



# Charleston Gazette-Mail REAL ESTATE

For the Week of December 3, 2023

**3** OPEN HOUSES

**4** RENTALS

wanna go HOME  
wannagohome.com

**OPEN HOUSE**  
1:00 - 2:30 PM



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# Memories, friends, timing drive wish for second home

## Wanna Get Away? Part 1

The beach-condo pipedream traces back to June, but really to my childhood, a big idea with a miniscule chance.

Though I tried to snuff the daydream of buying a coastal getaway, the whale of an idea kept surfacing. What was I thinking? Second homes are for other people. One home is more than I can handle.

Be careful what you wish for.

In June, my husband and I sold a condo that we had bought for our youngest daughter for her to live in while she attended grad school. That sale resulted in something exceedingly rare in our lives: available funds. Here was money that for once didn't need to go toward a child's tuition, or housing, or orthodontia, or bail, or some other form of child support. The last kid had flown.

Meanwhile, several of our friends who live near us in the Orlando area, only an hour's drive from the Atlantic, were getting beach condos in the same way city dwellers buy country homes and those living near mountains get ski cabins. (Yes, I can hear you, Mom: "If your friends all walked off a cliff, would you?" I might.)

Yet one more driver was in play — my childhood. I grew up not on but near the beach in Southern California. As a teen, I spent my summers on the sand. Before I could drive, four quarters and the OCTD bus got me to and from Newport Beach, where I spent the lazy, carefree sum-



AT HOME WITH  
Marni Jameson

mer days of my youth. The beach takes me back.

So, timing, friends, proximity, nostalgia, and those freed-up funds conspired to pull me under the ocean's influence like a riptide. When I could no longer keep this crazy dream to myself, one summer night during a rare inning when the Pirates were winning, I shared my idea with D.C.

He raised his eyebrows and matter-of-factly said words I loathe. "We'll have to look at the budget."

Like a good lawyer, D.C. is expert at directing me to his conclusions in a way that makes me feel like they're mine.

This time, however, I was ready. I had concocted a Marni-math scheme that showed how we could not quite break even if we bought a modest place that generated exceptional rental income through Airbnb.

The plan also had as part of the calculus that I would never ever in my whole life stop working. D.C. stayed quiet, which I took as the door opening a crack.

Then came a stroke straight from heaven. In July, our condo-owning friends, Chris and Cindy, whom I just might have

told about my pipedream, invited D.C. and me to spend a weekend at their condo to see how we liked beach life.

"We have selfish motives," Cindy confessed. "We want you to get a place."

"Let's go," I said to D.C. "Maybe we'll hate it."

We accepted the offer and lined up a local broker to show us a few properties. Enter Bob, soon to be known as Saint Bob. Little did Saint Bob know.

D.C. liked the getaway more than he wanted to. (YES!) We spent the next two months talking each other into and out of the idea by turns, while seeing properties with Saint Bob. We wanted a two-bedroom, two-bath condo with a straight-on ocean view (not one where you can only glimpse the ocean if you look out the bathroom window and crane your neck while on tiptoes) that was also popular with renters and in our price range.

Our first day out proved this would be impossible.

Over the next few months, we saw dozens of condos in person and online. We almost but not quite bought two and kept searching. Here's what we learned along the way.

- *Run the numbers.* Before we went condo hunting, we researched what expenses we would have to pay beyond the price of the property. Cindy and Chris kindly shared what they paid annually for insurance, property taxes, HOA fees, and utilities, as well as rental income less property management and cleaning fees.

- *Talk to your accountant.* Lev-

el-headed and conservative, my accountant is a great sounding board who has talked me out of many cockamamie ideas over the decades.

When I ran this one by him, his answer surprised me: "Go for it," he said. "It's a lifestyle. You will love it."

He added this caveat: "But make a pact. One year from the day you close the deal, if either one of you wants to sell it, for

whatever reason, sell it. It only takes one vote." Agreed.

- *Look under the hood.* Liking a property for its view, location and amenities is not enough. We liked a condo enough to want to buy it, but a review of the association minutes revealed that owners needed to pay a large assessment to retrofit oceanside balconies, which would entail a

SEE MARNI, 4H

Kaitlin Dersinger

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# Did you know?

There's no one-size-fits-all strategy when it comes to calorie consumption, and that can contribute to some confusion as adults try to achieve and maintain a healthy weight.

The quality of the calories con-

sumed goes a long way toward determining how nutritious a diet is. The Cleveland Clinic notes that the DHHS guidelines have historically recommended adults 21 and over consume between 1,600 and 3,000 calories per day. However,

staying within those parameters does not necessarily mean a person's diet is healthy.

Though individuals should keep total calorie consumption in mind when planning their diets, it's equally important to recognize

what else the DHHS has to say about diet, particularly foods to avoid. The DHHS recommends limiting consumption of foods and beverages that are high in added sugars, saturated fat and sodium.

HD-604638

Open Houses Sunday, December 3, 2023

# Open HOUSES



**22 Carriage Rd, Charleston**  
**\$428,000**  
 2:00-4:00 PM

Roomy two-story colonial-style home located at 22 Carriage Road in Charleston. This home offers 4 bedrooms, 3 full baths and 2 half baths. There is a family room on the first floor and a recreation room in the basement and both have fireplaces. There is a large deck off of the primary suite on the second floor and a large rear patio for outdoor entertaining. This home also includes a two-car attached garage.

Hosting: Brian Williams  
 (304) 741-7006

Listing: Scott Jones  
 (304) 415-4275



**CENTRAL**  
 Josh McGarth - Broker



**169 Mountain Meadows Rd, Chapmanville**  
**\$325,900**  
 1:00-2:30 PM

Custom-built, spacious, one-story home with cathedral ceilings, 3 bedrooms, and a versatile office that could easily transform into a 4th bedroom; beautiful modern kitchen, two tiled bathrooms, a blend of hardwood, ceramic tile, and carpet flooring, gas fireplace, 2-car garage, private tiled back porch to soak in scenic hillside views, Generac Generator, situated just 7 minutes away from Chapmanville and conveniently located three miles off Rt. 119.

Darlene Dingess-Adkins  
 (304) 688-8506



Mark Mansour, Broker  
[oldcolony.com](http://oldcolony.com)



**92 Airport Rd, Chapmanville**  
**\$249,900**  
 3:00 - 4:30 pm

Charming ranch style home with modern amenities and serene surroundings nestled in an ideal location just 0.47 miles off 119. 3 bedrooms and versatile office/4th bedroom, updated kitchen, full unfinished basement with lots of storage space or you can customize according to your needs. Flat double lot perfect for outdoor activities, gardening, or simply relaxing. Wrap around porch, fireplace, and built in bookshelves.

Darlene Dingess-Adkins  
 (304) 688-8506



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**3229 Kanawha Terrace, Saint Albans**  
**\$185,000**  
 2:00-4:00 PM

Uncover suburban bliss in this updated raised ranch in Saint Albans. Parking in both the front and back, convenience meets charm. Inside, large rooms bathed in natural light create a cozy atmosphere. The charming kitchen is a perfect blend of modern functionality and character. Completely move-in-ready. This home additionally offers a finished lower level with a potential bedroom and a wood-burning stove.

Janet Amores  
 (304) 444-8653



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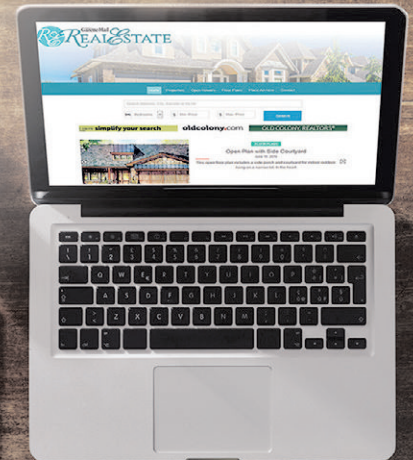
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# MARNI

FROM PAGE 2H

two-year construction project that would shut down rentals much of that time.

The minutes also revealed that many of the condos in the complex, including the one we were considering, had popcorn ceilings containing asbestos.

Hard pass.

- *Read HOA documents.* A complex's bylaws and covenants will contain important details like rental rules, what HOA dues cover and pet restrictions.

- *Talk to other owners.* We seriously considered another condo until we talked to the listing agent, who also owned a unit in the complex. He made clear that

most owners in the building frowned on renters. A well-established property manager confirmed that the complex was not renter friendly. If you can afford the luxury of a second home that you don't have to rent out to defray costs, this type of place is for you. We, on the other hand, kept looking.

Join me next week when I tell you about the deal that stuck.

*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 contacted at [www.marnijameson.com](http://www.marnijameson.com).*



**Dream Life**— The author's longing to own a beach getaway started as a far-fetched fantasy that gradually grew. Illustration courtesy of Maksim Pauliukevich/dreamstime.com.

# RENTALS

**STRICKLEN PROPERTIES**

South Charleston, Updated, second floor 1 bedroom, 1 bath apartment, furnished kitchen with granite countertops, central air, washer/dryer hook-ups, deck.....**\$600**

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# Upgrade their kitchen with these holiday gift ideas

The holiday season is the perfect time of year to upgrade the kitchens of home chefs with the latest tech and tools. Here are three cool holiday gift ideas that will elevate the way your loved ones cook, host and clean up.

## Smarter composting

According to a recent report, the United States discards more food than any other country in the world, equating to 325 pounds of waste per person annually, with nearly half this waste generated in home kitchens.

Whether you're shopping for someone living in a region with mandatory composting or simply someone striving to be more sustainable at home, you can now gift them an effective solution to this issue.

While many people are aware of the environmental benefits of composting, such as reducing food waste, diverting trash from landfills and enriching garden soil, composting has also garnered a reputation for being time-consuming, messy and emitting unpleasant odors.

Fortunately, new technology is addressing these challenges, making composting a convenient, clean and odor-free process for any household kitchen.

The Thinkware Bluevent Mumu is the world's first AI-powered smart food composter to use a new cutting-edge Metal Organic Framework (MOF) to block and inhibit the propagation of fungi to ensure clean and harmless use. Smart technology automatically measures food waste by



Composting is more convenient than ever before, thanks to new tech.

weight then automates the disposal process accordingly. Additionally, AI storage automatically monitors food temperature and humidity to prevent spoilage.

In summary, it eliminates the need for guesswork, leading to more successful composting. With a powerful, triple-activated carbon eco filter, this 4-liter capacity composter is odorless and whisper-quiet at just 20 decibels. It is now available at Amazon.com, Walmart.com, eBay.com, Newegg.com and Thinkwarestore.com.

## Sparkling water on demand

One million plastic bottles are purchased every minute, according to Giving Compass.

Unfortunately, the majority of them never get recycled. Help your loved one reduce their own contribution to this growing problem and bestow upon them an endless supply of carbonated beverages with a sparkling water maker. With a slim countertop profile, they'll be able to transform tap water into seltzer in just few easy steps.

This gift is great for mixologists who love to make and batch fizzy mocktails and cocktails for parties, as well as anyone with a thirst for reducing plastic waste.

## Precision cooking

Today's kitchen scales don't just simply weigh ingredients for precision cooking and bak-

ing, they also connect to smartphone apps for real-time nutritional analysis, recipe inspiration and instruction, and more.

The best models ping the user's device when they've added the correct amount of a given ingredient, easily toggle between different units of measurement, and allow users to save and share recipes via the app. This makes for a great gift

for beginner cooks who want to get a feel for measurements, expert bakers looking for better results, those focused on portion control in the New Year, and anyone looking to optimize food prep.

By putting game-changing smart kitchen appliances at the top of your holiday shopping list, you can brighten the season for home chefs.

(StatePoint)

## 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**

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HD-503571

# CHECK OUT THESE UPCOMING AUCTIONS



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 Project Home with Garage Apartment

MONDAY,  
DECEMBER 11TH @ 6PM

**5609 CHURCH DRIVE, MALDEN**  
ONLINE REAL ESTATE AUCTION

3 Bedroom, 1 Bath House  
1,128+/- Sqft  
1 Bedroom, 1 Bath Apartment  
750+/- Sqft

Call Keith Hare  
(304) 741-9135



2 Bedroom Raised Ranch on 4.7 Acres

TUESDAY, DECEMBER 12TH @ 5PM

**8403 SISSONVILLE DR., SISSONVILLE**  
ONLINE REAL ESTATE AUCTION  
2 Bedroom, 1 Bath. 800+/- Sqft  
Barn/Storage Building  
4.7+/- Acres (as assessed)  
Call Keith Hare (304) 741-9135



Charming 3 Bedroom in Saint Albans

TUESDAY, DECEMBER 12TH @ 6PM

**1010 ELLIS ROAD, ST. ALBANS**  
ONLINE REAL ESTATE AUCTION  
888+/- Sqft . 3 Bedroom, 1 Bath  
0.07+/- Acre Fenced Lot (as assessed)  
Call Taylor Ramsey (304) 552-5201



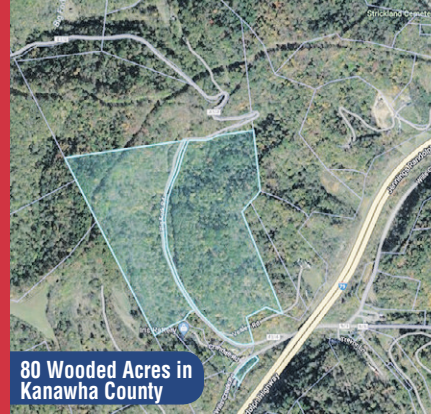
Income Generating St. Albans Home

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



80 Wooded Acres in Kanawha County

WEDNESDAY,  
DECEMBER 13TH @ 6PM

**BIG FORK ROAD, ELKVIEW**  
ONLINE REAL ESTATE AUCTION

80+/- Acres  
Wooded Acreage  
Big Fork Road runs thru middle of the property

Call Keith Hare  
(304) 741-9135



Updated 3 Bedroom Tri-Level Home

THURSDAY, DECEMBER 14TH @ 4PM

**841 STOVER ROAD, ST. ALBANS**  
3 Bedroom, 1.5 Bath. 1,296+/- Sqft  
0.3+/- Acre Fully Fenced Lot (as assessed)  
Detached Storage Building  
Call Taylor Ramsey (304) 552-5201



Two Kanawha Co. Homes

THURSDAY, DECEMBER 14TH @ 6PM

ONLINE REAL ESTATE AUCTION  
SUBJECT 1: 1009 SOMERSET DR., CHARLESTON  
2 Bedroom, 1 Bath  
SUBJECT 2: 413 18TH ST., DUNBAR  
3 Bedroom, 1 Bath  
Call Keith Hare (304) 741-9135



3 Bedroom Nitro Home with Dock on the River

TUESDAY, DECEMBER 19TH @ 4PM

**1524 FENTON CIRCLE, NITRO**  
3 Bedroom, 1 Bath. 1,218+/- Sqft  
0.16+/- Acres (as assessed)  
Call Todd Short (681) 205-3044



Duplex & 4-Unit Apartment Building Near the Capitol

TUESDAY,  
DECEMBER 19TH @ 5PM

**1586 LEE STREET E., CHARLESTON**

Duplex: Upper & Main Unit  
2,600+/- Sqft  
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# CHECK OUT THESE UPCOMING AUCTIONS

- 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 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
  - Wed. December 20th - Huntington** - Commercial Building in Huntington
  - Tue. January 9th - Huntington** - Two Commercial Buildings in Downtown Huntington Selling to the Highest Bidder
- ONLINE ONLY***
- 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
  - Wed. December 13th - Huntington** - 4 Bedroom Home on a Double Lot
  - 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 - Montgomery** - 4 Unit Apartment Building
  - 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
  - Wed. January 10th - Dunbar** - 3 Bedroom Ranch with Many Updates

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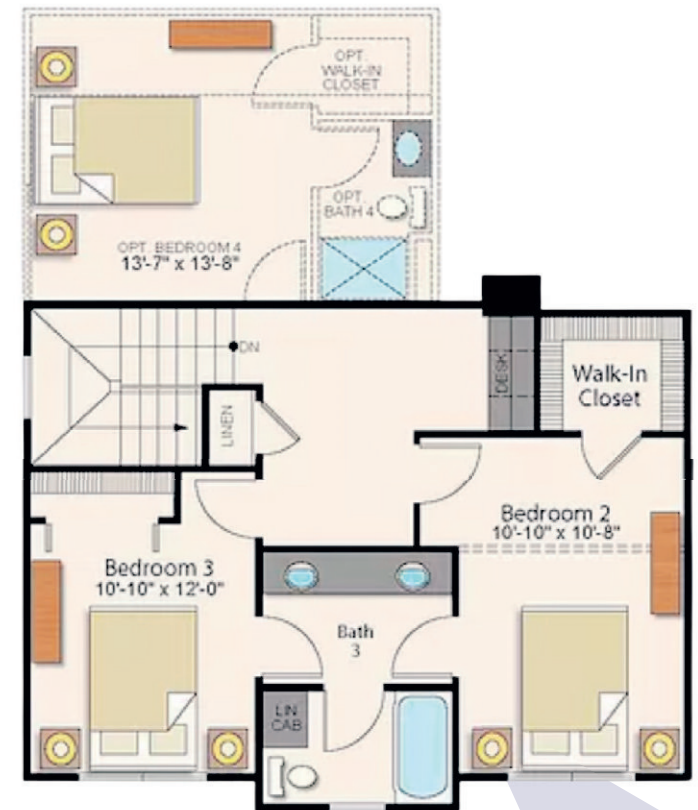
# House of the Week

## THE RICHMOND

4 BEDROOMS 3.5 BATHS

### The Richmond

The Richmond (2170 sq. ft.) is a 2-story home with 4 bedrooms, 3.5 bathrooms, and a 2-car garage. Features include open floor plan, dining room, flex room, owner's suite on the main floor with walk-in closet, upstairs sitting room. Optional basement can increase the total living area



1ST FLOOR LIVING AREA

2ND FLOOR LIVING AREA