

7 characteristics of modern houses

Homes contain a variety of components that appeal to homeowners with different ideas about the perfect place to call home. That starts with the style of a home.

Buildings are classified according to share components. A Craftsman style home will have a covered porch with a set of wide base columns, while a Cape Cod home is often defined by a gabled roof and dormer windows. Modern houses, which are sometimes called contemporary homes even though the terms are not interchangeable, will have their own sets of unique characteristics. Here's a look at seven features that make modern homes unique.

1. Minimalist approach: Contemporary and modern homes both employ an approach that leans toward minimalism, including clean design lines. Spaces are open and airy without the clutter of too many ornate architectural details. While modern homes may have some curvature to their design, contemporary ones are all about an angular look.

2. Neutral color palette: Modern homes tend to utilize a neutral color palette. Modern homes may use "earthy" elements, such as wood and brick, in ways that do not look rustic. Contemporary homes rely on a color palette of black and white with shades of gray or other neutral colors.

3. Geometric shapes: Modern homes have strong horizontal and vertical elements that showcase geometric shapes in their designs. Contemporary homes often have flat roofs, while modern homes may not.

4. Large, unadorned windows: Most

modern homes showcase a lot of natural light by utilizing large windows that are not covered up by heavy window treatments or elements like shutters and thick trims. Large windows are the focus of the interior and shift attention to the view outdoors.

5. Open floor concept: A hallmark of modern interior design, the open concept floor plan removes many of the walls that tend to separate common areas of a home. This helps to

foster the spread of natural light and maintains the emphasis on simplicity of design.

6. Smart elements: Thanks to the proliferation of smart technology, smart homes are cropping up with greater frequency. While smart devices can be included in any home style, they tend to feel like they were designed specifically for modern homes. In a similar vein, modern homes may include environmentally friendly elements, such as so-

lar panels, upcycled materials, added insulation, and energy efficient lighting.

7. Updated kitchen spaces: The clean lines and attention to technology and open space generally extends to modern kitchens. Modern kitchens

tend to feature efficient, top-tier appliances with additional storage and space amenities that keep the room from feeling cluttered.

While some may consider modern homes austere, many others are right at home among their clean lines and airy spaces.

REAL ESTATE AUCTION
COURT ORDERED CONSERVATORSHIP AUCTION

Monday, September 12, 2022 @ 5:00pm
2106 Kanawha Blvd. East Unit B-414, Charleston, WV 25311

DIRECTIONS: From I-77 take Greenbrier Street Exit # 99, turn toward Kanawha River. At Kanawha Boulevard stoplight, turn left on Kanawha Boulevard East to 2106 on left. Unit B-414 is 4th floor of west building.

***** SHOWN BY APPOINTMENT ONLY *****
Call us today to schedule your own private viewing



***** 1BR/1BA Condominium Unit - Terrace Park East *****

Well established Terrace Park East condominiums. 4th floor unit located on west side of complex.

Unit has been owner occupied for years and is 626+/- sq ft. with 24'L balcony overlooking pool. Recent upgrades to bathroom and foyer. Security enhanced building. HOA in place and required. Great for personal residence or rental/investment opportunities.

Auctioneer/Agent: Roger Mullins #1703
Auctioneer: Stacy L. Cooper #1517
304-548-4056 304-542-5735

www.Mountaineerauctions.com
www.auctionzip.com
ID #4152 for photos & auction terms

HD-480281

AUCTION

164 +/- Acre Country Retreat, Home, & Two Stocked Ponds
Hunter and Fisherman Paradise



3980 Copen Road.
Copen, WV 26615
GPS: 38.8339, -80.7164

Open House:
Saturday
August 20th
3:00-5:00 PM

Bidding is open & starts closing,
Tuesday,
September 6th
7:00 PM

164 Acres, 34x60 Shop, Two Stocked Ponds, Hay Meadows, Good Timber Sites, Hunting Shanty, 1,900 SF Home/Hunting Cabin, Well Water, Electricity at shop, septic system

Peaceful setting only minutes from I-79 and Burnsville Lake in beautiful Braxton County, WV. This property features outstanding recreation opportunities with a sprawling 164 +/- acres, hunting retreat, large shop with concrete floors, plumbed for floor heat and utilities, well-water, & septic tank. Two large properly stocked fishponds, hay meadows, building sites, hunting tower, harvestable timber, 1,900 +/- sq ft two-story home set-up for a hunting cabin! Good access. Must see to appreciate.




Kaufman Realty & Auctions of WV www.kaufmanbid.com
399 W. Main St. Bridgeport, WV 26330 David Anthony Kaufman,
Broker License #WV0030037

Alden Butcher- Auctioneer/Realtor Alden@kaufmanrealty.com
Cell# (304) 695-1621 License#WV0030182 Auc. Lic #1918

HD-48018