-563-4346



(168490) \$119,875
4BR/2BA
Call Eddie 304-654-6045



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304-208-6190



Rocky Nash
304-638-6823



Renaulda Crisp
304-634-7650



Donna Harris
304-417-1765



Summer Nida
304-634-8743



Melissa Lane
304-638-9676

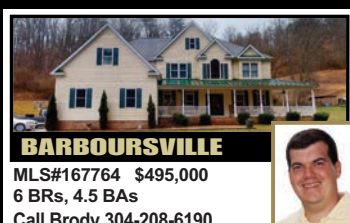


Mary Baisden
304-638-9681



MILTON

MLS#167826
\$515,000
4 BRs, 4.5 BAs
Call Patrick
304-634-6275



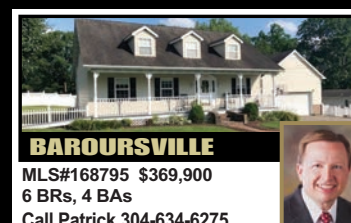
BARBOURSVILLE

MLS#167764 \$495,000
6 BRs, 4.5 BAs
Call Brody 304-208-6190



HUNTINGTON

MLS#166878
\$375,000
6 BRs, 4.5 BAs
Call Jacki
304-638-7687



BARBOURSVILLE

MLS#168795 \$369,900
6 BRs, 4 BAs
Call Patrick 304-634-6275



ONA

MLS#168560 \$364,900
4 BRs, 3.5 BAs
Call Faith 304-617-7198



MILTON

MLS#168605 \$329,900
3 BRs, 2.5 BAs
Call Brody 304-208-6190



BARBOURSVILLE

MLS#166518
\$299,900
5 BRs, 3.5 BAs
Call Brody
304-208-6190



MILTON

MLS#168174 \$249,900
5 BRs, 2.5 BAs
Call Kelli 304-417-0869



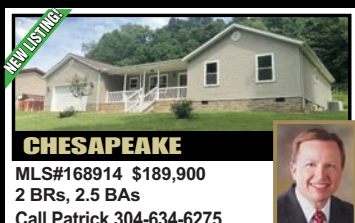
IRONTON

MLS#168792
\$210,000
5 BRs, 2.5 BAs
Call Patrick
304-634-6275



FT. GAY

MLS#168741 \$202,000
4 BRs, 2.5 BAs
Call Faith 304-617-7198



CHESAPEAKE

MLS#168914 \$189,900
2 BRs, 2.5 BAs
Call Patrick 304-634-6275



HUNTINGTON

MLS#168470
\$184,900
3 BRs, 2.5 BAs
Call Melissa
304-638-9676



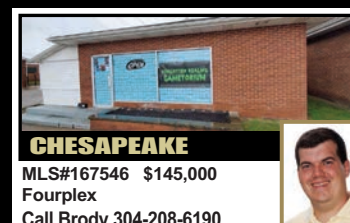
HUNTINGTON

MLS#165249
\$175,000
2 BRs, 2 BAs
Call Patrick
304-634-6275



HUNTINGTON

MLS#168874 \$169,000
4 BRs, 2 BAs
Call Summer 304-634-8743



CHESAPEAKE

MLS#167546 \$145,000
Fourplex
Call Brody 304-208-6190



BARBOURSVILLE

MLS#168616
\$139,900
4 BRs, 2 BAs
Call Christa
304-941-3440



HUNTINGTON

MLS#167596 \$139,900
3 BRs, 1 BA
Call Faith 304-617-7198



HUNTINGTON

MLS#168303
\$129,900
3 BRs, 1.5 BAs
Call Brody
304-208-6190



HUNTINGTON

MLS#168501
\$55,000
Duplex
Call Mary
304-638-9681



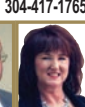
WAYNE

MLS#168645 \$117,900
3 BRs, 2 BAs
Call Alvin 304-208-4650



WEST HAMLIN

MLS#168700
\$105,000
3 BR, 2 BA
Call
Alvin 304-208-4650
Donna 304-417-1765



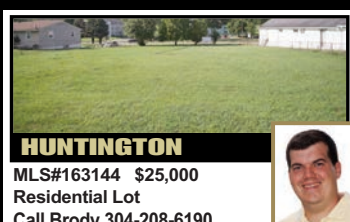
HUNTINGTON

MLS#166215
\$10,500
Residential Lot
Call Mary
304-638-9681



MILTON

MLS#168326 \$43,000
Residential Lot
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HUNTINGTON

MLS#163144 \$25,000
Residential Lot
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HUNTINGTON

MLS#166215
\$10,500
Residential Lot
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304-638-9681



Agent Spotlight

Featured Agent: Kelli Sobonya

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I have been recognized by my peers and selected for several statewide and local awards such as REALTOR of the Year and the Legislative Award. I serve on the Board of Directors for the WV Association of REALTORS and Huntington Board of REALTORS. Please allow me to put my experience and leadership to work for you!

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\$515,000



MILTON

4BR/4.5BA, 3 finished levels on
3.28 ac lot. Huge rec rm, finished
3 car att. garage. **MLS#167826**

\$399,000



CULLODEN

This home to be built. Pick
out your finishings for this
1.5 story home. **MLS#168808**

\$375,000



CULLODEN

This home to be built. Pick
out your finishings for this
1.5 story home. **MLS#167624**

\$369,900



BARBOURSVILLE

Home on 3/4 acre lot has 6
BRs, 4 full BAs, full finished
basement **MLS#168795**

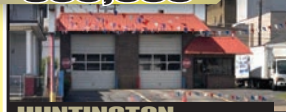
\$350,000



CULLODEN

This home to be built. Pick
out your finishings for this
1.5 story home. **MLS#167622**

\$300,000



HUNTINGTON

Oil Change bldg, located one
block from MU Campus, ready
for a new owner. **MLS#165427**

\$175,000



HUNTINGTON

Historic St. James 2 BR/2BA
elegant condo offers views/luxuri-
ous amenities. **MLS#165249**

\$147,500



HUNTINGTON

3BR/1.5BA, new roof, new
carpet, new paint, HW floors
under carpet **MLS#168967**

\$69,900



CULLODEN

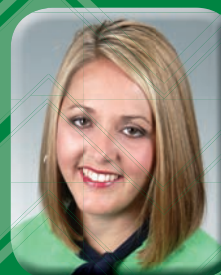
Level and cleared building lot
in phase 2 of Cornerstone at
James River. **MLS#168818**

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details or to request a packet be sent to you.

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Salesperson/Realtor®
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\$289,700

Applewood Subdivision - 3 BR 2 full bath Brick-HV flrs, trim & solid doors. Spacious eat-in kit w/Granite tops, desk area & loads of kit cabinets. Split floor plan offers owners suite w/private bath & walk in closet. Covered Patio & private fenced back yard. **MLS 168513**



\$275,000

Proctorville/Rome- 8 BRs, 4 BA
Proctorville/Rome Home - 1st flr has two 2 BR 1 BA apts. Use for rentals to help pay mortgage & live upstairs w/4 BRs 2 full BAs **MLS 168015**



\$275,000

PROCTORVILLE-3 acres of Prime COMMERCIAL Vacant Land- Location! Location! Location! Located Next to the 31st Street Bridge in Proctorville. **MLS 167593**



\$159,900

SOUTH POINT Village - Updated 4 bedrooms, 2 baths, living room, gathering room. Don't let this one pass you by. Conveniently located. **MLS 166921**



\$139,900

Barboursville - Looking for a place to build your dream home. Then this Private wooded 3 ac lot in The Oaks, Barboursville, WV is for you. Beautiful gated neighborhood allows you to maintain your privacy while giving you a sense of community. Located Minutes from shopping, dining & the interstate. **MLS 166478**



\$89,500

Huntington - Johnstown Rd. Looking for a 3 BR, bath & a half, bsmt w/gathering rm, updated kitchen, large LR, HVV floors under carpet. Lots of storage. Off Street Parking. **MLS 166365**

ktillis@frontier.com

302 State Street, Proctorville, OH

Tracy Bunch - OH & WV Broker



VILLAGE REALTY GROUP

6007 US Rt 60 E, Suite 124 Barboursville, WV 25504
304-955-5017 | villagerealtygroupwv.com
Nathan Nibert, Broker



MLS: 168589

130 Westwood Ln - \$189,900
Huntington, WV 25704
3 BR, 2 BA - 1,773 Sq. Ft.



MLS:168749

5204 Joy Ln - \$159,900
Cross Lanes, WV 25313
4 BR, 2 BA - 2,007 Sq. Ft.



MLS:167996

449 Norway Ave - \$199,900
Huntington, WV 25705
4 BR, 3 BA - 1,914 Sq. Ft.



MLS:167882

175 Country Club Dr - \$89,000
Huntington, WV 25705
1.75 AC Residential Lot



MLS:167423

211 Buffington St - \$47,900
Huntington, WV 25702
2 BR, 1 BA - 1,134 Sq. Ft.



MLS:167150

0 Rt 75 - \$75,000
Huntington, WV 25704
4.6 AC Residential Lot



Nathan Nibert



Sarah Fowler



Brianna Goad

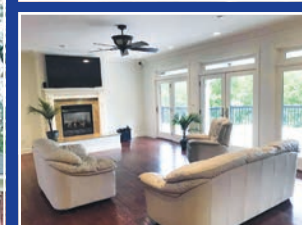
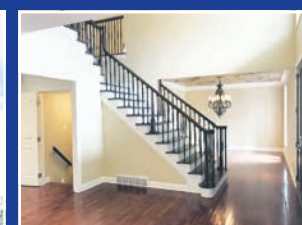
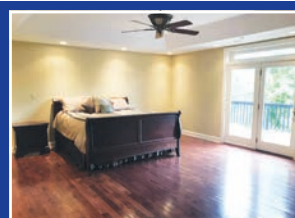
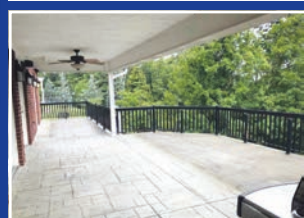


Jamie Adkins

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ABOUT the COVER



110 OAK LANE, HUNTINGTON, WV 25701 5BR/4.5BA

Beautiful custom build in 2007. 4,356 SF. Spacious and open main floor features covered patio deck across the width of the house. Soaring 2 story foyer welcomes you to an open floor plan living space. Family room features gas fireplace and beautiful wooded views. Main floor master bedroom w/ensuite bath, 2 walk in closets, heated tile floors.

MLS #168620 • \$675,000
Contact Parker 304.633.3811

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Amy Ward, Broker





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821 7th Street

MLS#159815 • 3BR/2BA

This ideal starter home is located in the south side just minutes away from Ritter Park.

\$66,900



1300 12th Street

MLS#162253 • 5BR/4BA

This Mediterranean inspired home overlooks Ritter Park. The house includes a guest quarters and 3 car garage.

\$845,000



541 N Inwood Drive

MLS#165235 • 5BR/4.5BA

Pool. Main floor living, 5,400 SF, 1.74 Acre Full lower level offers 2nd living area, perfect for extended family or guest. Located at the end of a private cul-de-sac.

\$425,000



1102 5th Avenue

MLS#162641

Located on a high profile, high traffic corner in Downtown Huntington, your business is sure to be visible, 4400 SF, office & conference room space w/parking

\$339,000



1203 South Park Drive

MLS#164175 • 4BR/3BA

One floor plan with a one step entry! Extend your living space through the den to the screened deck among the tree tops! Wood floors throughout much of the main floor. Large lower level, 1,542SF, has large family room w/fireplace, bedroom, full bath and access to lower deck.

Attached 2 car garage.

\$250,000



417 W 11th Avenue

MLS#167395 • 4BR/1.5BA

2260 SF, Charming 4 Bedroom Southside brick home located near Ritter Park Arch area. Beautiful hard wood floors! Windows, Roof, and furnace all replaced within the last 10yr. Flat yard, off street parking w/detached garage.

\$157,500



1832 Enslow Avenue

MLS#168143 • 2BR/1BA

Move-in ready 2 bedroom, 1 bath home This home features an updated kitchen and bathroom, newly refinished original hardwood flooring, fresh paint throughout, new exterior doors, new side porch, newer roof, HVAC, appliances and windows. The home is conveniently located close to Cabell Huntington Hospital, Ritter Park, Marshall University and all the amenities of downtown Huntington.

\$67,500



332 W 12th Avenue

MLS#163059 • 3BR/2BA

Beautiful tree lined brick avenue, one block from Ritter Park walking path. Spacious living and dining rooms, kitchen, breakfast room and full bath on the main floor. Original hardwood floors. Private fenced backyard. Off street parking with driveway and detached garage.

\$138,500



235 Green Oak Drive

MLS#168295 • 3BR/3.5BA

There is a lot of living packed into this comfy house! Main floor living with large ensuite bath / walk in closet off the master bedroom and spacious laundry room. Separate building at the rear of the property has 22' x 14' workshop, 10' ceiling w/power, water, heat and air as well as pull down storage. Would make great home school area, office, or shop area!

\$119,500



2005 Wiltshire Blvd

MLS#166648 • 4BR/4BA/1HALF
New Construction!, 4 BR, 4 Full 1 Half Bath, 4,500 SF Incredible attention to detail was taken curing construction and renovation. Care to honor and repurpose original elements in the home. Cathedral ceilings and main floor master w/ensuite. Awesome outdoor living areas.

\$625,000



315 Holswade Drive

MLS#168960 • 3BR/1.5BA

Beautiful move-in ready home. Open one floor plan w/hardwood floors, a spacious master bedroom, a newly renovated kitchen featuring quartz counters and custom cabinets. Find extra living space on the incredible covered patio. The 1,790SF home has newer carpet, new windows, and built-in surround sound in the family room.

\$214,900



440 W 8th Avenue

MLS#168047

Loads of potential for this local neighborhood gathering place. Formerly known as "The Paddock" this corner property has a large bar/restaurant area and full kitchen.

\$150,000



**REALTY
ADVANTAGE**



Blaine Crabtree, Agent • 304.638.7236
Seth Crabtree, Agent • 304.634.5361
Parker Ward, Agent • 304.633.3811
Will Holland, Agent • 304.615.4424
Arvin Thompson, Agent • 304.544.4870
Gene Minor, Agent • 304.654.5421
Beckett Ward, Agent • 304.208.5597
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Alex Bourgeois
304-412-0902



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304-208-4402



Jill Nelson
304-633-2873



Judy Burton
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Judy Foster
304-654-2444



Tammy Spurlock
304-638-9865



Brenda Taylor
304-634-4659



RE/MAX®

HUNTINGTON CHARLESTON TEAYS VALLEY



258 HIGH DRIVE

\$609,000

This truly spacious 6,000 SF home custom built in the 70's has been meticulously maintained, features hardwood & tile floors, vaulted beamed ceilings w/ floor to ceiling windows. 2 Gathering rooms w/ fireplaces & a all-season room. Kitchen w/ high end appliances & a center island. 3 dining areas formal, informal & alfresco on the deck! Massive main bedroom suite w/ beamed cathedral ceiling, Brazilian hardwood floors, a sitting area, outdoor spa porch, 2 walk-in closets & a spa like bath. A raised panelled library office w bookshelves & more. 5 or 6 BR's & most have huge walk-in closets. 4 totally renovated baths! And much more! Call Jim 304-654-6444



CHANCELLOR HILLS

\$895,000

Custom built Williamsburg Colonial is on a level double lot at the highest point in Huntington's Chancellor Hills Subdivision. The hand milled custom woodwork features 9" crown molding raised panelled fireplaces & wide planked hardwood flooring. Other features include 8,000 SF. 5 fireplaces 3 BR suites w/ 5 total. The main level includes a private study, kitchen - family rm that walks out to a 23 x 15 porch & double terrace overlooking the private yard w/ a gazebo & studio. There's also Media rm, Game rm, Work shop/ He Cave & She Cave w/ a private bath! 3 car garage, Generator & more! Call Jim 304-654-6444



1100 6TH AVENUE

\$169,500

Historic Huntington office building build for the Prichard family in 1890. 2 floors of office space, security system for each floor, separate utilities, new roof 2016, HVAC replaced on main floor 2017, second floor 2014. Beautiful woodwork and hardwood floors. Ample tenant parking. Call Ken 304-360-3000



4019 AUBURN ROAD

\$135,500

Very nice 2-story Vinyl, 4 bedrooms, 2 full baths, first floor bedroom and bath. Hardwoods under carpet, nice kitchen with granite countertops, breakfast room, newer windows. HVAC 2017. Private backyard leads to an oversized 2-car garage. Vinyl fencing. Call Ken 304-360-3000



356 SLATER CT

\$39,900

3 bedrooms, 2 baths, new roof. New kitchen with granite counter tops, 2 new heating & air systems. New windows, some new wiring. Call Ken 304-360-3000



514 10TH AVE

\$174,900

Wonderful 5BR/3BTH Southside brick home with high ceiling, spacious rooms and storage galore. Tremendous living area with huge living room w/ fireplace, dining room, & great room on the main floor. Large private yard with detached garage. Roomy front porch is very inviting. Call for a showing today. Call Jill Nelson at 304-633-2873.



5741 GLEN CARLA DRIVE

\$229,900

Beautiful brick rancher style with finished basement. This house is ready to move into - large living room open to the dining room w/ fireplace. Owners' suite w/ private bath & 2 other bedrooms on the main floor. Hardwood floors throughout the home, Basement gathering room boasts gorgeous bamboo wood floors with fireplace - walk out of the gathering room to a patio with built-in kitchen & great space for entertaining. Call Jill Nelson at 304-633-2873.



2176 WASHINGTON BLVD

\$359,000

Southside brick beauty perfect for someone looking for rancher style living - kitchen w/ granite countertops - spacious enough for eating area. Beautiful hardwood floors which have been refinished. Owners suite w/ private updated bath. 3 bedrooms, 2 1/2 baths on first floor. Huge bedroom / great room w/ bath upstairs. Two car garage with covered breezeway to the house - Den - Sunroom - basement for storage - Don't miss this one. Call Jill Nelson at 304-633-2873.



153 WOODLAND DRIVE

\$269,950

Great S. E. Hills neighborhood. This home is much larger than it appears and offers 4 BR (2 on first floor) and 3 full baths. Nice hardwood flooring throughout. Call today for an appointment to view this one-of-a-kind property.

Call Hank 304-208-4402



401 12TH AVENUE

\$264,900

This stately south side house is waiting for you and yours to make it your home. This house offers 4 bedrooms (could be 5 bedrooms if you use the walkup attic which offers a full bath also). 3 full baths, a remodeled kitchen and hardwood floors throughout. Call for your appointment today. Call Hank 304-208-4402



619 HAWTHORNE WAY

\$140,000

Great neighborhood. Beautiful hardwood floors. Upper floor has access from outside and could be used as second living quarters. Call Hank 304-208-4402



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What a dollhouse! Level, fenced yard w/(1) car attached garage-(workshop area), outbuilding, screened porch adjacent to formal dining rm, LR & Den have gas ventless logs, 3 BR (2 on main level), 2 BA (1 on main level) Much larger than it appears! Call Dawn 304-638-8131



One Owner-3 BR, 2 BA, FR w/fireplace, .23 acres, off street parking, outbuilding w/ electric. Cute & Move in Ready! Call Dawn 304-638-8131



Fabulous Lot and such a spacious home. Huge Family Room - awesome large kitchen. This home has room for everyone. New (2020) above ground pool - nice back deck. Must see inside to appreciate. Call Tammy for info. 304-638-9865



You must stroll thru this wonderful home!! As soon as you walk thru the door - you will fall in love. Fabulous backyard with covered patio, deck, your own private paradise. So much attention to detail in this home. Call for your appt today. 304-638-9865



What a fabulous corner fenced in lot. You will love this home. Many updates on this home in the last few months. Come take a look inside and see how nice. Small sunroom on back on home. A really nice room. Make appt to take a look today. 304-638-9865



This southside brick beauty has 3BR/2.5 BTHS. All new carpet on 1st & 2nd level of the house. Very large living & dining rooms & gathering room with two fireplaces, large kitchen w/ double ovens & pass through to the gathering room. Bathroom has dressing area w/ double sink in a separate room. Private yard & carport for parking. Front porch extends across the entire house. Call quick or this will be gone. Call Jill Nelson at 304-633-2873.



Beautiful view of the Ohio River sets off the one floor plan brick. Nice hardwoods parquet floors. Large rooms, fireplace, 1 1/2 baths, nice eat-in kitchen, covered porch and 2-car detached garage. High efficiency furnace and more. Call Ken 304-360-3000



Ritter Park Area Saltbox Colonial has all the charm of yesteryear with the updates that today's homeowner expects! Over 4,000 SF with 5 BR, 3.5 Bath's 3 gathering rooms & 5 fireplaces. Originally built in 1947 with a meticulous restoration & addition. This home features a wonderful kitchen with custom cabinetry, coffered ceiling, fireplace, high end appliances and just steps from a private patio to dine alfresco! A 800 SF main bedroom suite is like none other with a sitting area, spa like bath, dual walk in closets and 28 x 20 private patio that over looks the pool. There are formal dining & living areas. The sun room features bookshelved fireplace, wet bar/beverage center, cozy den, 3rd level kids space. Outdoor living features a Pool with 35 foot cabana* a private oasis*. 3 car garage & Much More! Call Jim 304-654-6444



Charming cottage-style 3BR / 2BTH home sitting on 1 1/2 lots on Washington Blvd. This location has all - walking distance from Ritter Park & Cabell Huntington Hospital, and Interstate access. Stone fireplaces and quality woodwork throughout w/ several built-in cabinets & unique craftsmanship. Great Room w/ built-in bunk beds is a fun entertainment area. This home has been with the same family since 1947. Hurry, this one won't last. Call Jill Nelson at 304-633-2873.



Office Condo For Sale or Lease in the East Hills Professional Center Office. Conveniently located just off the I-64 & the 29th St. exit. @ Rt. 60! Approximately 2964 sf that's currently a turn key set up for a medical office. Large spacious waiting or reception area with 8 exam rooms. 2-3 physician offices, break room, offices for general billing and more! Located steps from the entrance for easy access with plenty of parking! Call Jim 304-654-6444



Olsade park colonial that features 3,780 sf w/ 5 br's / 4.5 Ba's. Center foyer home has many updates starting with the new kitchen with granite counters and stainless appliances, hw floors throughout, lots of built in cabinets & bookshelves. Double wbf in living room & den. A relaxing sun room off the kitchen and dining rooms plus a private courtyard. The 2nd level features 2 br suites. Finished 3rd fl w/ 2 br's & a full bath. Lower level has finished man cave/media room. Like to entertain? Home warranty in place! There's more! Call Jim 304-654-6444

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HOMESWISE

Real Estate Tips and Advice

Focus on the Ceiling

A room can be completely transformed when you invest in a beautiful ceiling, even without renovating its physical structure.

Sometimes, the only thing a dated dome needs is a little TLC with a fresh coat of paint or accessories. You may be surprised to learn how easy it is to create an elegant twist while staying on a budget.

When determining how much help your ceiling needs to be updated or enhanced, make sure to visually inspect the area for damage. Some common types of issues you might notice are water spots from a leaking roof, sagging areas or chipping paint.

If the problems are more than just cosmetic, it's crucial to make repairs before investing to make the ceiling more attractive.

If you notice structural issues, you will be in good hands by hiring a professional contractor to correct the problem. Especially if you are unfamiliar with this type of renovation, you can be putting yourself and home at serious risk.

However, if the integrity of your ceiling is intact, you have many options to consider when updating a room.

PAINT OR REPLACE?

When deciding which route to take in refreshing your ceiling, you should analyze its



© ADOBE STOCK

current state. If the covering is in a condition which requires more than quick paint job, here are some ideas to modernize a dated appearance.

Bead board: Working with these planks or tiles is usually easy and can add a modern touch to your room. Typically, it can be installed with mini-

mal tools, such as commercial-grade adhesive and a nail gun. There also are many patterns from which you can choose to add even more customization to your space.

Drywall: For a solid ceiling, drywall is a great option. It can be incredibly difficult and dangerous, however, to hang

drywall overhead without the proper tools and helpers. The process of smoothing and sanding also can be tough on an inexperienced contractor. For the best results with this material, it is recommended to hire an expert.

Beams: To add even more eye candy to your recently fin-

ished ceiling, consider installing beams to create an elegant and modern visual.

COLOR: BOLD OR SAFE?

The statement you make with an updated ceiling can be bold or neutral. Check out these tips from the experts at Better Home and Gardens before choosing a color.

The general rule of ceiling colors is that a lighter shade makes walls feel higher, while darker feels lower. The latter does not always mean cramped. With the right design, it can make a room feel more intimate.

The type of paint finish you use also is important for creating an attractive picture. Typically, "ceiling paint" is flat, but brush on a satin finish and be prepared for a beautiful reflective sheen.

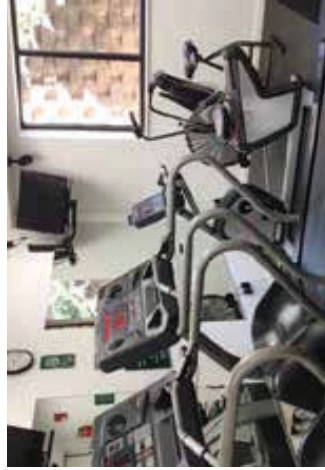
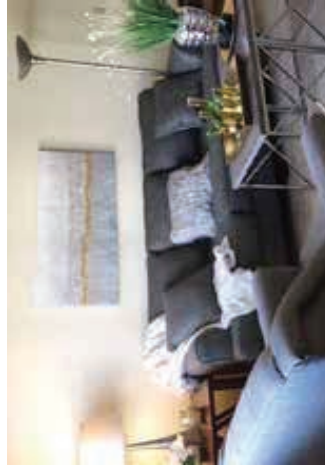
This type of paint also can draw more attention to flaws, so ensure the surface is smooth before applying.

THE RIGHT FIXTURES

Ceiling fans aren't the only fixture you can use to spruce up the top of an interior room.

Have fun with the design by incorporating chandeliers in dining rooms, suspended LED lights to brighten up an area and even a "fandelier" — a unique fan-chandelier combination that can really set your space apart.

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HOMESWISE

Real Estate Tips and Advice

Getting a Home Energy Audit

By ANNA CHANG-YEN | Green Shoot Media

If you suspect that your home is leaking out your hard-earned dollars in the form of heating and cooling, a home energy audit is your best bet to find the literal and figurative holes and plug them.

According to the U.S. Department of Energy, having an audit and following up on the auditor's suggestions can save homeowners 5 percent to 30 percent in energy costs.

WHAT TO EXPECT

An auditor will walk through your home room by room, test your heating and cooling equipment and look over your past utility bills. He may even perform a thermographic scan to determine the relative temperature of your home at various points.

The Residential Energy Services Network offers listings of home energy auditors who meet its standards for ethics, objectivity and technical proficiency and agree to its complaint resolution procedures. Visit <http://bit.ly/2lwqEnL> to find professionals in your area.

AUDIT OR RATING?

RESNET certified professionals offer two different services: audits and ratings. A rating helps you understand how energy efficient your home is when compared to



other homes, as well as a projected idea of your energy costs. An audit is more thorough, "pinpoint(ing) where and how a home is losing energy, which systems are working inefficiently and what cost effective measures can be put in place to rectify the situation," according to RESNET.

A rating costs about \$450, while an audit ranges in price from \$300 to \$800.

An audit can uncover common problems, such as a home getting too hot in summer or too cold in winter, moisture problems, air leakage and out-of-control utility costs, according to RESNET. A rating is commonly ordered by prospective home buyers to gauge a home's energy efficiency.

A rater assigns homes a Home Energy Rating System

(HERS) score, which RESNET calls "an MPG for homes." A lower score is better, indicating a home does a good job of retaining the heated and cooled air produced by your HVAC systems. Raters consider air leaks from both the home's external structure and the HVAC ductwork, the condition of attics, foundations and crawlspaces, the effectiveness of HVAC systems, the

REAL ESTATE 101

Do It Yourself

If you can't afford a home energy audit, the U.S. Department of Energy offers tips to complete an audit yourself. While it won't be as thorough as a professional job, you might uncover some energy problems in your home that can save you money and energy if corrected. Visit <https://energy.gov/energysaver/do-it-yourself-home-energy-audits> for instructions.

efficiency of water heaters, the condition of windows, doors, vents and ductwork, as well as the effectiveness of insulation.

According to RESNET, a typical resale home represents 130 on the HERS Index while a reference home (a standard new home built in 2006) is rated at 100. A home with a HERS score of 70 is 30 percent more energy efficient than a standard new home, and a home with a score of 130 is 30 percent less energy efficient than a standard new home.

A home energy audit goes one step further than a rating, outlining measures homeowners can take to "make the home more comfortable, affordable and energy efficient," according to RESNET.

Real Estate TODAY



REALTOR® profile

Mark Mansour Old Colony

Mark Mansour is a member of the Huntington Board of Realtors who served his clients well as a realtor for many years, then became the broker of one of HBOR's largest companies.

He has served on countless committees, the Board of Directors, and as President in 2006. In recent years, he became heavily involved with the WV Association of REALTORS®, serving & chairing most committees, then as President of WVAR in 2012.

He then served as the Regional Vice President for the National Association of REALTORS® in 2018 for Region 3, which encompassed over 75,000 REALTORS® in the States of Maryland, Virginia, Delaware, West Virginia and the District of Columbia. Mark has accomplished all of this while quietly battling a serious blood disease that has required him to receive monthly blood transfusions since birth. Mark is also an insulin dependent diabetic. But, nothing slows Mark down. He is a tireless servant.



Mark Mansour
Broker, Old Colony
NAR Reg 3 RVP



THE TIME IS NOW

by Tracy Bunch, Bunch Real Estate Associates

During this most difficult time with the COVID pandemic, we are faced with conducting our real estate listings, showings, and day to day transactions much different than ever before. We are advising home owners to leave all lights on, all interior doors open to reduce anyone touching these areas. Masks are of course advised, and only those who are making the financial decisions are encouraged to attend showings to keep down the possible spread of germs. With all this said, we are conducting business as usual and encourage everyone to take advantage of the low interest rates with purchasing a home and those wishing to sell, it is a better time than ever!

Our market has

transitioned into a seller's market with a low inventory of homes listed even during the "usual" summer busy season.

This lower inventory has increased multiple offers which is something our area typically does not see. Some sellers are getting over asking price if the home is priced within the market value. We encourage those wishing to sell their home to contact a real estate professional for the best advise as this market is every changing. It is even more important to use a real estate professional so the transaction runs smoothly through the negotiations of not only pricing, but also inspections, appraisal process, organizing of repairs & constantly interacting with the lender and closing attorney to get you to the

closing table.

The many challenges we are finding with this pandemic are low inventory of homes for sale, builders not being able to find supplies for construction and/or those suppliers closing or out of work. This may force home owners to user online options which take longer to arrive or are backordered all together.

"Housing affordability is a little easier on paper with low mortgage rates, but the bigger challenge is trying to find a home," says Javier Vivas, director of economic research for Realtor.com. "Housing demand has increased beyond expectations. When you combine that with historically low levels of inventory, it's a perfect storm for

increased competition and an affordability crisis."

If you are looking to take advantage of this all-time low with interest rates, now is the time to buy! Make sure you are prepared to move quickly, have your pre approval or proof of funds available, and contact a real estate professional. Good luck and stay safe taking the necessary precautions needed during this unusual time.

If you are thinking of selling, pack your bags and be ready for offers quickly! Contact a real estate professional for the best advice and get your home listed with them to navigate the process and help with negotiations.



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Mike Norton
Salesperson/REALTOR®
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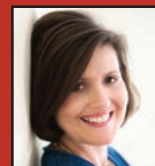
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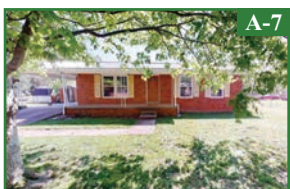
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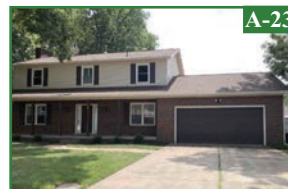
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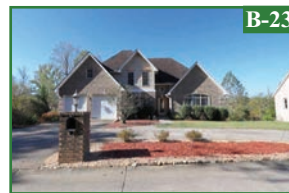
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Our heartfelt thanks to our healthcare workers and first responders!

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