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# Better look in less time with 7 holiday decorating tips

**H**AVE THIS vision of how holiday decorating is supposed to be, probably because I've watched too many Hallmark movies.

It features a happy family putting up the tree, while the good dog sleeps by the fire. The room smells of hot cider and popcorn and Nat King Cole croons carols in the background as everyone takes joyful turns hanging ornaments and stockings.

In reality, the kids are in their rooms plugged into their devices, a fight has ensued over tangled strands of half-dead Christmas lights, the dog is lifting its leg on the tree, and the family room looks a Christmas store tossed up its contents after first running the merchandise through a wood chipper.



AT HOME WITH  
**Marni Jameson**

Holidays so often seem better in the abstract.

After years, decades, of putting up and taking down Christmas decorations, and having my expectations fall like the ball on New

Year's Eve, and feeling each year that the process was too much work and too little fun, I decided there had to be a better way.

My annual frustration led me to figure out a few shortcuts that result in getting the decorating done faster with a better look and less cursing. I also spoke with Orlando organizer Kim Krogh, who both validated my ideas and offered more of her own.

The mulled results boil down to three practices: Limit your décor. Coordinate colors for cohesion. Use logic when storing. Here are seven ways to help you do just that:

## 1. Edit and purge holiday décor yearly

I know of no law that says you can never get rid of a holiday decoration. I also don't know of any prize that goes to the tree with the most ornaments.

However, a look around suggests many believe otherwise. Yes, ornaments can stir sentimental feelings, but it's really OK to throw them away.

If your kids are in college and you still have their preschool picture glued inside a frame they made out of popsicle sticks, you might need an ornament intervention.

## 2. Practice color coherence

One way to let go is to choose a unified color scheme. This will not only help you streamline and con-

solidate your holiday decorations but will also make your holiday décor cohere.

For a unified look, try picking one main color, like red, magenta or teal; add one metallic color such as silver, gold or bronze; and add a white, clear or black accent. One color trio could be magenta, silver and black.

When decorating the tree, first hang solid-color ornaments in your base color, then layer on special collectable ornaments and filler.

SEE **MARNI, 3H**



Photo courtesy of Dreamstime.com

**It's a wrap** — Streamline your holiday gift wrapping and get a better look under the tree by using only a couple of coordinated wrapping papers and unifying ribbon or yarn. Red and brown craft paper, as shown here, makes a great base.

*Kaitlin Dersinger*

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# MARNI

FROM PAGE 2H

### 3. Out with the old

Once your color-coordinated decorations are up, look critically at what is left (or not working). Donate or toss décor and ornaments that you've grown tired of or that don't fit the scheme.

"If you have ornaments or decoration that you haven't used in two years, let go," Krogh said. "People buy new holiday decorations and push old stuff to the back just like they do with their closets."

Instead of pushing tired, old decoration further into storage, push them to the curb.

### 4. Go all out in limited areas

Pick three or four areas in your home to decorate to the nines, then stop. Every surface doesn't need to be decked.

Consider, for instance, decorating only the tree, the mantel, the dining table, and front porch. Don't dribble Christmas doodads all over the house.

Having well-done vignettes simplifies set up and also makes post-holiday take-down a lot easier. This way, you don't find a stray elf in the laundry room long after the Christmas boxes are back in the attic.

### 5. Subtract before you add

Houses can quickly look congested when home decorators layer seasonal accessories on top of existing décor. It can be too much.

To fight the congestion, as you add holiday décor, put everyday décor away in the now-empty Christmas storage boxes.

Krogh likes to make a swap. If she puts a big Santa on the mantel in place of a vase, she puts the vase in the box she stores the Santa in. When it's time to put the holidays

away, she simply switches the vase for the Santa.

### 6. Simplify wrapping

So your gifts look pretty under the tree, pick and stick with just a couple of patterns of paper that work with each other and with your decor. Buy deep. Wrap adult gifts in one pattern, say a Scotch plaid, and kids' gifts in another with, say, a snowman motif.

Get large spools of one type and color of ribbon or twine and use it exclusively. I like thick craft yarn, because it's inexpensive and comes in large quantities. This will simplify the job and unify the look.

### 7. Store with next year in mind

Use order and logic when you pack holiday décor away. To do this, write down and number the sequence in which you would ideally like to decorate. For instance, 1. Tree. 2. Tree lights (though I highly recommend artificial, pre-lit trees, which

have proven to save marriages). 3. Base ornaments (all one color). 4. Finishing ornaments. 5. Mantel decor. 6. Dining table centerpiece. etc.

Label and number bins or boxes accordingly. In bin No. 5, for instance, you would store all items for the mantel, such as nutcrackers, stockings and stocking hangers. Box No.6 would contain the holiday centerpiece.

Label and separate outdoor décor. Store the numbered, labeled bins so the lowest-numbered ones come out first and highest-num-

bered come out last. This won't help you this year, but, if you pack items away with this system, next year you will thank me.

Marni Jameson is the author of seven books, including the forthcoming "Rightsize Today to Create Your Best Life Tomorrow: A Motivational Guide for Those Seeking Their Ideal Home Later in Life," due out Jan. 2, and "What to Do With Everything You Own to Leave the Legacy You Want." She can be reached at [www.marnijameson.com](http://www.marnijameson.com).

Check out what Marni Jameson has to say each and every week in **Gazette-Mail Real Estate**



# Properties

# for SALE

Call for your appointment!



**2106 Kanawha Blvd E, Charleston**  
**\$149,900**

UNIT 213 | FOR SALE | CALL FOR PRIVATE SHOWING

TWO Bedroom 976-s/f Condo at Terrace Park East. Updated Kitchen/Bath, New Toilet, New Paint, New Refrigerator, New Laminated Flooring, New Window Treatment, New Ceiling Fans and Light Fixture, Washer & Dryer Hookup. 4 ft. x 24 ft. Patio

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Traci Thomas Wells, Broker





**Wilma Ellis**  
304-545-7206

304-610-6063



**2106 Kanawha Blvd E, Charleston**  
**\$125,000**

UNIT 208 | FOR SALE | CALL FOR PRIVATE SHOWING

A 630 sq. ft. condo for sale along the Kanawha Blvd. The space has recently been remodeled for those looking for a modern space with a beautiful view overlooking the Kanawha River. This condo has a great rental history.

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# Furnish your home for comfort

The pandemic changed much about the way people live, including a propensity for spending more time at home. In 2020, people spent far less waking time, roughly an hour and a half less on average, with people outside of their own households.

Though restrictions that limited social interactions have long since been lifted, spending at home has remained popular. More than two-thirds of Americans are spending more time at home, according to the American Time Use Survey from the U.S. Department of Labor. Inflation and the looming threat of a possible recession are undoubtedly keeping more people at home. With all that extra time on their hands, respondents have been

pouring their energy into fixing up their homes. Lawns, kitchens and living rooms are popular spaces to renovate.

As people continue to fix up their homes, they may be interested in ways to make them more comfortable. Certain furnishings can ensure living spaces are comfortable places to pass the time.

### Ensure an abundance of light

One stark overhead light will not create a cozy environment. Introduce groupings of illumination where you hope residents and guests will congregate to engage in conversation. Utilize different lighting sources, such as task lighting, table and floor lamps, recessed or ambient lighting, and even can-

dles. Warm temperature light bulbs will add to that comfortable feeling.

### Coordinate designs for each season

Crisp cotton and breezy linens are great for the warm weather, but when the colder temperatures arrive, it's time to swap for flannel or jersey. Folded quilts or throws on the sofa also can be handy for chilly evenings. Make subtle changes to the home as the temperature changes to epitomize comfort in your spaces.

### Splurge on your sofa and bed

Much time will be spent lounging on the couch or sleeping in your bed. It's worthwhile to invest in pieces that are durable and, above

all else, comfortable. While these items may be more expensive up front, the comfort they provide will be well worth it.

### Soften harsh lines

Tricks like incorporating round area rugs or using oval or round pillows can break up the straight line of rooms and even modern furniture pieces. Opt for soft and inviting textiles as well. Textural elements, such as woven decor baskets, also can soften harsh lines.

### Introduce organic elements

Home entertaining expert Julie Blanner says plants, flowers, fruits, and vegetables bring life to a space. Choose easy care plants if you do not have a green thumb, or swap

out freshly cut blooms in vases as pops of color and fresh elements are needed.

### Utilize warm paint colors

Cool-toned paints can make a space seem colder and more utilitarian or clinical. When looking at swatches, select paints that have warm undertones. Eggshell and satin sheens will be more inviting and evoke a cozy feel more effectively than flat or matte finishes.

These are just a few ways to build a cozy and comfortable home. Working within these parameters, homeowners can customize their interior spaces to maximize comfort.

— Metro Creative

# RENTALS

**Jacob Arbor APARTMENTS**  
521 JACOB STREET, CHARLESTON, WV

**NOW LEASING**  
**1 BEDROOM APARTMENTS**

Must be elderly or disabled  
Rent based on 30% of annual household income.

**304-346-5298**

**Charleston Arbors Apartments**  
100 Washington Street East  
Charleston, WV

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**1 & 2 BEDROOM APARTMENTS**

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Whether homeowners are planning a full scale remodel or a few tweaks to update the room, the following are three popular features of modern kitchens.

# 3 modern kitchen features to consider

It's well documented that kitchens are the most popular rooms in many homes. Kitchens are where families tend to congregate during holiday celebrations, and many a child has tackled their homework as mom or dad prepares dinner just a few steps away.

With so much time spent in the kitchen, it's no wonder kitchen renovations are popular. In fact, data from the National Association of Home Builders indicates kitchens are the most popular room to remodel. Whether homeowners are planning a full scale remodel or a few tweaks to update the room, the following are three popular features of modern kitchens.

## 1. Kitchen island

A recent survey from the interior design experts at Houzz found that kitchen islands are popular for a variety of reasons.

Fifty-eight percent of respondents indicated they enjoy eating at kitchen islands, while 49 percent reported they like islands for entertaining. Forty-five percent of respondents like socializing around kitchen islands.

Islands provide a versatile functionality that comes in handy when preparing meals on typical weeknights and when hosting friends and family on special occasions like the holidays and birthdays.

Islands come in a variety of

shapes and sizes and can be customized to fit just about any space. Mobile islands can be utilized in small kitchens when homeowners want the extra prep space but think the kitchen would be too cramped if a permanent island were added.

## 2. Deep sink

The popularity of farmhouse style sinks is proof that large and deep sinks are sought-after among today's homeowners.

Farmhouse sinks may be best suited to a particular aesthetic, but a 2021 study from the National Association of Home Builders found that side-by-side double sinks and walk-in pantries were the most

popular of 30 listed kitchen features. That study surveyed more than 3,200 recent and prospective home buyers.

Deep sinks are especially useful for people who love to cook, making them a solid addition to any kitchen where home chefs ply their trade most nights of the week.

## 3. Storage

As the NAHB study indicated, kitchen storage space is sought after among modern homeowners. As home cooks expand their culinary horizons and cook more elaborate meals, they need extra places to store specialty pots and pans, ingredients and other materials. Homeowners looking to add

more storage in the kitchen can consult with a local contractor about how to create such space. A walk-in pantry can do the trick, but homeowners with kitchens where space is more limited may need to get a little more creative. Sliding-door pantries and roll-out shelving in existing cabinets can add functional space in kitchens with close quarters.

Modern kitchens are visual marvels and highly functional spaces. A new island, a deep sink and some extra storage space can help homeowners transform their existing kitchens into spaces that cater to their every need.

— Metro Creative

## REAL ESTATE AUCTION FOR THE CAMPBELL ESTATE

**Monday, December 4, 2023 @ 4pm (on site)**  
**38 Strawberry Path Lane, Clendenin, WV 25045**  
(Falling Rock, WV Coordinates 38.47255°N, 81.39664°W)

**DIRECTIONS:** From Clendenin take Route 119 South 2.9 miles to Strawberry Path Lane on left. Turn onto Strawberry Path Lane to #38 on right. Signs posted.

**SHOWN BY APPOINTMENT – CALL TODAY FOR YOUR OWN PRIVATE SHOWING**



### 2BR/1BA Residence on Historic Elk River - 1.32 acres (as assessed)

1.32+/- acre Elk River access lot with older 2BR/1BA rambler residence. The property has Elk River and Route 119 frontage. Home has original oak floors, vinyl siding, fireplace, full unfinished basement, updated central heat & air. Perfect for private residence, weekend fishing/kayaking/outdoor retreat, or income producer. House and property need attention and updated but provide many opportunities. Excellent central location to new Clendenin & Herbert Hoover schools. NO (B.P.) BUYER PREMIUM

**Auctioneer/Agent: Roger Mullins #1703**

**Auctioneer: Stacy L. Cooper #1517**

**304-548-4056 304-542-5735**

**www.Mountaineerauctions.com**  
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Buyers and sellers can benefit from the help of a seasoned real estate professional.

# Why it pays to work with a real estate agent

Equity, pre-approval, contingencies, appraisal. These are terms associated with buying real estate, but even seasoned home buyers may not fully understand them. Navigating the real estate market can be challenging, but in today's economic climate, marked by inflation, high interest rates and high home prices across the country, it is more important than ever to understand the minutiae that is involved in buying and selling property. That's just one of many reasons why buyers and sellers can benefit from the help of a seasoned real estate professional.

## Types of real estate professionals

Many people use the terms real estate agent, real estate broker and Realtor® interchangeably. While these professionals handle many similar tasks, there are some notable distinctions between them. A Realtor® is a registered term used to describe a real estate

professional who is a member of the National Association of Realtors®. These individuals must adhere to a strict code of ethics, and have access to market data and transaction management services unique to this specific trade organization. A real estate agent is licensed to help people buy and sell real estate, and is paid a commission when a deal is completed. A real estate broker does the same jobs as an agent, but is also licensed to work independently and may employ his or her own agents. The broker also may get a percentage of the commission from agents in addition to his or her own commissions, according to Investopedia.

## Buyer and seller

A professional may represent either the buyer or seller or both. A buyer's agent is negotiating for the buyer in the transaction, while a seller's agent negotiates for the seller. Real estate professionals also can represent

both parties, known as dual agency. Typically this does not occur in the same transaction, as that can create a conflict of interest. Commissions typically fall between 5 and 6 percent on real estate transactions, an amount that is split by all real estate professionals working on the transaction.

## Why work with a real estate professional?

Homeowners may wonder why they should seek the services of a real estate agent, broker or Realtor®. That's particularly so for sellers, as buyers typically do not pay a real estate representative any money.

- **Expertise:** Considering that buying and selling a home is one of the biggest financial transactions one will make, it makes sense to leave it in the hands of experienced professionals.

- **Price a home right:** Real estate professionals will conduct a market analysis and look at "comps" in the area to determine a

price that is fair and will help a house move. When working with buyers, the agent or broker also will be able to help them come up with a reasonable offer price.

- **Access to MLS:** Agents and brokers have access to the Multiple Listing Service, which is widely used across the United States for listing available properties. It helps sellers sell faster and will enable buyers to view multiple properties all in one database.

- **Negotiations:** Leaving negotiations to a third party removes emotion from the transaction and can help everyone involved resolve issues and agree on acceptable terms.

Buying and selling real estate is a complex process. Real estate professionals can simplify the process and make it more enjoyable for buyers and sellers alike.

— Merro Creative



**CHECK OUT THESE UPCOMING AUCTIONS**



**11 Kanawha Co. Tracts Selling for One Bid to the Highest Bidder**

**THURSDAY,  
NOVEMBER 30TH @ 7PM**

**KANAWHA Co. WV  
ONLINE ABSOLUTE REAL  
ESTATE AUCTION**

See website for full details

Call Taylor Ramsey  
(304) 552-5201



**3 Bedroom on 39 Acres Selling to the Highest Bidder**

**MONDAY, DECEMBER 4TH @ 6PM**

**1206 SALISBURY ROAD, IVYDALE  
ONLINE ABSOLUTE REAL ESTATE AUCTION**

39.42+/- Acres (as assessed)  
3 Bedroom, 2 Full Bath

Call Jordan Kiger (724) 998-5810

- Tue. November 28th – Smithers – Updated 5 Bedroom with River Views
- Thu. November 30th – Hurricane – Exquisite 4 Bedroom, 5,544 Sqft. Home on Over 4 Acres in Hurricane
- Tue. December 5th - Ona - 2 Bedroom Ranch on 16 Acres in Ona
- Tue. December 5th – Charleston – Large Commercial Building & 3 Rental Properties in Charleston
- Tue. December 5th – Saint Albans – Spacious 3 Bedroom Brick Ranch in Saint Albans
- Wed. December 6th – Huntington – Beautifully Remodeled Ranch Home in Enslow Park
- Wed. December 13th – Saint Albans – Income Generating Saint Albans Home
- Thu. December 14th – Saint Albans – Updated 3 Bedroom Tri-Level Home
- Thu. December 19th – Nitro – 3 Bedroom Nitro Home with Dock on the River
- Thu. December 19th – Daniels – Beautiful 3 Bedroom Home on 3.83+/- Acres
- Tue. January 9th – Huntington – Two Commercial Buildings in Downtown Huntington Selling to the Highest Bidder

**ONLINE ONLY**

- Mon. November 27th – Spencer – Home, Commercial Building & Mobile Home on Over 1 Acre in Spencer
- Mon. November 27th – Saint Albans – 1926 Ford Model T Touring Classic Car
- Mon. November 27th – Milton – Vehicles, Tools, Antiques, Furniture, Coins, Case XX Knives, and More!
- Tue. November 28th – New Milton – 104 Acres with Farmhouse in Doddridge County
- Tue. November 28th – Saint Albans – Clean 3 Bedroom in Saint Albans
- Tue. November 28th – Charleston – Amish Furniture, Collectibles, Home Decorations, and More!
- Wed. November 29th – Huntington – 4 Bedroom Huntington Home
- Wed. November 29th – Branchland – 3 Bedroom Home on Half an Acre in Branchland Selling to the Highest Bidder
- Thu. November 30th – Kanawha Co. – 11 Kanawha Co. Tracts Selling for One Bid to the Highest Bidder
- Thu. November 30th – South Charleston – 3 Bedroom on 1.75 Acres in South Charleston
- Thu. November 30th – Ritchie, Wirt, & Wood Co. – Land & Minerals in Three Counties Selling to the Highest Bidders
- Mon. December 4th – Logan Co. – 4 Logan Co. Homes Selling to the Highest Bidders
- Mon. December 4th – Charleston – 4 Bedroom Fixer Upper Near Downtown Charleston
- Mon. December 4th – Huntington – 3 Bedroom in Huntington Selling to the Highest Bidder
- Mon. December 4th – Ivydale – 3 Bedroom on 39 Acres Selling to the Highest Bidder
- Tue. December 5th – Glasgow – 3 Bedroom on a Large Lot
- Tue. December 5th – Ravenswood – Cozy Home in Ravenswood
- Tue. December 5th – Spencer – Investment Opportunity – Three Homes & Mobile Home Park
- Tue. December 5th – Evans – Tools, Blenko & Other Art Glass, Outdoor Items, & More
- Wed. December 6th – Point Pleasant – Two Income Generating Rentals in Point Pleasant
- Wed. December 6th – Stollings – Nice Lot in Stollings Selling to the Highest Bidder
- Wed. December 6th – Huntington – Office Suite in East Hills Professional Center
- Wed. December 6th – Saint Albans – Tools, Antiques, Furniture, Glassware, and More
- Thu. December 7th – Chesapeake – Well-Maintained 2 Bedroom in Chesapeake
- Thu. December 7th – Charleston – 4-Unit Apartment Building Near Downtown Charleston
- Thu. December 7th – Huntington – 3 Bedroom Huntington Home
- Mon. December 11th – Proctorville, OH – Spacious Garage in a Great Location
- Mon. December 11th – Malden – 3 Bedroom Project Home with Garage Apartment
- Tue. December 12th – Saint Albans - Charming 3 Bedroom in Saint Albans
- Tue. December 12th – Sissonville – 2 Bedroom Raised Ranch on 4.7 Acres
- Wed. December 13th – Elkview – 80 Wooded Acres in Kanawha Co.
- Wed. December 13th – Lesage – 3 Bedroom Farmhouse with Multiple Outbuildings in Lesage
- Thu. December 14th – Harts – Home on 12 Acres in Lincoln County Selling to the Highest Bidder
- Thu. December 14th – Charleston – Two Kanawha Co. Homes
- Thu. December 14th – Huntington – 2 Bedroom Near Ritter Park & Cabell Huntington Hospital
- Mon. December 18th – Charleston – Income Generating Triplex Near the State Capitol
- Mon. December 18th – Kanawha Co. – Two Kanawha Co. Lots
- Mon. December 18th – Charleston – Updated 2 Bedroom on 1.2 Private Acres
- Tue. December 19th – Belle – Income-Generating Kanawha Co. Office Building
- Tue. December 19th – Charleston – Duplex & 4-Unit Apartment Building Near The Capitol
- Wed. December 20th – Craigsville – Commercial Building in a Great High-Traffic Location
- Thu. January 4th – Charleston – 3 Bedroom in Charleston Selling to the Highest Bidder
- Mon. January 8th – South Charleston – 5 Acres in The Ridges Selling to the Highest Bidder
- Tue. January 9th – Huntington – 3 Bedroom Project Home in Huntington



**4 Bedroom Fixer Upper Near Downtown Charleston**

**MONDAY, DECEMBER 4TH @ 7PM**

**706 GARVIN AVENUE, CHARLESTON  
ONLINE REAL ESTATE AUCTION**

4 Bedroom, 1 Bath. 1,180+/- Sqft 2-Story w/ Full Basement. 0.11+/- Acres Lot (as assessed)

Call Taylor Ramsey (304) 552-5201



**Large Commercial Building & 3 Rental Properties in Charleston**

**TUESDAY, DECEMBER 5TH @ 2PM**

**BIGLEY AVENUE, CHARLESTON**

Sub 1: 1021 Bigley Ave. Sub 2: 915 Bigley Ave.  
Sub 3: 917 Bigley Ave. Sub 4: 1007 Bigley Ave.

Online Bidding Available

Call Debbie Flanigan (304) 841-6020



**Spacious 3 Bedroom Brick Ranch in St. Albans**

**TUESDAY, DECEMBER 5TH @ 4PM**

**1004 B STREET, ST. ALBANS**

3 Bedroom, 3 Bath. 2,372+/- Sqft  
0.46+/- Acres (as assessed)  
HVAC & Roof less than 3 years old

Call Blake Shamblin (304) 476-7118



**3 Bedroom on a Large Lot**

**TUESDAY, DECEMBER 5TH @ 6PM**

**105 3RD AVENUE, GLASGOW  
ONLINE REAL ESTATE AUCTION**

3 Bedroom, 1 Bath. 1,428+/- Sqft Ranch Home  
0.14+/- Acre Lot (as assessed)

Call Taylor Ramsey (304) 552-5201



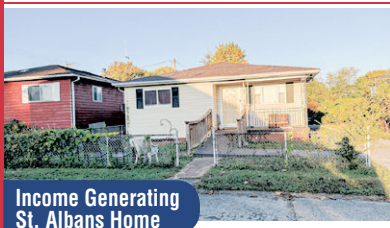
**Office Suite in East Hills Professional Center**

**WEDNESDAY, DECEMBER 6TH @ 6PM**

**5185 US ROUTE 60 E. STE 30,  
HUNTINGTON**

2,943+/- Sqft. Reception Office  
6 Exam Rooms & 2 Offices

Call Tia Wolski (304) 777-3945



**Income Generating St. Albans Home**

**WEDNESDAY, DECEMBER 13TH @ 4PM**

**121 CARSON STREET, ST. ALBANS**

3 Bedroom, 1 Bath  
1,116+/- Sqft  
0.121+/- Acres (as assessed)

Call Todd Short (681) 205-3044



Joe Pyle Broker, Charlotte Pyle Associate Broker, Alan Heldreth Sales Person, Jared Shinn Sales Person, Bob Stewart Sales Person, Bobby Stewart Sales Person, Chelsea Burris Sales Person, Jordan Kiger Sales Person, Tia Wolski Associate Broker, Joe Panico Sales Person, Taylor Ramsey Sales Person, Keith Hare Sales Person, Blake Shamblin Sales Person, Debra Flanigan Sales Person, Ethan Moore Sales Person, Todd Short Sales Person

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## HOUSE OF THE WEEK

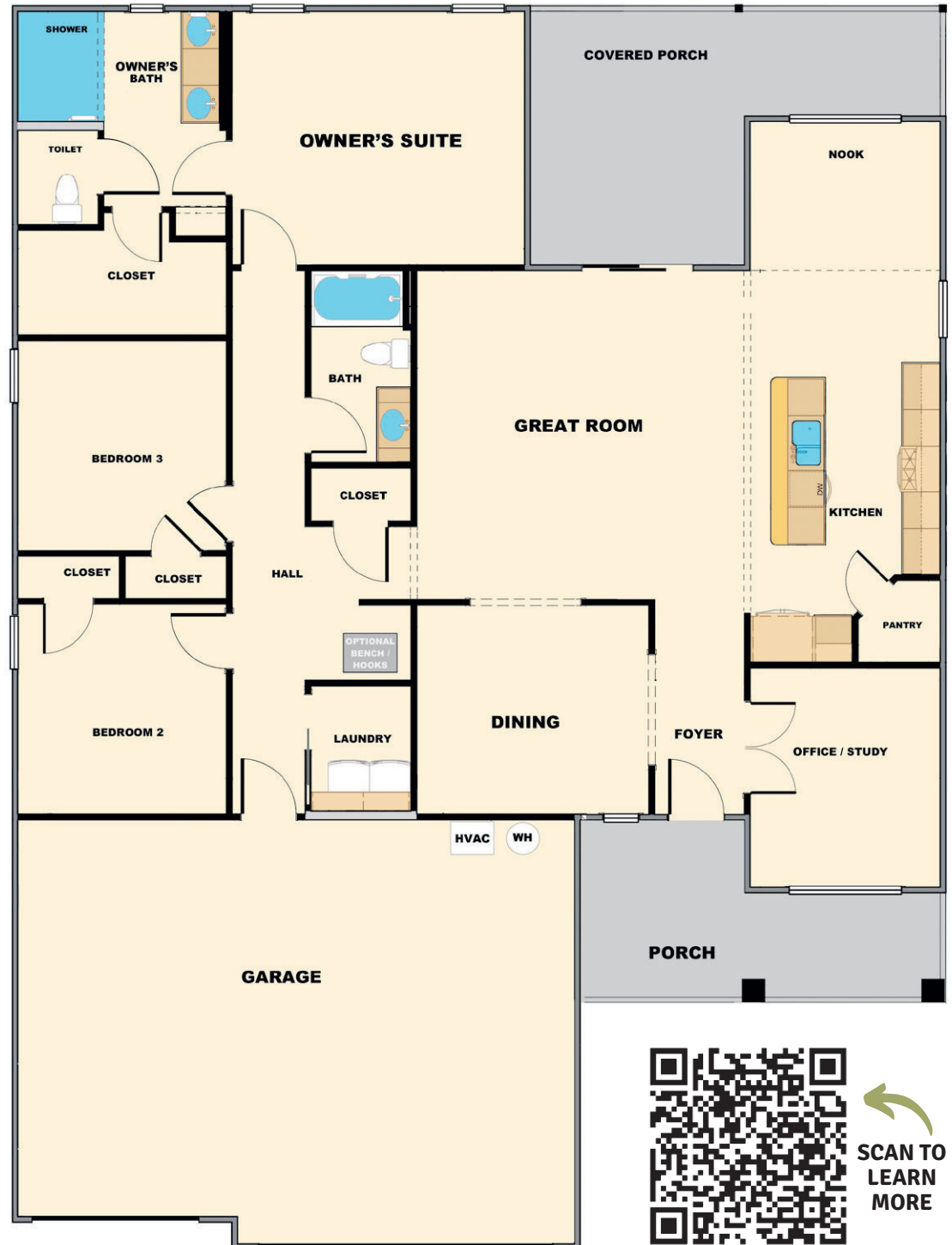
# THE BLOOMFIELD

- OPEN FLOOR CONCEPT
- FORMAL DINING AREA
- OFFICE/FLEX ROOM
- 3 CAR GARAGE
- 3 BEDROOMS
- 2 FULL BATHS
- 2009 SQ.FT.
- SINGLE FAMILY HOME



### THE BLOOMFIELD

The Bloomfield (2009 sq. ft) features 3 bedrooms, two full baths, a formal dining area, and an office/flex space. This home boast of style with a cozy fireplace, spacious kitchen with breakfast nook area, and mudroom off the garage. Pamper yourself in this fabulous Owner'ssuite boasting of a large walk-in closet, luxurious walk-in shower, and private water closet. This home includes a three-car garage, craftsman-style front porch, great covered back porch for grilling and backyard fun.



SCAN TO  
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