

MARNI

FROM PAGE 2H

vert existing space like a garage, attic or basement, or build a new structure.

Traditional construction (called stick built) is one option, but putting up a prefabricated ADU is also popular. Prefab ADUs come in sections assembled offsite, so go up faster and cost less. However, because they aren't custom, they don't always go with the main house's architecture.

A third option just coming to the market is the 3D-printed ADU, which I can't even fathom.

- *Tie it to the house.* Maydan encourages homeowners to make sure the ADU doesn't look like an afterthought, even if it is. Connect it visually to the main house through architectural design or even by just adding stepping

stones between the houses.

For one homeowner, Maydan retrofitted a prefab ADU to better integrate it architecturally with the main house.

- *Make it multipurpose.* The beauty of a well-conceived ADU is that you can build it and find, as your life flows along, the ADU serves different needs, Rollins said. "What serves as your home office today may become a house for your child as he or she transitions from college to career, and later for your aging parents, and, after that, it might become an income-producing rental."

- *Move in yourself.* ADUs can help aging homeowners who don't want to move or sell their homes. If they move into the ADU on their property, they can rent out the main house to a family who needs the space. This lets the owners age in place and get a little income.

- *Know your market.* While

some studies have shown that homes with ADUs have been selling far faster during the pandemic than homes without and that these dwellings have added a nice bump to the selling price, whether you will recoup your investment depends on many variables, said Rollins.

The initial cost and quality, visual appeal, ability to be an income property and the demand in your area all factor in.

Marni Jameson is the author of six home and lifestyle books, including "Downsizing the Family Home – What to Save, What to Let Go" and "Downsizing the Blended Home – When Two Households Become One," and, coming in June, "What to Do With Everything You Own to Leave the Legacy You Want." You may reach her at www.marnijameson.com.



A Room of One's Own The pandemic has pushed the demand for Accessory Dwelling Units, or ADUs, like this one in Palo Alto, California, designed by Maydan Architects. They fill an increased need for affordable housing or a separate home office. Fortunately, more city and state regulations are allowing them. *Photograph by Dave Edwards*

AUCTION

6PM AT THE PROPERTY
TUESDAY, APRIL 27

931 WOODSIDE DRIVE
SAINT ALBANS, WV, 25177



Property sold as-is. Any & all inspections should be completed prior to the auction. Home will be opened at 5 p.m. for walk throughs prior to the auction. A non-refundable 10% buyers premium is due from purchaser at the conclusion of the auction. Should an acceptable offer come in on the property 48 hours prior to the auction, auction will be canceled. Purchaser is responsible for all debris removal.



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