



# Charleston Gazette-Mail REAL ESTATE

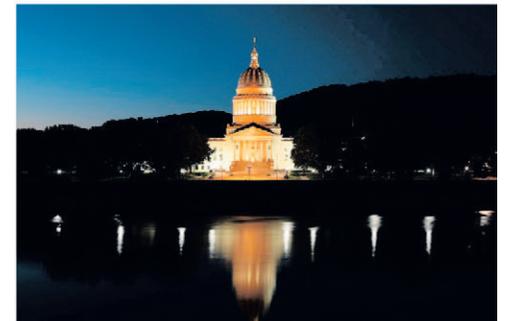
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For the Week of May 22, 2022

- 3 OPEN HOUSES
- 4 PROPERTIES FOR SALE
- 5 RENTALS



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# A home on the water — or the next best thing

I've always wanted a house on the water. I don't have one.

Twenty years ago, I had a house in California with a pool. More recently, during my stint as a live-in home stager, when I inhabited six houses in four years, I lived in a house that wasn't mine on a lake. Every morning I woke up to a lake view from my bedroom. I would look out at that calm water and feel lucky. I'd think, Look what I get to see! It never got old. At night, I would often sit on the porch until the sky grew so dark that the horizon disappeared, and the lake and sky became one.

However, when D.C. and I bought the Happier Yellow House five years ago, a water view wasn't high on our priority list. It wasn't on our list at all. Other factors, like location, number of bedrooms, access to good restaurants, price, a fenced yard for the dogs, were.

A few years later, when we re-did our landscaping, since I couldn't manifest a lake or ocean view, I lobbied for a pool. I lobbied hard. After all, we live in Florida, pretty much on the equator. In summer, it gets hotter than asphalt on Mercury.

"I've had a pool. I don't want another one," D.C. said. "They're too much work."

"I've had a pool, too," I said. "We can hire a service. Plus, swimming is good exercise."

"You never swim," D.C. said. I hate that he's so practical.

"I would if I had a pool!"

"Join the Y," he said, not kidding.

"But I want a pool just to look at," I said, "and to sit by with my feet up and a fruity umbrella



AT HOME WITH  
Marni Jameson

drink."

"We'll put in a fountain. You can prop your feet on that. I'll bring you an umbrella drink."

Argh!

Our landscape designer drew up two plans, one with a pool, one without. We priced out both. We looked at not only the cost of putting in a pool (a lot), but also the upkeep, which surveys say runs between \$3,000 to \$5,000 a year for maintenance, repairs, electricity, and water.

I couldn't justify a pool, either, but that didn't stop me from wanting one. Not then. Not now. Some desires, including most of mine, are not rational. What's rational about diamond jewelry and designer handbags?

We put in a water fountain. Sigh.

Anyway, all this whining is to say that when I was offered the chance to review a new book, "At Home on the Water," by Jaci Conroy (Gibbs-Smith, May 10, 2022), I jumped on it. If I can't have a house with a water view, at least I can live voyeuristically through those who do.

The coffee-table-style book arrived. I pored over its 208 polished pages. I vicariously (and enviously) toured 12 coastal homes, ranging from a rustic

cottage in Nantucket, Massachusetts, to a grand, modern revival house in Palm Beach, Florida, to a Spanish Colonial in La Jolla, California.

"What inspired this book?" I asked Conroy, when I got her on the phone at her Boston home, where she lives with her husband, son, 11, and daughter, 9. Turns out, she does not have a home on the water, but does have a second home on Cape Cod within walking distance to the beach.

"The idea came during the early days of the pandemic," said Conroy, a writer and editor for home magazines and current editor of New England Modern magazine. "We were all home sitting with uncertainty and a lot of down time. I started asking myself, where would I want to be right now? And I started picturing the kind of home I personally was craving at the time."

Which is the kind of home I crave all the time.

She drew on her magazine connections for candidates to feature. Then did all her research, including interviews with owners, architects, and designers, remotely. "Each home in the book represents an escape," she said.

Her personal favorite is a home in Hyannis Port, Mass., featured in a chapter called "Past Presence." It speaks to her because "it's not too fancy, and it's move-in ready for a family with kids."

For those fortunate enough to live on the water, as well as those who just want to incorporate a waterfront vibe in their homes, Conroy offers these design tips:

• *Make the view the star.*

Never obscure a water view. A lot of the waterfront homes don't have any window treatments or the ones they have are minimal.

• *Tone down décor.*

Avoid any furnishings, including fabric, paint, or wallcoverings, that compete with the view.

"I am a fan of bold design and taking risk," Conroy said, "but in

a coastal home, I think you should tone that down."

The same holds true for lake view properties. "Any time you can see a body of water, maximize it. That's the reason for living there."

• *Capitalize on the colors.*

Pull the coastal colors inside. Using shades of white, off white,

SEE MARNI, 4H


Charleston Gazette-Mail  
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# Did you know?

If tomato-loving shoppers were tasked with sorting through each variety of tomato whenever they visited their local grocery store or farmers markets, then such trips could take a considerable amount of time. That's because there are

thousands of varieties of tomato. The home gardening enthusiasts at Home Garden Vegetables (homegardenveg.com) note that there are at least 10,000 unique tomato varieties across the globe. Flavor could have a lot to do with that,

as tomatoes are popular ingredients in dishes spanning the globe. Individuals who want their tomatoes to pack the most healthy punch possible may want to cook them in olive oil. Cooking tomatoes breaks down cell walls and releases the an-

tiioxidant lycopene, which has been linked to reduced risk for stroke, lower cholesterol and eye health. Consumer Reports also notes that lycopene is fat-soluble, which means it's more effectively absorbed when eaten with some fat.

HD-47/5467

# Open HOUSES

Open Houses Sunday, May 22, 2022



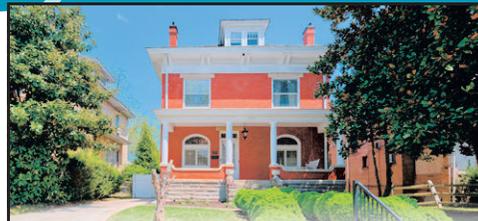
**1112 Loudon Heights Road, Charleston**  
**\$497,000**  
 2:00-4:00 PM

Historic find on private 2.81A, near top schools, Bridge Road & Carriage Trail. Built in 1910, restored home offers customized details including handmade wooden door latches original to the house. Owners designed Period kitchen, pantry & patio. The 2 car garage "barn" is heated & cooled, half bath & laid out so that the 686 sq. ft 2nd floor can be converted to an apartment. DIRECTIONS: S. Side Bridge. L on Loudon Heights Rd. 1 mile house on left

**Olivia Stanley**  
 304-410-3098



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**1564 Quarrier Street, Charleston**  
**\$370,000**  
 2:00-4:00 PM

Gorgeous & charming 3 story red brick home located on East End. Updates include Darin Fisher kitchen, separate breakfast area, formal dining, living room, foyer, beautiful crown molding, hardwood floors, multiple fireplaces with ornate mantles. Finished 3rd floor w/ a 5th bed and bath. Large tiled front porch, a screened in back deck. Fenced backyard, one-car garage. DIRECTIONS: W ON KANAWHA BLVD, R ON ELIZABETH, L ON QUARRIER TO HOUSE ON R SIDE OF STREET.

**Vickie McLaughlin**  
 304-415-0366



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**13 Hamilton Place, South Hills**  
**\$296,000**  
 2:00-4:00 PM

Back on Market due to Buyer's inability of financing. Inspections, improvements, appraisal & title work have been done. This updated Townhome offers open floor plan, nice kitchen w/ newer appliances, screen porch, huge MBR w/ walk-in closet & new bath. Lg. lower level could be a 3rd BR & has full bath. Covered back deck. DIRECTIONS: Corridor G to Oakwood Rd. Continue straight on Presidential Rd past GW. Just before JA entrance, left into Hamilton Place.

**Lisa Morgan**  
 304-550-5832  
**Teri Rugeley**  
 304-389-3654



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**2072 Crestwood Road, Charleston**  
**\$535,000**  
 2:00-4:00 PM

Custom-built ranch home situated on a serene wooded paradise. Quality finishings throughout. A baker's delight, featuring a large open kitchen w/ duel stoves. A Master suite w/ en-suite & huge walk-in closet. Lower level features open space including theater room. Whole-house generator, above-ground pool, & a tennis court are a few of many amenities this home offers. DIRECTIONS: I 64 mink Shoels exit, R toward Elkview, L on Crestwood, cross bridge, 2nd driveway on the right.

**Peggy White**  
 304-395-0619



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**1109 Skytop Circle, Charleston**  
**\$320,000**  
 2:00-4:00 PM

Spacious home on cul-de-sac street. Four bedrooms, potential for fifth on lower level. 3.5 baths. Great dining overlooking fire-pit and patio. Granite counter tops and stainless steel appliances. Tons of storage. This one won't last long, come see it today! DIRECTIONS: Corridor G to light at Ashton Place, go up hill on Emerald Road, Right on Shamrock, Left on Londonderry, Left on Skytop Circle, home on right in cul-de-sac.

**David Bailey**  
 304-415-4999



D.C. Bailey, Broker

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3 OPEN HOUSES | 46 PROPERTIES FOR SALE | 7 RENTALS

For the Week of September 13-19, 2022

5 Wild Acre Road, Charleston: \$1,050,000

23 Norwood Road, Charleston: \$689,900

18 Woodberry Way, Westfield: \$540,000

1578 Kanawha Blvd E, Apt 1B Charleston: \$275,000

Margo Teeter 304-419-1919

# MARNI

FROM PAGE 2H

sand, and blue is a good rule, Conroy said. Pale pastels like ballet-slipper pink or celery green can also work. “But I would avoid bright red or orange.”

• *Don't be too kitschy.*

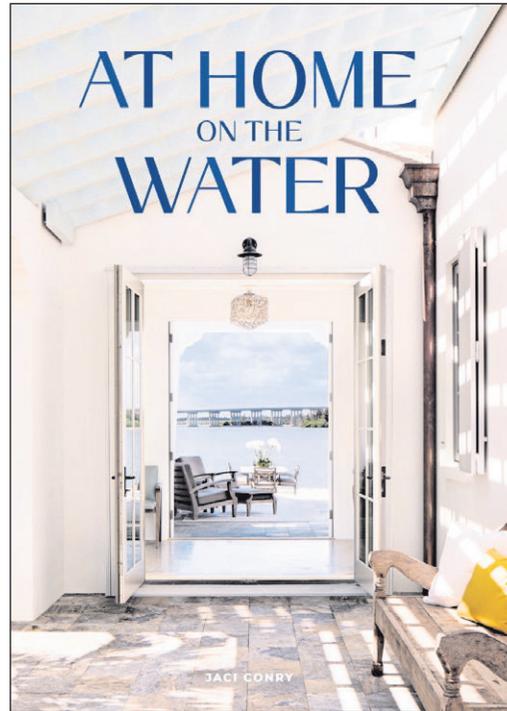
Resist themed accessories, such as over-the-top signs that read, “This way to the beach.” While it's fine to choose throw pillows in coastal tones, skip the ones with anchor motifs. Likewise, go ahead and hang artwork or photos of seascapes, but bypass the nautical props like ship wheels and fisher nets.

• *Don't underestimate the upkeep.*

Waterfront homes are not low maintenance. Coastal homes take a beating from salt, sun, and storms. Owners of lakefront properties often need to dredge their shorelines, and pools, of course, require regular upkeep. So be careful what you wish for.

Now, if you'll excuse me, I'm off to put my feet up on the fountain.

Marni Jameson is the author of six home and lifestyle books, including “What to Do With Everything You Own to Leave the Legacy You Want,” “Downsizing the Family Home – What to Save, What to Let Go,” and “Downsizing the Blended Home – When Two Households Become One.” She can be contacted at [www.marnijameson.com](http://www.marnijameson.com).



“At Home on the Water” (Gibbs-Smith, May 10, 2022).



Room with a view — When designing this waterfront home in Ocean City, Maryland, owners used coastal colors, including shades of white, off white, sand, and blue, which is always a good rule, said author Jaci Conroy. Photo Stacy Zarin Goldberg

HD-475563

# Properties

# for SALE

Call for your appointment!

**303 Riverside Drive, Madison**  
**\$429,000**

You will love this Colonial Style home located in the heart of W.Madison! Perfect location w/ schools, Church, groceries & walking trail right out your front door. Beautiful entry w/ marble flooring & beautiful woodwork. Formal dining & living rooms, large family room plus enclosed sunroom. Master BR on main level, w/ 3 bedrooms on the upper. Outdoors is great for entertaining-there is a pool w/ heater-gazebo-& access to river from your back yard-Great for Kayaking or fishing.

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# Turn your yard into a vacation-worthy oasis

Warm weather means more time to relax outdoors. For those homeowners lucky enough to have entertaining spaces outside, spring and summer provides plenty of opportunities to enjoy fresh air under the sun or stars.

Over the last few years, families have become especially familiar with what works about their yards and where there is room for improvement. A backyard renovation can cost anywhere from \$5,000 to \$50,000. The American Society of Landscape Architects suggests homeowners budget the cost of a major landscaping project at between 5 and 10 percent of their home's value. Large or small, here are ways to make an out-

door oasis at home.

## Create living privacy

Living in close proximity to neighbors may make privacy harder to come by. Wood or vinyl fences, however effective, may not provide the all-natural look many people desire. Vertical gardening, which trains easy-care vines like English ivy, Clematis or various climbing roses to grow on trellis or fencing adds greenery and privacy. Hedges and fast-growing shrubs also can be used for natural barriers.

## Install a pool

Pools are the ultimate spots to

cool off on hot days. An elaborately shaped inground pool can blend in with the landscape and offer the ultimate hang-out zone. However, above-ground pools also serve the purpose and are more budget-friendly. Stock tank pools are popular among those who want minimal pool expenditure or have small spaces to work with. Stock tanks are metal vessels traditionally used as watering holes for livestock. They also can be "adult kiddie pools" when combined with some plumbing. Galvanized steel frames make them sturdy. With floats and other accessories, they can become the perfect oasis.

## Provide outdoor atmosphere

Create a bespoke bistro vibe by using freestanding planters and posts along with hanging lights to make an intimate outdoor hang-out spot at night. For those with permanent structures, like a deck or a gazebo, lights can be strung across the area or on railings or edging.

## Extend the living space

Decks and patios can help make outdoor entertaining areas more comfortable by eliminating the need to sit on the grass or gravel. Plus, they add another "room" to the home. When paired

with weatherproof patio furniture, such as sofas, loungers and tables, a private seating area can be crafted and utilized for any number of entertaining desires.

## Hang a hammock

Few things evoke feelings of relaxation better than a hammock. Fitted between two trees (or two posts if trees are sparse), a hammock is an ideal place to grab a nap or read a book.

Additional oasis-inspired ideas include outdoor kitchens, letting up lanterns, cascading water features, and bird feeders to attract the sounds of nature.

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2 Homes with River Views in Saint Albans

**THURSDAY, MAY 26TH @ 5PM**

**SUBJECT 1:  
288 1/2 OLIVER ST.,  
ST. ALBANS  
2 Bedroom, 2 Bath**

**SUBJECT 2:  
310 OLIVER ST.,  
ST. ALBANS  
3 Bedroom, 1 Bath**

**SUBJECT 3:  
COMBINATION OF SUBJECTS 1 & 2  
Call Todd Short (681) 205-3044**

**WEDNESDAY, JUNE 8TH @ NOON**

**6414 MACCORKLE AVE.,  
ST. ALBANS**

1.08+/- Acre River Lot (as assessed). 4,000+/- sqft Storage Units

(2) 7x8 Units, (2) 9x12 Units, (16) 7x6 Units  
RV Storage – Approx. Room for 30+ Campers!

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Storage Unit Facility & RV Storage on 1 Acre River Lot

**THURSDAY, JUNE 9TH @ 5PM**

**1769 SUGAR CREEK DRIVE,  
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2550+/-sqft

Built 1930 plus later additions

Wooded 0.3+/- Acre lot (as assessed)

Lot Dimensions – 102Fx103Lx160Bx140R

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Huge 2 Story Home with Additions

- \*Tue. May 24th – Jackson, OH – Deerland RV Park & Resort on 65 Acres
- \*Tue. May 24th – Mount Hope – Move-in Ready Home on 70 acres Selling to the Highest Bidder
- \*Wed. May 25th – Williamson – 5 Bedroom Home
- \*Wed. May 25th – Logan – 3-Story Commercial Building with Parking in the Heart of Logan
- \*Thu. May 26th – Saint Albans – 2 Homes with River Views
- \*Thu. May 26th – Huntington – 3 Bedroom Pea Ridge Area Home
- \*Tue. May 31st – Charleston – Well-Maintained 3-Bedroom Ranch
- \*Wed. June 1st – Barboursville – 3 Bedroom Ranch Home on 25 Acres
- \*Tue. June 7th – Huntington – Updated 4 Bedroom Brick Home
- \*Wed. June 8th – Saint Albans – Storage Unit Facility & RV Storage on 1 Acre River Lot
- \*Wed. June 8th – Charleston – 3-Bedroom Brick Home Near Edgewood Park
- \*Thu. June 9th – Charleston – Huge 2 Story Home with Additions
- \*Thu. June 9th – Charleston – 22,500+/- sqft Commercial Building with Ample Parking
- \*Thu. June 9th – Marmet – Used Car Lot in Marmet
- \*Tue. June 14th – Charleston – 3 Bedroom on 3 Acres
- \*Wed. June 15th – Anmoore – 1.67 Acres Ready for Development
- \*Tue. June 21st – Alloy – The Roost – Turn-Key Bar & Grill

**ONLINE ONLY**

- \*Mon. May 16th – Charleston – 4 Charleston Properties Selling to the Highest Bidders
- \*Wed. May 18th – Charleston – Updated 2-Bedroom in Charleston
- \*Wed. May 18th – Saint Albans – 1926 Dodge Brothers Coupe – Sells to the Highest Bidder!
- \*Thu. May 19th – Pratt – 2 Bay Garage with Office Selling to the Highest Bidder
- \*Thu. May 19th – Montgomery – Apartment Building, Home, & Building Lot in Montgomery
- \*Thu. May 19th – Saint Albans – 1968 Chevrolet Camaro with 327 Small Block V8 – Sells to the Highest Bidder
- \*Mon. May 23rd – Huntington – 2-Bedroom with Many Updates
- \*Tue. May 24th – Southside – Greenhouses, ATVs, Farm Equipment, & More!
- \*Wed. May 25th – Jane Lew – Online Moving Auction: Furniture, Stoneware, Longaberger Baskets, and More!
- \*Thu. May 26th – Hurricane – Lot Behind Hurricane Middle School Selling to the Highest Bidder
- \*Tue. May 31st – Breeden Creek – Commercial Building & 30 Acres Selling to the Highest Bidder
- \*Thu. June 2nd – Huntington – 2 Huntington Homes Selling to the Highest Bidders
- \*Mon. June 6th – Dunlow – 103 Acres in Wayne Co. Selling to the Highest Bidders
- \*Tue. June 7th – Saint Albans – Store Displays, Furniture, Store Stock and Much More!
- \*Tue. June 7th – Glenville – Glenville Hardware Store Liquidation Auction!
- \*Wed. June 8th – South Charleston – Two Half Acre Properties with Mobile Homes in South Charleston
- \*Thu. June 9th – Huntington – 3 Bedroom Selling to the Highest Bidder
- \*Mon. June 13th – Huntington – 2 Bedroom near Rotary Park Selling to the Highest Bidder
- \*Thu. June 16th – Charleston – Commercial Lot on HIGHLY Traveled Sissonville Drive
- \*Mon. June 20th – Looneyville – Nearly 5 Acres of Developable Land with Great Views
- \*Wed. June 22nd – Charleston – Move-in Ready Charleston 2-Bedroom



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# House of the Week

## THE KENTUCKY

4 BEDROOMS  
3.5 BATHS

### The Kentucky

The Kentucky (3,461 sq. ft.) is a 2 story home. Features include open floor plan, large pantry, large laundry room, 4 bedrooms, owner's suite on first, large walk-in closets, 5th bedroom or large bonus on 2nd, sitting area and family room on 2nd, 3.5 bathrooms, and 3-car garage. 3,461 approx. sq. ft.



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