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REAL ESTATE

For the Week of May 14, 2023

3 RENTALS

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Get your outdoors warm-weather ready

Part 1: Spring clean outside

Nothing jolts you into taking a fresh look at your outdoor living area faster than inviting guests over for your first patio party of the season. As usual, the get-together was my bright idea.

“We can sit outside and light the firepit,” I blurt to several business colleagues that I was inviting over for dinner. Because they had come to Orlando for a conference from colder places, including Montana, Illinois, New Jersey, and Massachusetts, I thought I would treat them to a spring evening al fresco in Florida.

Me and my big fat mouth, I think as I survey my outdoor living area and notice all that I’d been conveniently ignoring: The furniture cushions wore a layer of dust and pollen. Cobwebs hung in the candle lanterns like vestiges of Halloween. Mold and algae blossomed on the wood trim. A deserted bird nest clung in the eaves.

And when did those outdoor area rugs get so tired? Weren’t they new just yesterday? I lift a throw pillow and a lizard runs out.

911! My outdoor patio needed a warm-weather refresh — and fast!

“Mother Nature is hard on outdoor furniture,” said interior designer Patricia Gaylor, who splits her time between sunny Las Vegas and snowy New Hampshire, so understands the havoc all types of weather can wreak. Sun, rain, snow, wind, dirt, mold, critters,



AT HOME WITH
Marni Jameson

and insects conspire to decompose all things outdoors. It’s our job to beat those elements back.

I start moving the patio furniture and pressure-washing the back of the house. Next, I take the cushions off the furniture, vacuum them, hose down the furniture, and wash the all-weather rattan with soap and water. I run the glass candle lanterns through the dishwasher, and replace the melted pillar candles with fresh, white (unscented) ones. I cart the deteriorated area rugs to the trashcan, then hop online and order fresh ones. (Here let’s pause to give universal thanks for Amazon Prime.)

“I look at spring cleaning the outdoors as a sort of ritual,” Gaylor said. “It feels like part of the cycle of life, an outward act full of inward meaning.”

Well, that takes some of the sting out of it, I suppose.

Sarah Fishburne, director of trend and design for The Home Depot, said that in Atlanta, where she lives, “As soon as the weather turns nice, and all the leaves and pollen are done falling, I am itching to give my outdoor space a big power clean.” Now is that time.

Here’s how Fishburne and Gay-



When outfitting your outdoors, be sure to choose furnishings in materials that will stand up to harsh weather, such as those featured on this design board. Image courtesy of Patricia Gaylor Interiors

lor recommend we get our outdoors warm-weather ready:

- Size up the situation

Look around your outdoor space with an unjaded eye and take inventory. See what needs to be cleaned and refreshed or disposed of and replaced.

- Start with the right materials

Make cleaning easier and replacing less frequent by choosing good-quality, weather-resistant materials to begin with. Performance fabrics, like acrylic and polypropylene, hold up well outside, while natural fibers disintegrate faster. Look for solution-dyed acrylic fabric, such as Sunbrella or Cushion Guard, which are UV stabilized to prevent fading.

“In these acrylics, the color runs through the whole yarn,”

Fishburne said. “When you cut through a piece of regular yarn, it resembles a radish; all the color is on the outside. When you cut through solution-dyed acrylic yarn, it’s like a carrot; the color runs all the way through.”

You will pay more up front, but it’s worth it, Gaylor added. Less expensive options, such as polyester, don’t hold up as well, especially under intense sun. Other reliable weatherproof materials include marine-grade, stainless steel (for appliances and cabinet hardware), recycled plastic polymers (for chairs and decking), and acrylic-fortified cement (for coffee tables and planters).

- Get the rugs right

When choosing outdoor rugs, look for ones made of polypropylene, a woven plastic material that

resists weather damage, and that sheds water and dirt.

To refresh outdoor rugs, shake, vacuum, suds down, and hose off. As with other outdoor fabrics, regular cleaning will help rugs last longer.

- Pressure wash

Start your cleaning process by pressure washing the outside of the house, including doors, windows, eaves, screens, patios, and decking. Some professional pressure washers can wash down your exterior with solutions that have a built-in algacide to discourage mold.

- Clean the furniture

Remove furniture cushions and hose down chairs, sofas, and tables. Get the underside, too.

SEE **MARNI, 4H**

What to know about installing a pool at home

Pools definitely have a wow factor that's hard to replicate. Homeowners considering pool installation can take note of these factors as they try to decide if a pool is right for them.

The cost to install a pool depends on a host of factors, including which type of pool homeowners are considering and where they live. According to the online home improvement resource Angi (formerly Angie's list), the average cost to install an above ground pool in the United States in 2022 was \$3,322, while the average inground pool installation in the same year was \$55,000.

That's quite a disparity in price, and homeowners should know that the average cost of each project is higher in certain regions and under certain circumstances. Potential ancillary costs, such as excavation and plumbing relocation, will add to the final cost of the project. The erection of fencing around the pool if no fencing currently surrounds the area where the pool will be located also will add to the final cost.

As noted, above ground pools, on average, require a considerably smaller financial investment than inground pools. This is an important consideration, but

which option may ultimately prove the better investment is worth researching. Homeowners can speak with a local real estate professional to determine if an inground pool or above ground might yield a significantly higher return at resale. If an inground pool is likely to increase property value by a substantial amount, it could be well worth the extra upfront costs.

Pools are undeniably fun, but they still require maintenance. The experts at Better Homes & Gardens note that vinyl liners in pools last approximately six to 10 years, while painted concrete may

require a fresh coat of paint every five years. Plaster finishes may last as long as 15 years, while cement-coated products can last a lifetime. Pools also need periodic cleaning, and chemicals to keep the pool operating safely and cleanly will require an additional, if somewhat minimal, financial investment. Homeowners investing in a new pool should be aware of the maintenance required to keep the pool clean and be willing to do that maintenance. And though homeowners typically can open and close pools on their own, it's also possible to hire someone to do it for a relatively

small fee each season.

A survey of the land in a yard can reveal how smoothly a pool installation may or may not go. Though it's possible to install a pool in just about any yard, some spaces might require greater preparation and pre-installation effort than others. Sloped backyards, for example, may require the services of a landscape architect to prepare the space, which can extend the time it takes to complete the project and add the overall cost.

These are just some of the factors that merit consideration when mulling a pool installation.

HD-494759



RENTALS

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South Charleston, Modern 1 bedroom, 1 bath apartment, kitchen furnished, central air, washer/dryer hook-ups, walk-in closet, deck, close to Thomas Hospital.....\$600

St Albans, Modern 2 bedroom, 1 1/2 bath townhouse, kitchen with granite, central air, washer/dryer hook-ups in unfinished basement and deck, nice neighborhood.....\$600

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MARNI

FROM PAGE 2H

Vacuum up surface dirt from cushions, then wash them with a mild solution of soap and water. Don't put them in the washing machine. Choose a sunny day and set them on their sides to dry.

If you live in an area where you don't use your patio year round, store cushions during cold months. Give them a thorough cleaning before putting them away, then they will be fresh and ready for spring.

- Go undercover

Any furnishings that take direct sun and weather will break down faster than those that stay on a covered patio. Gaylor likes to use furniture covers year round, so furniture stays clean and ready to use. Having a waterproof hamper or basket to store seat cushions, throw pillows, and throws when not in use can also help keep these items clean and dry.

- Refresh planter beds

After a couple seasons of snow, sun, and rain, the mulch in planter beds can start to look sad and washed out. A new layer of fresh mulch will not only make planter beds look better but will also help

keep weeds under control.

Then say, "Patio party at my place."

Join me next week to learn how to create a great outdoor living area in seven steps.

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.marni-jameson.com.



Select outdoor furnishing materials that resist harsh weather conditions, such as those featured on this patio. Photo courtesy The Home Depot

The role of nature in home design

According to a survey conducted by the New Home Trends Institute in collaboration with Pro Builder, the outdoors and nature will be an important influence on their design choices in the years to come. In addition, 45 percent of respondents indicated increased attention will be afforded to outdoor entertaining spaces.

So what might the outdoor spaces of homes built in the not-so-distant future look like? Respondents to the survey anticipated a growing demand for var-

ious built-in outdoor features, including:

- Firepits or fireplaces
- Outdoor kitchens
- Gazebos or pergolas
- Pools
- Spas or hot tubs

Though trends and consumer demands are ever-shifting, architects and designers are anticipating that future homeowners will want more developed outdoor living spaces and greater access to nature, which is something current homeowners can keep in mind when renovating.

GOLDMAN ASSOCIATES

REAL ESTATE AUCTION

Good Rural Land
Fisher property – 285+/- acres,
1946 Stringtown Road, Looneyville,
Roane County, West Virginia
Smithfield Tax District
Map 15 / 27 & 28
Map 20 / 6, 7, 17 & 19

Date: Wednesday, May 31, 2023

Time: 1:35 p.m.

**Held at the front entrance of the
Roane County Courthouse**

Leah Chappell, Special Commissioner
**IN THE CIRCUIT COURT OF
ROANE COUNTY, WEST VIRGINIA
CASE NO. CC-44-2021-C-3**

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CHECK OUT THESE UPCOMING AUCTIONS



2 Bedroom in Charleston

TUESDAY, MAY 16TH @ 6PM
803 7TH STREET, CHARLESTON
ONLINE REAL ESTATE AUCTION
 2 Bedroom, 1 Bath. 1,056+/- sqft
 Built 1925. 0.06+/- Acres (as assessed)
 Call Keith Hare (304) 741-9135



Beautiful Move-in Ready Home with Premium Finishings

WEDNESDAY, MAY 17TH @ 5PM
114 CRESCENT DRIVE, ST. ALBANS
 3 Bedroom, 2 Bath. 3,100+/- Sqft
 0.51+/- Acres (as assessed)
 Two Car Garage with Workspace in the Rear
 Detached 3 Bay Garage Perfect for Storage
 Call Blake Shamblin (304) 476-7118



Move-in Ready 3 Bedroom with Workshop

THURSDAY, MAY 18TH @ 6PM

112 FAULKNER ST., ST. ALBANS
ONLINE REAL ESTATE AUCTION

(4) 1 Bedroom, 1 Bathroom Units
 (2) 2 Bedroom, 1 Bathroom Units
 \$500/Month per Apartment

Call Taylor Ramsey
 (304) 552-5201



Charming 3 Bedroom Bungalow

TUESDAY, MAY 23RD @ 5PM
1008 OAKMONT RD., CHARLESTON
 3 Bedroom, 1 Full Bath
 1,214+/- sqft
 0.11+/- Acres (as assessed)
 1-Car Attached Garage
 Call Keith Hare (304) 741-9135



3 Bedroom House and Mobile Home Selling to the Highest Bidder

TUESDAY, MAY 23RD @ 6PM
210 CROOKED CREEK RD., SCOTT DEPOT
ONLINE ABSOLUTE REAL ESTATE AUCTION
 Three Bedroom Home with 2 Bath
 Mobile Home 2 Bedroom with 1 Bath
 Two Additional Storage Buildings and a Workshop
 Call Blake Shamblin (304) 476-7118



Move-in Ready 3 Bedroom with Workshop

WEDNESDAY, MAY 24TH @ 5PM

405 LEFT FORK OF FUDGES CREEK RD., MILTON

3 Bedroom, 2 Full Baths plus bonus room
 2,421+/- sqft
 Nearly 1-acre flat lot (as assessed)
 Large detached frame workshop
 Large detached block storage building

Call Keith Hare (304) 741-9135



Stone Home Adjacent to Edgewood Country Club

WEDNESDAY, MAY 24TH @ 5PM
625 WOOD RD., CHARLESTON
 1.2+/- Acres (as assessed)
 3 Bedrooms, 2 Baths
 3,858+/- Sqft
 Built in 1950
 Call Tia Wolski (304) 777-3945



Two Saint Albans Homes

WEDNESDAY, MAY 24TH @ 6PM
1502 ADLER DR. & 39 EBBITTS LN., ST. ALBANS
 Two Homes for One Bid
 1502 Adler Dr.: 2 Bedroom, 1 Bath 1,280 +/- sqft
 39 Ebbitts Ln.: 3 Bedroom, 1 Bath 864+/- sqft
 Call Todd Short (681) 205-3044



Professional Office Building in Downtown Charleston

THURSDAY, MAY 25TH @ NOON

110 & 112 LEE STREET WEST, CHARLESTON

Lot with Building approx.. 32x74
 Parking lot approx.. 39x74
 Newer Roof & HVAC
 Rear Private Entrance
 Security Cameras

Call Keith Hare (304) 741-9135



Spacious 5 Bedroom in Charleston Selling to the Highest Bidder

THURSDAY, MAY 25TH @ 5PM

859 CHESTER RD., CHARLESTON
 5 Bedroom, 2 Bath
 3,356+/- sqft
 2- Stall Detached Garage
 0.26+/- Acres (as assessed) Corner Lot
 Call Todd Short (681) 205-3044



4 Bedroom Home with Detached Apartment

WEDNESDAY, MAY 31ST @ 5PM
316 MARYLAND AVE. & 319 WYOMING ST., CHARLESTON
 316 Maryland Ave-
 4 Bedroom, 2 Bath 1,664+/- Sqft
 319 Wyoming St.-
 1 Bedroom, 1 bath over double garage. 768+/- sqft
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CHECK OUT THESE UPCOMING AUCTIONS

ONLINE ONLY

- **Tue. May 16th – Charleston** – 2 Bedroom Home with 2 Bedroom Garage Apartment
- **Wed. May 17th – Saint Albans** – Beautiful Move-in Ready Home with Premium Finishings
- **Wed. May 17th – Huntington** – 7 Huntington Homes
- **Thu. May 18th – Hurricane** – Duplex Currently Configured as Personal Care Home
- **Thu. May 18th – Mill Creek** – 3 Bedroom Home on 10 Acres
- **Tue. May 23rd – Charleston** – Charming 3 Bedroom Bungalow
- **Wed. May 24th – Milton** – Move-in Ready 3 Bedroom with Workshop
- **Wed. May 24th – Charleston** – Stone Home Adjacent to Edgewood Country Club
- **Thu. May 25th – Charleston** – Spacious 5 Bedroom in Charleston Selling to the Highest Bidder
- **Thu. May 25th – Charleston** – Professional Office Building in Downtown Charleston
- **Wed. May 31st – Charleston** – 4 Bedroom Home with Detached Apartment
- **Wed. May 31st – Summersville** – 3 Bedroom in Foxfield Farms
- **Thu. June 1st – Hurricane** – Commercial Building with Apartment & Mobile Home
- **Tue. June 6th – Scott Depot** – Move-in Ready 4 Bedroom Selling to the Highest Bidder
- **Wed. June 7th – Charleston** – 3 Bedroom with Garage on 1 Acre
- **Thu. June 8th – Poca** – Over 6 Acres in Poca Selling to the Highest Bidders
- **Wed. June 14th – Dunbar** – Turn-Key Professional Building in Westmoreland Office Park
- **Thu. June 15th – Huntington** – 3,786 sqft. Commercial Building in Huntington
- **Mon. May 15th – Charleston** – 3 Bedroom Brick Project Home in Charleston
- **Mon. May 15th – Poca** – Over 2 Acres of Developable Land in Poca
- **Tue. May 16th – Huntington** – 2 Neighboring Rentals in Huntington
- **Tue. May 16th – Charleston** – 2 Bedroom in Charleston Selling to the Highest Bidder
- **Wed. May 17th – Hurricane** – 2.5 Acres Selling to the Highest Bidder
- **Thu. May 18th – Saint Albans** – Fully Rented 6 Unit Apartment Building
- **Tue. May 23rd – Scott Depot** – 3 Bedroom House and Mobile Home Selling to the Highest Bidder
- **Wed. May 24th – Saint Albans** – Two St. Albans Homes
- **Wed. May 24th – Bob White** – 3 Bedroom on River Lot
- **Wed. May 31st – Ironton, OH** – 2 Bedroom Selling to the Highest Bidder
- **Thu. June 1st – Charleston** – 3 Bedroom with Garage, Barn, & Shop
- **Mon. June 5th – Handley** – 2 Bedroom Selling to the Highest Bidder
- **Thu. June 8th – Charleston** – 2 Bedroom in Charleston Selling to the Highest Bidder
- **Tue. June 13th – Belle** – 3 Bedroom Project Home in Belle
- **Thu. June 15th – Charleston** – Beautiful River Lot in Kanawha City
- **Thu. June 16th – Parkersburg** – 2 Bedroom in Historic District of Parkersburg

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HOUSE OF THE WEEK

THE ABIGAIL

- FORMAL LIVING AREA
- SUNROOM
- LOFT ON THE UPPER-LEVEL
- COVERED WRAPAROUND PORCH
- 4 BEDROOMS
- 2.5 BATHROOMS
- 2178 SQ.FT.
- SINGLE FAMILY HOME

THE ABIGAIL

2178 sq. ft.) features 4 bedrooms, 2.5 baths, and 2-car garage. This beautiful craftsman style home holds 4 bedrooms with the primary suite on the first floor. As you enter the home, you are greeted with a spacious living room and a cozy fireplace. The kitchen and dining area is open area with easy access to the back porch or opt. for a sunroom for more lounging space. A wraparound front porch was thoughtfully designed to provide a welcoming face for this home. It creates a comfortable and shady place to enjoy your views to enjoy all year round. The primary suite holds a large walk-in closet and double vanities. The powder room, mudroom & utility room finish off the first floor. The second floor carries 3 additional, generous bedrooms, a loft, and a full bath.

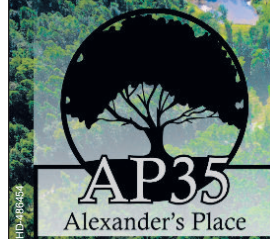


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