

Tips for budget-friendly, yet modern, home decor

Home interiors can be spruced up in a number of ways. Ideas run the gamut from relatively inexpensive changes in paint color to more extensive remodels that may include demolition and reconstruction. Investing in new home decor is another way to breathe new life into spaces, and this approach that falls somewhere in the middle in regard to cost.

Material and product costs remain high across the board, so individuals interested in changing the furniture and other design elements in their homes might be seeking ways to do so in the most affordable way possible. In such instances, homeowners can try these budget-friendly ways to overhaul their home decor.

- *Create the illusion of more space.* Light, bright and white are key attributes to remember when selecting design elements for rooms where you want to create the illusion of more square footage. Painting the walls in very light colors, increasing natural and artificial light, including using well-placed mirrors to reflect light, and decorating with light-colored fabrics can help a space seem more roomy.

- *Replace the accessories.* Replacing curtains, area rugs, throw pillows, and chair cushions is an easy way to change a room without a big investment. Consider updating some wall art and tying color schemes together with all of the newly introduced elements.

- *Splurge on statement pieces that will be used frequently.* These may include chandeliers,

unique rugs or an eye-catching piece of furniture.

- *Shop 'discount' stores for furniture and accents.* Traditional design centers can be great places to find plenty of high-quality merchandise. However, don't overlook local discount or close-out centers that may have items at very reasonable costs. Stores like Home Goods, At Home and Big Lots routinely get new merchandise that changes with the season, helping homeowners to refresh their spaces without hav-

ing to dig deep into their pockets.

- *Cut out the clutter.* Modern homes are lean and clean. A home's interior instantly looks more high-end and appealing when the clutter is removed. Consider keeping main living areas free from too many knick-knacks and other accents. If you want to display a special collection, set aside a room specifically for such items.

There are many budget-friendly ways to make interior spaces more inviting.



Rooms featuring neutral colors and minimal clutter tend to appear large and modern.

Online Real Estate Auction 501 19th St, Dunbar

Fantastic multi-use facility.
Online auction closes Jan. 12 @ 6 p.m.



Fantastic multi-use facility. Features recently updated windows, roof, and hardwood floors. Also has a fully functioning kitchen. The possibilities are endless - training center, community center, and many more. Parking for over 50 cars and close to the Shawnee Sports Complex. Close to shopping, restaurants, the local bus line. Bidding ends on Thursday, January 12, 2023 unless an accepted offer comes prior to Monday, January 9, 2023 then the auction will be cancelled. Building is being sold as is with no warranties or guarantees. A 10% buyers premium is due from the purchaser at the conclusion of the auction and is non-refundable. This is a reserve auction and the listing price does not reflect the actual selling price. Taxes are currently exempt. Buyer accepts building as is. David Saul is the the auctioneer, license #2737, and is a licensed Realtor.



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Live & Online Real Estate Auction 1706 Greenbrier St, Charleston

Fantastic multi-use facility.
Live auction begins Jan. 10 @ 6 p.m.



The conclusion of this reserve auction will be a live auction on Tuesday, January 10, 2023, starting at 6 pm. The property is being sold as is and all due diligence inspections must be completed before the auction. Seller reserves the right to accept an offer up to 72 hours before the auction date at which the auction will be canceled. The buyer is responsible for 10% buyer's premium that is due after the auction. David Saul will conduct the auction. Any offers have to be voted on by local and national Elk members. Sold as is.

Legal Description says 15AC but may be more/less. Buyer is to obtain their own survey to confirm the actual land size. SQFT was obtained from the previous appraisal. SF may be more/less. The alarm is active. Must have an appointment.

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