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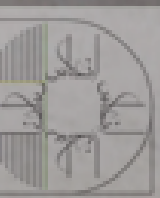
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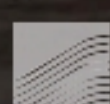
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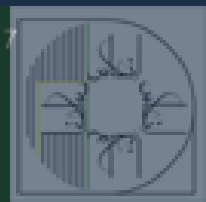
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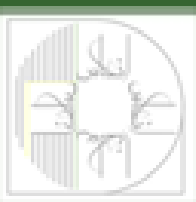
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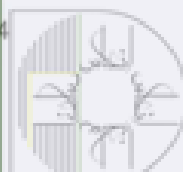
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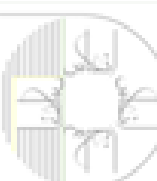
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There might be valuable real estate going unused just below your feet

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ON THE COVER

Ceilings received special attention in the luxury homes at this year's HOMEARAMA®. See more homes from the show beginning on page 42.
Photo by Greg Grupenhof



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As the seasons turn and the holidays draw near, our activities and attention move inside our homes. It's a time to seek warmth, comfort and connection—and it's the perfect time to look around our spaces and think about what truly makes them ours.

Throughout this year—our 25th year of publishing *Housetrends*—our team has been paging through our magazine archives and revisiting some of our favorite features. Without a doubt, our favorite spaces are those that have a bit of individuality to them. Because the most welcoming homes aren't the most perfect—they're the ones that tell your story.

One of those inspiring stories is inside the pages of this issue. An Ohio homeowner survived the death of her husband and her own fight with cancer to create a space that was uniquely her own. Living for the future—not resale—was at the forefront of her mind when planning a renovation. Counter heights were raised to account for her height. Aging in place features were added. And a swimming spa complete with a wave generator was installed inside the lower level of her home, for year-round exercise, and frequent swims with her granddaughter. It's a space built to make memories.

The *Housetrends* team wishes you peace and joy this holiday season—and a bright and memorable year ahead.

Karen Evelyn Linda Gina Florence Heather



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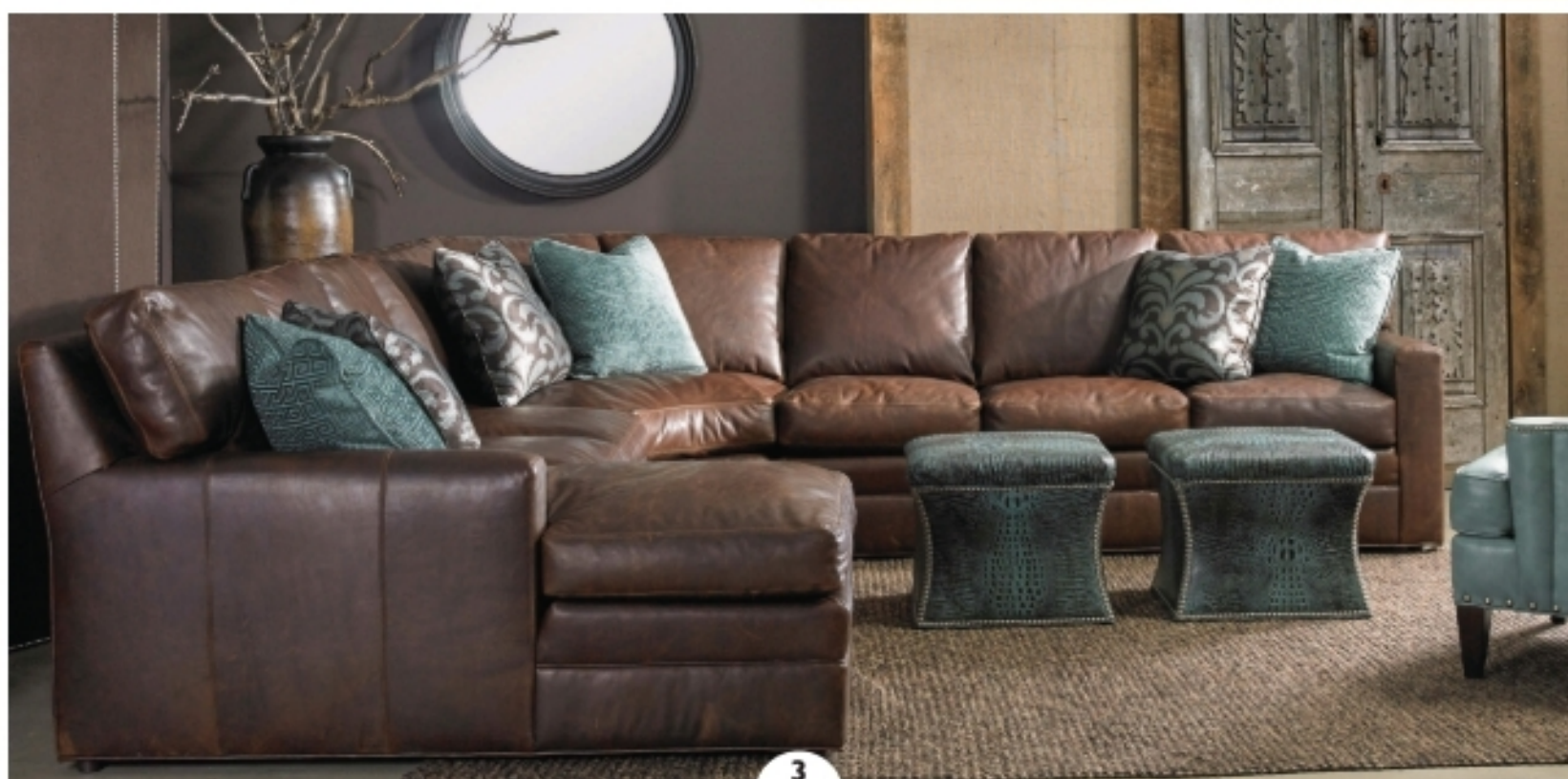
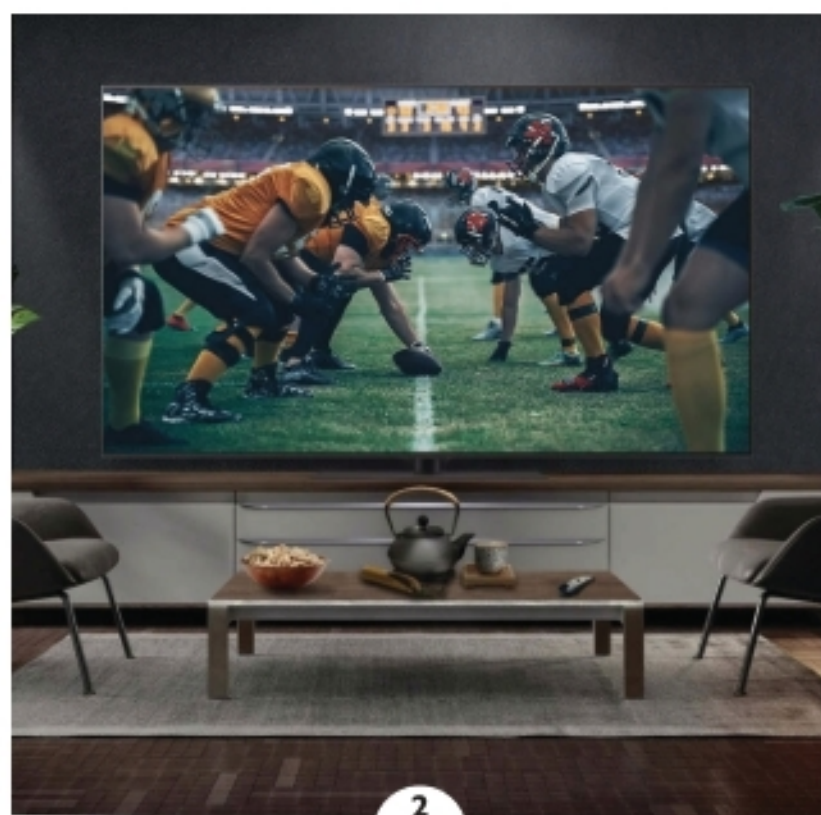
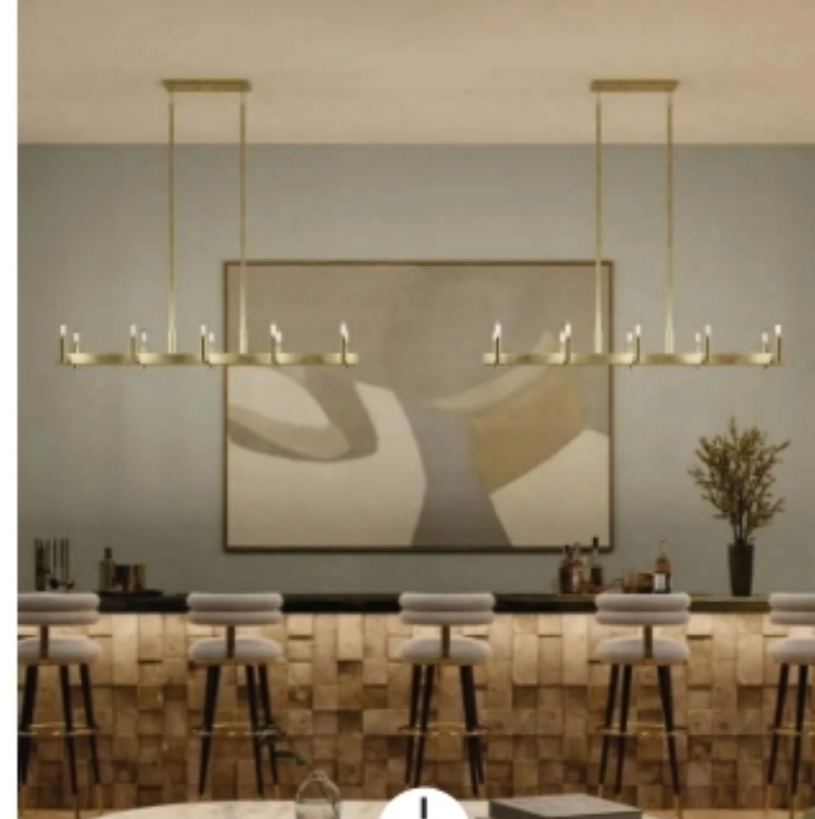
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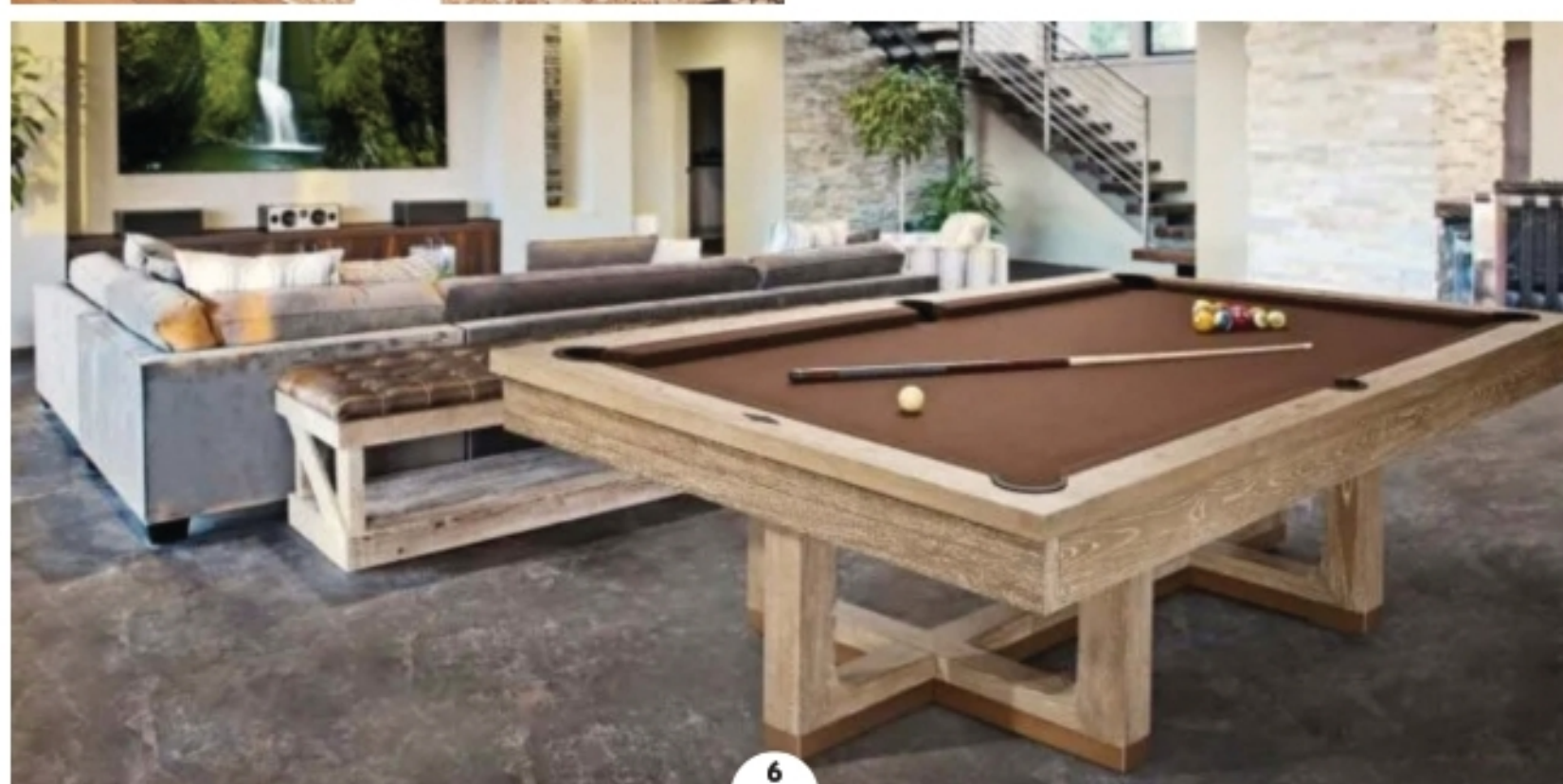


INSPIRED IDEAS

lower-level fun



- 1 Erzo Chandelier by Kichler
- 2 LG OLED evo AI G5 65" 4K Smart TV with Brightness Booster
- 3 Sectional from Whittemore Sherrill
- 4 Bradington Young Raiden Reclining Sofa
- 5 Foresight Sports Simulator FSX
- 6 Mantanza 8' Pool Table by Brunswick
- 7 Undercounter Wine Cabinet from True



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The Art of Adding Value Without Losing Character:

6 Things Sellers Often Remove That Actually Help Homes Sell

When preparing a home for sale, the majority of our advice centers around neutralizing: decluttering, depersonalizing, and removing anything distracting. But it's important that in the effort to appeal to the masses, you aren't actually removing or replacing features that could positively contribute to a buyer's interest and perceived value. Here are some elements worth preserving, even if they seem outdated, personal, or unconventional. In many cases, these details could attract more buyers than a blank slate.

1. Original hardwood floors

Hardwood remains one of the most sought-after flooring materials. Even if you don't have the time or money to refinish the floors prior to selling, a few scuffs are rarely a deal breaker. Buyers generally understand that floors show wear. What matters more is the material. Wood, even with minor imperfections, is typically preferred over laminate or carpet and contributes to a sense of quality and longevity.

2. Architectural character like moldings and built-ins

Details like crown molding, arched doorways, built-in bookshelves, and vintage trim work may not align with every buyer's aesthetic, but they provide a custom feel. These features are often expensive to reproduce and difficult to find in new construction. While minimalism remains popular in staging, removing original design elements can erase the very character that makes a home memorable. Retaining them can help your property stand out.

3. Mature landscaping and established outdoor lifestyle features

Inexperienced sellers sometimes remove large trees, stone borders, or even perennial plants in an effort to simplify curb appeal. While overgrown landscaping may need pruning, mature trees and native plantings add perceived and actual value. And instead of completely emptying the yard, leaving lifestyle features like fire pits or hammocks can help suggest how an outdoor space could be used.

4. Statement lighting and non-builder fixtures

Some light fixtures can be too specific to personal taste, but swapping

everything out for builder-basic lighting can make a home feel flat or unfinished. Decorative pendants or mid-century sconces, if clean and functional, give rooms a sense of completion and quality. The goal isn't to appeal to every possible style preference, but to avoid a space that feels completely stripped down or generic.

5. Functional zones like mudrooms, utility sinks, or laundry nooks

Spaces that support daily life – like a designated mudroom area, garage utility sink, or laundry folding counter – might seem secondary, but they often influence how livable a home feels. Removing these for the sake of square footage or minimalism can be a mistake.

6. Natural materials with visible wear like wood, stone, or brick

Buyers increasingly value authenticity in finishes, even when that means visible aging or imperfections. Original slate floors or exposed brick can communicate craftsmanship and permanence. Replacing these with newer, lower-cost materials may not create the impact sellers hope for. Especially in older homes, the mismatch between old and new can be jarring. Instead of eliminating every sign of age, focus on maintenance and cleanliness.

Buyers aren't just evaluating square footage and upgrades. They are responding to the story your home tells. A too-blank slate can leave them struggling to imagine life there. Neutralizing is still useful. But it should be balanced with thoughtful preservation. Some elements can help buyers connect with a home, see its value, or picture their life more clearly, and that connection is what sells.



ABOUT THE AUTHOR

Ellie Kowalchik, a real estate agent with Keller Williams Pinnacle Group, leads Cincinnati's top-ranked Move2Team. A multi-million dollar producer and company sales leader, she holds the advanced designations of Seller Representative Specialist, Certified Residential Specialist, as well as e-Pro with a focus on technology. She has also been named one of America's Best Real Estate Agents by RealTrends for the past 6 years.

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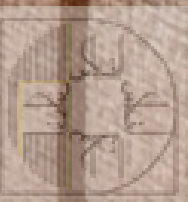
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Design WELL-DEFINED

Stunning new home features
organic flow, designated spaces

BY LEE RHODES | PHOTOS BY DAWN M SMITH

For anyone in search of the latest and greatest in new home designs, it's always a good idea to frequent a luxury home showcase. Ideas and inspiration abound for attendees who trek through the custom homes featured in the show. Although with all the excitement, it's easy to forget that there are actual homeowners who take residence once the showcase ends.

In the case of this summer's Homearama in Dayton, the upscale and modern farmhouse-style home of Eric and Joy welcomed over 4,300 visitors and received overwhelmingly positive feedback (including, "Wow! You just want to sit down and grab a cup of cocoa or a glass of bourbon.")—and understandably so. Built by G.A. White Homes, the home exudes Old World charm and contemporary conveniences. Since it was the couple's third collaboration with G.A. White, they knew the company could deliver on their vision, which was a forever home that could easily accommodate frequent visits from their grown children and five grandchildren.

"We wanted a large area to host family, but at the same time we were looking for a more traditional architectural approach," explains Eric. "The open concept, where you walk into one giant space, is great but it's not conducive to lots of activities. No one room has its own function." ➡

Ceiling beams and a center chandelier add elegant touches to the spacious great room.





The home was designed with an upscale farmhouse aesthetic.

By definition

Accordingly, the couple challenged their architect to create spaces that feel open but that are nonetheless well defined, through features such as changing ceiling heights and the inclusion of half walls that create so-called “room portals.”

“On our main floor, all rooms are separate, each with an intentional design,” Eric adds. “We wanted it to be obvious to someone walking through the house what’s what.”

For its part, the expansive chef’s kitchen boasts natural stone counters and custom cabinetry comprised of a warm hickory wood with an earthy morel stain. The cabinetry conceals the refrigerator and freezer, and the exquisite stone surrounds the stove. Builder Chad White explains: “It’s a different spin on a kitchen. Even though it’s not a traditional size or space, we were able to fit a lot of things in.” There’s a bar-beverage area, cooking area, dining area with more stone accents, unique butler’s pantry, and more.



As one of the “portals” a center wall section divides the front entry from the great room.

Both the kitchen and great room expand from indoors to outdoors, and the cathedral ceiling in the latter area gives the grand feel of a seamless indoor-outdoor resort-style “room.” All doors on the main level provide access to the four-seasons outdoor living space, which was designed to be anti-slip and with aging in mind; therefore, there are no steps going out to the pool. Rather, G.A. White elevated the pool to meet the grade of the yard, with its lush landscaping, for a uniform look and feel.

“Our pool is right at the level of the house, which required some engineering,” says Eric. “But it’s awesome to walk out and sit down just as you would on a front porch.”

“We created a really neat space,” adds Chad, “and incorporated a putting green and cornhole, as well as fireplaces and televisions—everything you need to entertain outside.” ➡



The kitchen has three sections of islands: a high one for prep with a lower section for eating and a separate one for serving.





Quiet time space

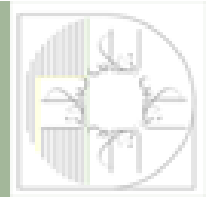
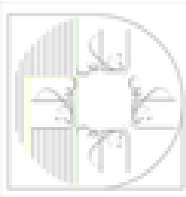
The primary suite also serves as a luxurious getaway, with two separate shower areas, towel warmers underneath each vanity, his-and-her closets, a washer and dryer, and private office-writing room. Joy reflects on the spa-like space. "We wanted it to feel comfortable and be relaxed," she says, "And it even has a coffee bar and a bourbon bar so we can enjoy that first thing in the morning or later in the evening."



The primary bedroom opens to the backyard pool area.



Glass enclosed shower spaces add symmetrical style in the primary bath.





The bar area glows in support of the hometown team.



Distinct gathering areas, including a cozy banquette, welcome guests to the lower level.

The atmosphere and acoustics encourage jam sessions in the music room.



Cheering the home team

Similar to the style in other parts of the home, the lower-level entertainment area is comprised of lots of “spaces” within the same “room.” Chad explains: “No matter where you are in the basement, everyone is separate but still in the same area, whether you’re at the bar, playing shuffleboard, in the banquette area, playing music, hanging out with the grandkids or cheering on the Buckeyes.”

Speaking of, it’s clear what the red “O” on the bar’s ceiling stands for (“That’s important to a lot of folks in these parts,” says Eric, who admits the entire lower level is his favorite “room” in the home.) The couple recalls visiting many a sports bar and sitting in booths to watch Ohio State prior to when most games were available on television at home. Now they have their own “booth” in the tiled walls of the lower level, as well as a sunken theater, bourbon bar and space to play keyboards and guitars. “The whole entire lower level came from ideas we’d seen over the years,” adds Eric.

“We designed this space and the entire home with the intent of how they live,” concludes Chad. “It’s set up for empty nesters, for entertaining and for their grandkids to visit. Everything is based on what will work for them now and for years to come.” ➡





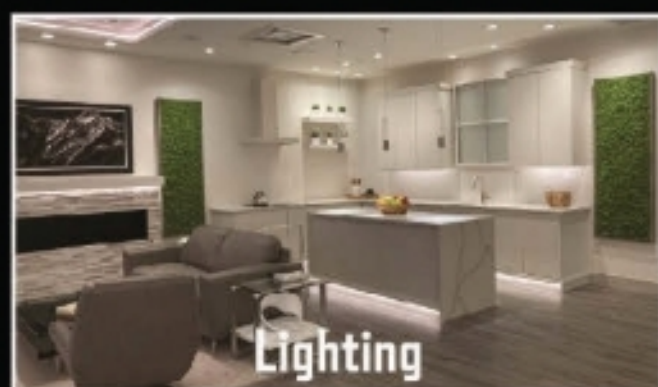
1 A glass wall opens up to include this casual dining area with the action poolside. 2 Meticulous engineering allowed the pool to be placed level with the home for an easy flow. 🍷

RESOURCES

Builder G.A. White Homes **Architect** Shawn Duncan **Interior design** Michelle Pierce **Kitchen design and cabinetry** Mauk Cabinets by Design **Appliances** Sub-Zero, Wolf, Ferguson **Lighting** Visual Comfort, Ferguson **Plumbing** Kohler, Ferguson **Windows** Andersen Windows & Doors **Countertops** Konkus Marble & Granite **Tile** Hamilton Parker **A/V** Beacon Audio Video Systems **Artwork framing** Dayton Art Solutions **Landscape design** Grandma's Gardens **Hardscapes** Ohio Ground Scapes LLC **Pool** Buckeye Pools

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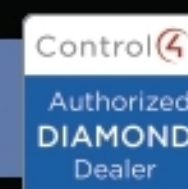


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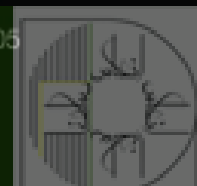
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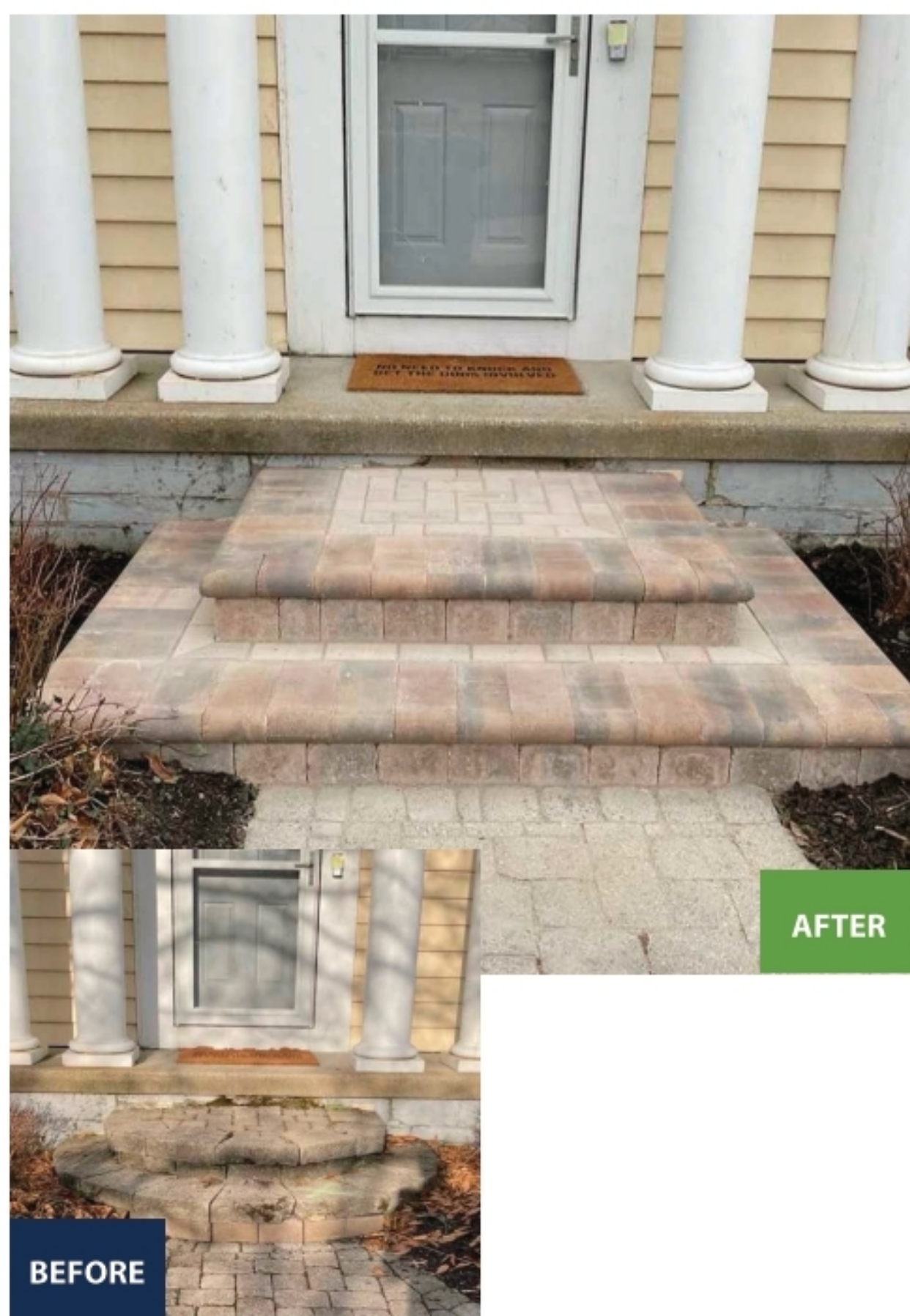


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Fall and winter, the best season for patio repairs

For the same reason all major sports teams and universities do renovations during the off-season, the fall and winter are an excellent time to make renovations and additions to your patio. Here's a couple reasons why you may choose the off-season to make repairs to your patio vs. the spring/summer.

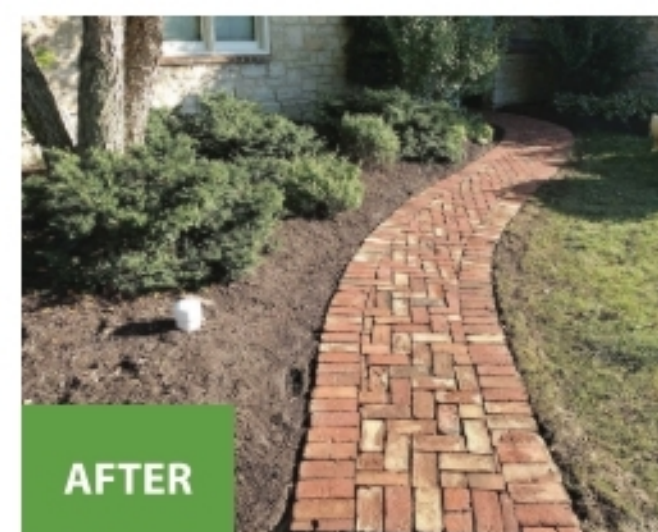
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2. Off-Season

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Starting A NEW CHAPTER

Full home remodel gives a license to start fresh

BY SYDNE SANTO

PHOTOS BY CHRISTI CARTEE/EMERALD CREATIVE CONTENT

A home remodel isn't just about choosing the right colors and finishes; it's about transformation, both of space and of life. For someone recently widowed, a remodel can take on an entirely different meaning, as it's now reshaping a home into a sanctuary that supports a new phase of life. ➡





The new sunroom is a favorite hangout for the homeowner and her dogs.

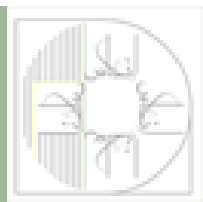


From home to haven

This homeowner and her husband first moved to the Columbus suburb of Westerville to be closer to her daughter and grandchildren. But, when her husband passed shortly after deciding to remodel, the homeowner was faced with an entirely new challenge: what could her home look and feel like to represent this new chapter?



The home was originally built in 2022.



Designed for daily life

To guide her through the decision making and remodeling process, she partnered with Scott and Danette Veatch of Ron Scott Design Build. Their first step was to identify the things that would make the homeowner most comfortable in her reimagined space. "We recommend designing around a holistic concept," Scott explains. "We focused on creating a wellness- and family-centered design."

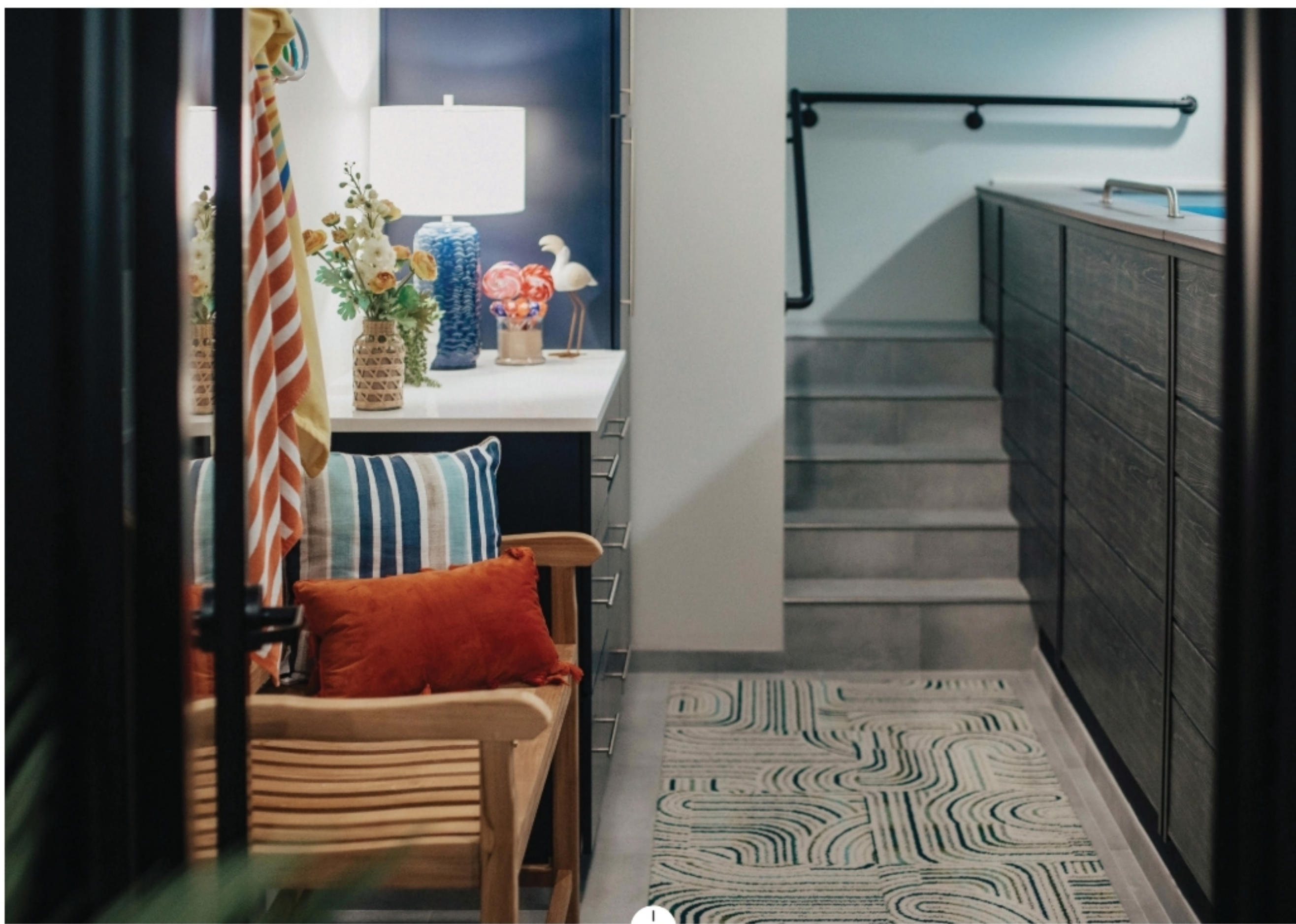
At 6'2", the homeowner knew she wanted a raised kitchen island she could use comfortably. The 42" island stands six inches taller than the average kitchen island, making everyday cooking feel more accessible. The rest of her kitchen counters stand at lower heights to account for guests and family members.

Once they were certain the updated kitchen would allow for comfortable use, Scott then got to work filling the space with other functional luxuries. This includes ample storage with soft-close doors, hidden outlets, and a breakfast nook, complete with tall, custom-made dining chairs.

The kitchen and living area open out to an all-season sunroom, which the homeowner says is now one of her favorite places. The space was intentionally designed to be used through all four seasons, with tinted windows that mitigate sunlight and UV during the summer, as well as heated floor tiles for winter use. It's the perfect place for the homeowner to dig into a good book and relax with her dogs. ➡➡

1 Walls of windows make the breakfast area off the kitchen especially inviting. **2** Much of the kitchen remained unchanged, but a new taller island was added.





Hidden hobbies

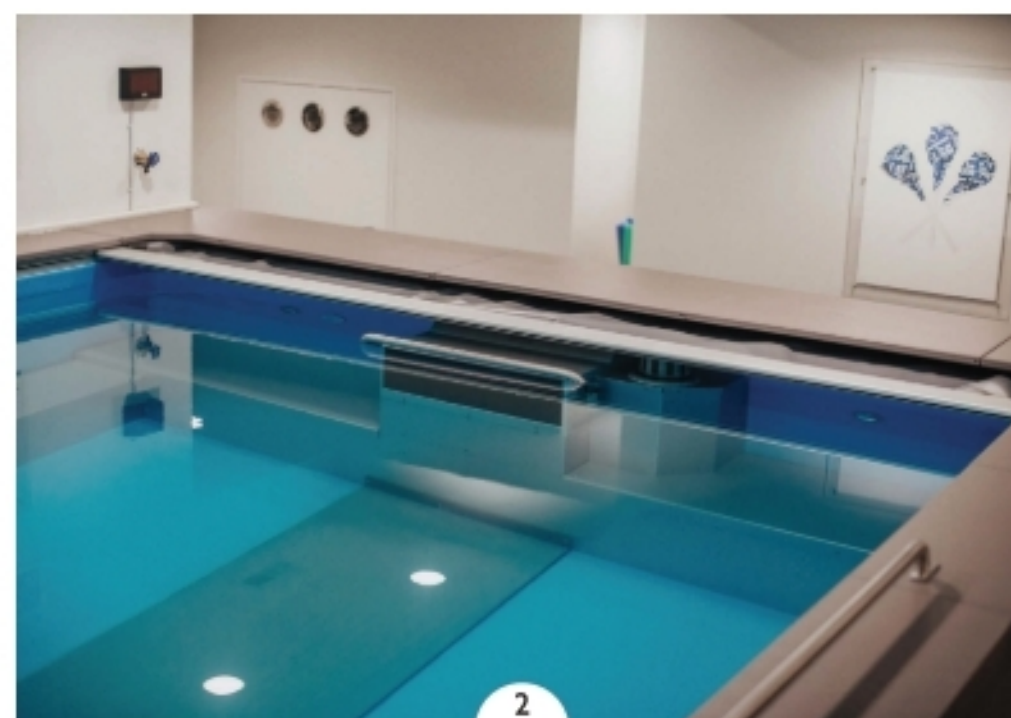
The previous basement was half unfinished and felt disconnected. The renovation provided an opportunity for the homeowner to have more of her favorite things readily available to her. The finished basement now includes a dedicated storage space, an office, a sewing room, and, most notably, a swimming spa.

Swimming spas aren't commonly seen in the home, as it's difficult to contain the moisture and often leads to mold and mildew. But Scott wasn't deterred and instead sealed off the spa from the rest of the house, dehumidifying the space through negative pressure.

"Negative pressure is a separate ventilation system that sucks the air out of a given space," Scott explains. "The walls and the floor were sealed so the chemicals and moisture wouldn't migrate through the rest of the house."

But the impressiveness of the swimming spa doesn't end with the engineering feat: the spa includes accessible handrails both in the pool and above, an attached spout and hose, and a wave generator, which allows for regular swimming and aerobics.

The homeowner and her granddaughter love spending time in the swimming spa together, so the décor was infused with her granddaughter in mind. "It's her favorite place, so we made it bright for her," the homeowner explains. "The picture frames have lollipops in them, so it feels very kid friendly."



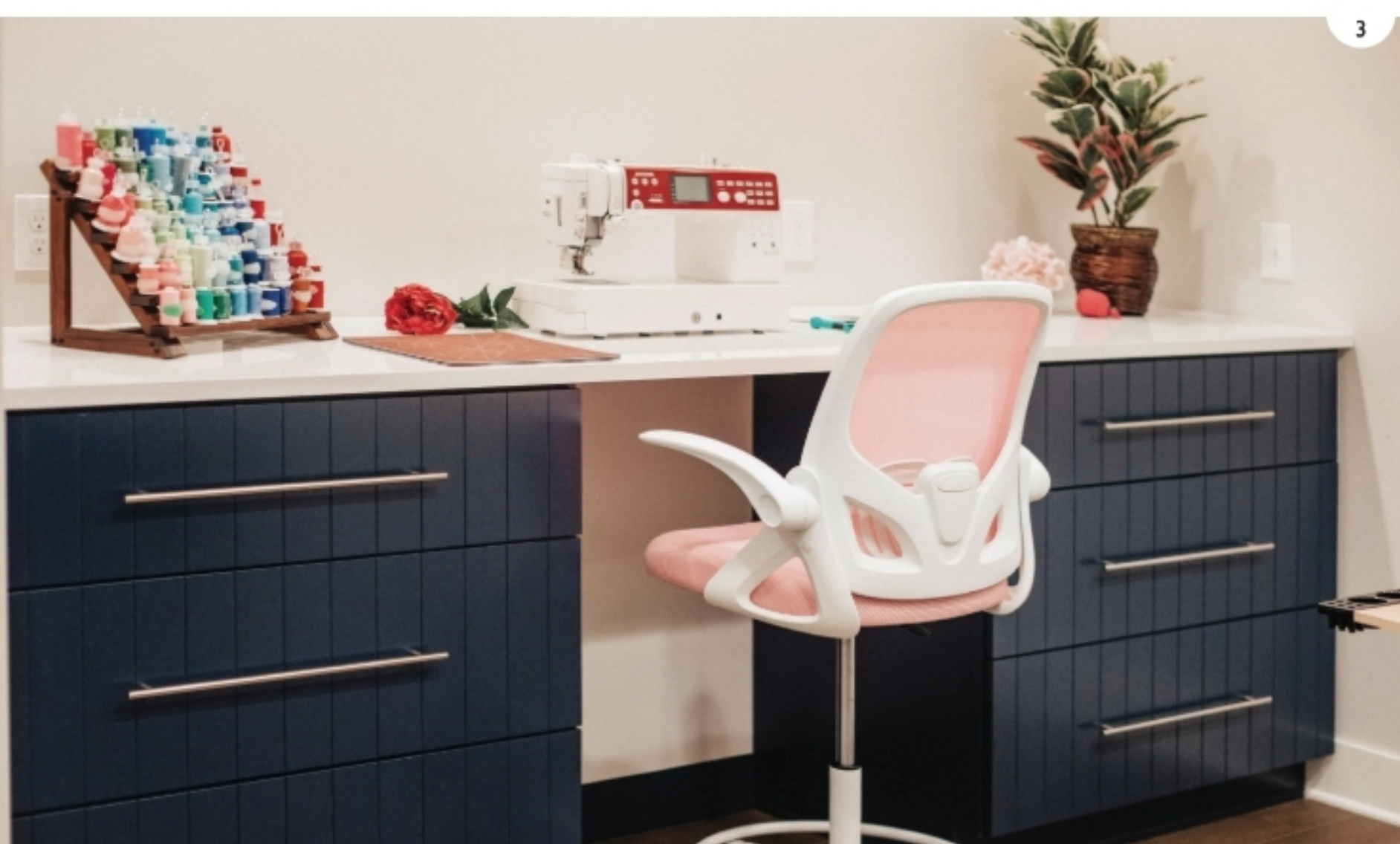
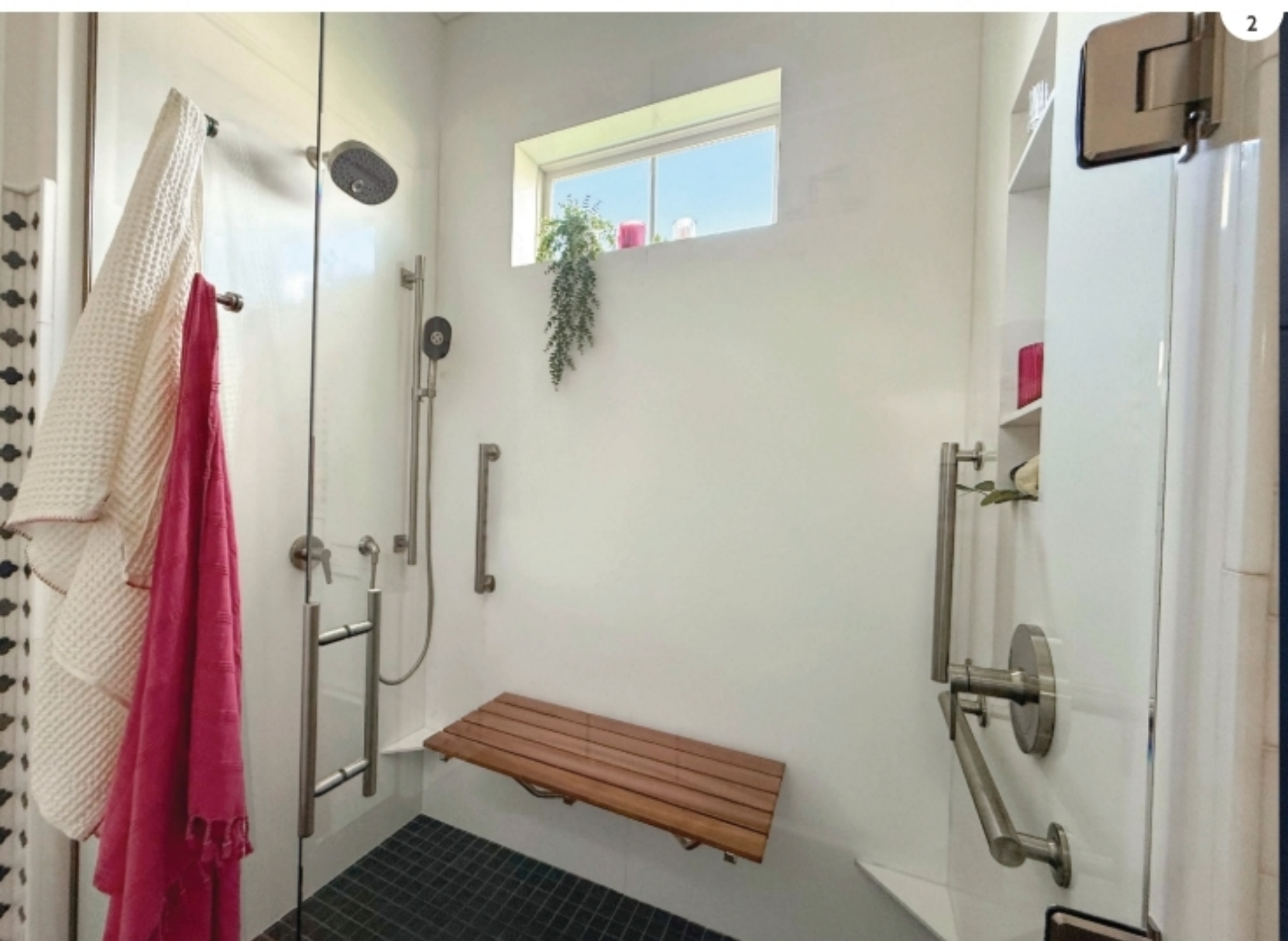
1 Flooring leading to the swim spa was treated to resist moisture. **2** A wave generator in the spa provides resistance for swimming and aerobics.



Future planning

Many of the homeowner's decisions were made with the future in mind, especially a future that could come with unexpected difficulties. Given her husband's recent passing and her own battle with cancer, the homeowner understands that each day isn't guaranteed. "I wanted to make sure I could stay in my house for as long as possible," she explains. "If I was already renovating, it felt silly to not think of the things I might need in the future."

This meant accounting for accessible features that otherwise may not have been included, especially in the owner's suite and bathroom. The bathroom incorporates universal design principles, from ensuring wheelchair turn radius and a high-low sink, to enlarged shower doors, a walk-in tub, and ambient lighting. "It was important the space felt accessible without feeling medical," says Scott. "It has everything she might need to age comfortably but still feels cohesive with the rest of the design." ➡



1 The space below the sink allows for wheelchair accessibility. **2** The oversized shower was designed for aging in place. **3** Sewing has its dedicated place in the newly finished basement.





An addition off the back of the home made space for a four-season sunroom.

Beyond the blues

The color blue serves as a throughline throughout her home, bringing depth to different spaces while capturing the serenity the homeowner hopes to experience.

Danette is a true color expert, meaning she's certified in tailored color recommendations and color psychology. She took her keen understanding of color to support the homeowner through her grief journey. "I love the color blue, and Danette was able to find a shade of blue with violet undertones for my bedroom, which is known to help with grief and sorrow," says the homeowner. "It changed the tone of the whole house."

The new space represents everything the homeowner is: pragmatic, colorful, and full of character. She's thrilled with the final product and says it's a place where she feels truly happy. "It feels like my home now," she shares. "This is a place I can stay for years to come." 🍷

RESOURCES

Design and construction Scott Veatch, CR, CCIPP, Ron Scott Design Build **Interior design** Danette Veatch, CCIPP, CE, CMI, Ron Scott Design Build **Swim spa** Endless Pools **Cabinetry** Showplace Cabinetry **Countertops** Cambria **Plumbing fixtures, vanity mirrors, sink** Bathworks **Faucets** Kohler **Backsplash** TileBar **Tub** ShaK by Vital Hydrotherapy **Shower** Cambria panels **Windows** Pella of Columbus **Doors** Cavity Sliders USA **Flooring** America's Floor Source **Lighting** Visual Comfort **Furniture** Homestead Furniture **Accessories** Havertys Furniture **Artwork** Barloga Studios **Window treatments** Buckeye Window Treatments **Drapery** Silver Threads **Closet system** Birdie Brennon **Painting** No Drip Painting **Flowers** Reno's Floral **Custom framing** Andy's Frame Setting

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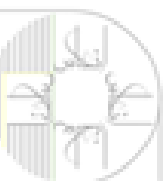
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VERTICAL leap

Seven homes stand tall in luxury showcase

Photos by Greg Grupenhof unless otherwise noted



There was a decidedly urban flair to the homes on display at this year's HOMEARAMA®. Footprints were smaller but homes were much taller—four levels of living in each. Most had a modern vibe but there were definitely traditional touches sprinkled throughout.

Top floor balconies, statement lighting and self-care retreats were just a few of the show standouts. If you missed the tour—or just want a refresh—here are some highlights of building trends and design ideas that were on display.



The Phoenix by Ashford Homes

Hide and sleek

It was difficult to find a refrigerator in any of this year's homes. That's because they were artfully hidden behind cabinet panels. Not only that, there were also "decoy" cabinets that mimicked the configuration of the fridge to throw you off the scent. However, the ranges and their accompanying range hoods took center stage occupying their place with pride. ➡➡



These photos by Carrie Scheffeld



Dimora by Classic Living Homes



*The Eleanor by
Somerset Custom
Homes*

Take the stairs

While each of the homes was equipped with a garage-to-top floor elevator, the stairs were definitely worth taking in and up. “Floating” stairs were seemingly suspended, contemporary stairs featured chrome and glass banisters, others had favored a traditional flair. These four-story spectacles were works of art in and of themselves.



The William by WP Land Company



Dimora by Classic Living Homes



The Eleanor by Somerset Custom Homes



The William by WP Land Company Photo by Corrie Scheffeld

The light stuff

Call it eye candy, or jewelry for the room, the latest lighting fixtures are definitely designed to grab your attention. Many of the selections at this year's show were clusters of lights suspended at various levels to spread the love over a kitchen island or through a multi-story staircase. One home used cove lighting to highlight the architectural detail on the ceiling. ➡➡



The Obsidian by Justin Doyle Homes

Photo by Corrie Scheffeld



The Brownstone by Heritage Building Group & Associates

Outdoor adventures

Open air options for relaxing or entertaining have been rapidly growing in popularity for several years. Some homes had smaller balconies for quiet gatherings, others had large fourth-floor open-air spaces for a crowd. In some, folding glass walls opened an indoor room up to let the fun flow to a covered outdoor space. Motorized screens kept bugs away with a touch of the remote control.



Dimora by Classic Living Homes



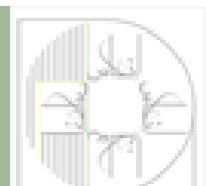
The Brownstone by Heritage Building Group & Associates

Ceilings that talk

Savvy designers know to look up high and treat the ceiling as the “fifth wall.” That attention to the top was certainly on display at this year’s show. Some were painted dark to match the color-drenching mood of the room, others sported wood or faux wood beams in a handsome trayed pattern. ➡➡



The William by WP Land Company





The Eleanor by Somerset Custom Homes



The Falcon by Chris Gorman Homes



The Falcon by Chris Gorman Homes

Raising the bar

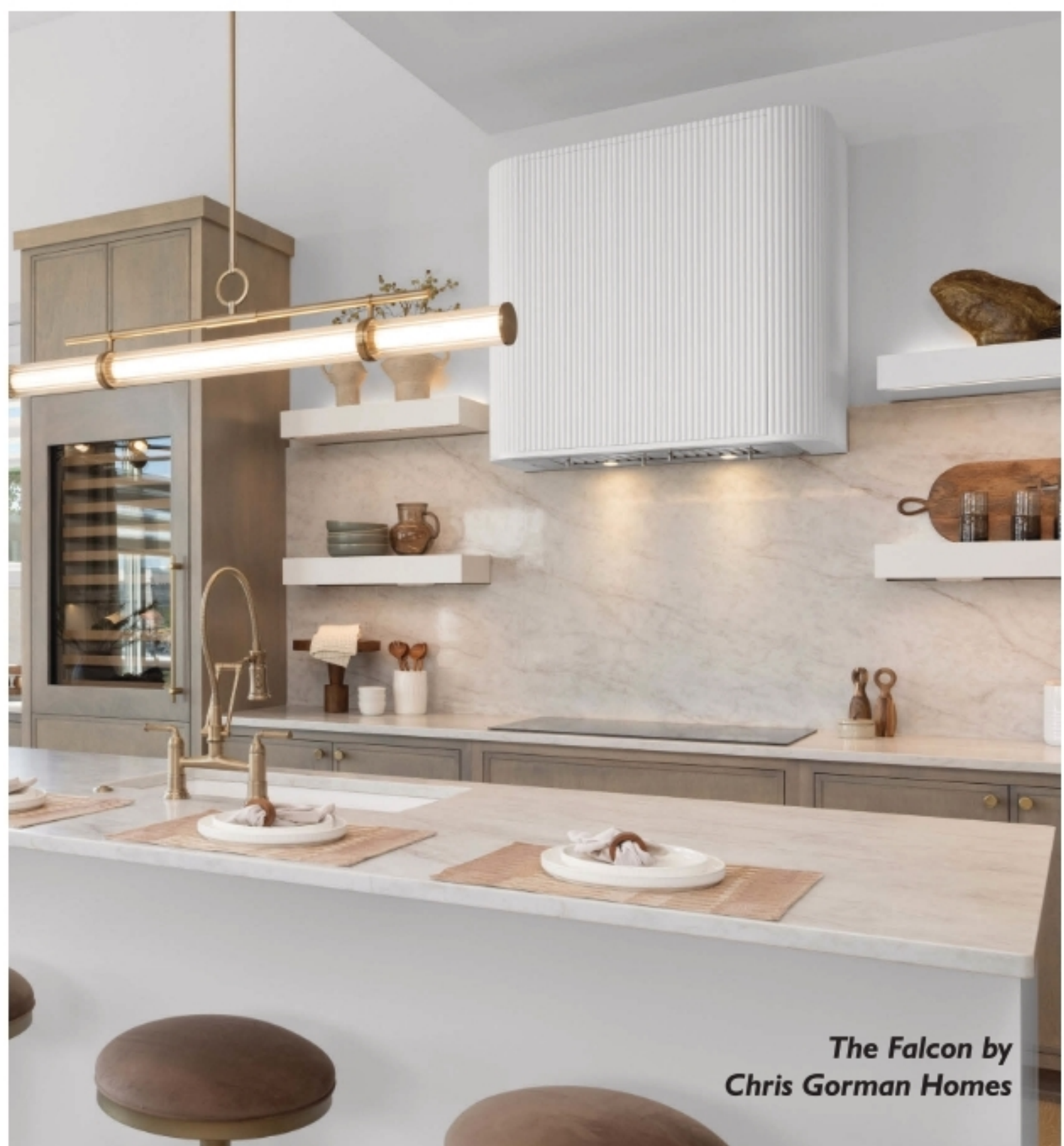
Whether the drink of choice is coffee, wine or bourbon, bar areas distinctly separate from the kitchens were prevalent at the show. Sinks, refrigeration and floating shelves for displaying liquors and glassware were standards, along with nearby islands or peninsulas with seating areas for happy-or-after-hours happenings.



Above left: The Phoenix by Ashford Homes | Above right: Dimora by Classic Living Homes

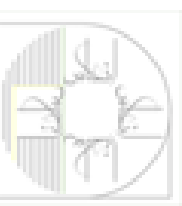
Doing the wave

One fun element was a welcome surprise this year. A fluted finish was discovered on a tub, range hood and fireplace surround adding texture and sleekness simultaneously. 🌊



The Falcon by
Chris Gorman Homes

DOING THE WAVE





The Obsidian by Justin Doyle Homes

Bed heads

Primary bedrooms were setting the stage for sleeping in style. However, headboards didn't take the task on alone, they were backed up by wall treatments that added a whole new layer of sophistication. More than just a painted accent wall, these backgrounds—possibly done with a mural wallcovering, fabric or stone—pay tribute to the importance of a good night's sleep.



The William by WP Land Company



The Brownstone by Heritage Building Group & Associates



Photo by Corrie Scheffeld

The Obsidian by Justin Doyle Homes

Specialty spaces

Knowing it's important to carve out spaces for "me" or "us" time, builders included features dedicated to hobbies—like an indoor golf simulator opening to a rooftop putting green--or to health and wellness needs—like the two-person sauna with an accompanying cold plunge tub on a lower level. ➡



The Obsidian by Justin Doyle Homes

RESOURCES

- 1 Dimora by Classic Living Homes
- 2 The Phoenix by Ashford Homes
- 3 The Eleanor by Somerset Custom Homes
- 4 The Falcon by Chris Gorman Homes
- 5 The Brownstone by Heritage Building Group & Associates
- 6 The William by WP Land Company
- 7 The Obsidian by Justin Doyle Homes

C&W Custom Woodworking was featured in The Brownstone

Custom Distributors, Inc. (appliances) was featured in Dimora; The Phoenix; The Falcon

Gallery Veronique (artwork) was featured in Dimora; The Eleanor

Hanson Audio Video (golf simulator and architectural lighting) was featured in The Obsidian

Pella Windows and Doors was featured in Dimora; The Phoenix; The Eleanor; The Brownstone; The Obsidian

The Screen Shoppe was featured in The Brownstone

Slats Blind & Shutter Experts (window treatments) was featured in Dimora; The Falcon; The Brownstone

SYNLawn (putting green) was featured in The Obsidian

Western Custom Cabinetry was featured in Dimora; The Phoenix



The Phoenix by Ashford Homes

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Dimora Classic Living Homes

4,035 sq. ft.
3 beds / 4.5 baths

Contact: Mike Hines at Oyler
Hines, Coldwell Banker Realty
513-260-0424

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light pouring in from all angles!

Price: \$1,650,000



The Falcon Chris Gorman Homes

3,200 sq. ft.
4 beds / 3.5 baths

Contact: Sara Kranson
513-314-4876

Highlight: A harmonious blend
of thoughtful design and
sophisticated finishes for
effortless living throughout.

Price: \$1,575,000



The Phoenix Ashford Custom Homes

3,330 sq. ft.
3 beds / 3 full & 2 half baths

Contact: Cathy Hall
513-478-5160

Highlight: Main floor living area,
open concept, stone wall in the
kitchen, see-through cabinets
and coffered ceiling.

Price: \$1,550,000 (fully furnished)



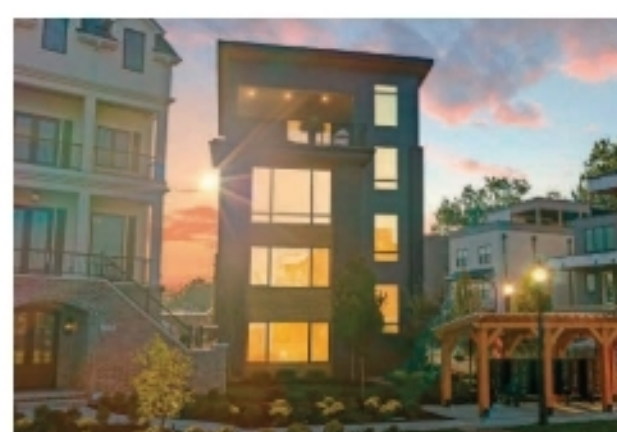
The Brownstone Heritage Building Group and Associates

4,000 sq. ft.
3 beds / 3 full & 2 half baths

Contact: Ethan McAlpine
513-518-3851

Highlight: One-of-a-kind rooftop!

Price: \$1,649,500



The Obsidian Justin Doyle Homes

4,329 sq. ft.
3 beds / 5 baths

Contact: Matt Terrell
513-235-3598

Highlight: Dramatic rooftop
entertainment suite!

Price: \$1,689,000



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LOWER LEVEL *living*

There might be valuable real estate
going unused just below your feet

An unfinished basement can be a blank slate. Or an underused, outdated one can be reimaged. When it comes to the space at the base of your house, the choices are almost unlimited. Whether your dream includes a media room, game room, home gym, guest suite, hobby room, bar or wine cellar, this is the place you can make it happen. If you're looking for inspiration, take a look at these examples that run the gamut of possibilities.



In the bar area, the wood wall that highlights the wine wraps up to the ceiling. It was very important to the homeowner that the boards going across the wall and ceiling were one board wide without a seam. We were able to source long boards from Arts Woodworking.

—Cyndi Kohler, senior designer, Neal's Design Remodel;

Photos by Ross Van Pelt ➡





Wanting an inviting area for watching movies or entertaining out-of-town family and friends, our clients now have plenty of functional space in their lower level. Custom white cabinetry keeps things clean and organized in the new family room, office, and kitchen—plus there are plenty of storage options.

— Cabinet Creations Design Gallery; Photos by Dawn M Smith

Unfinished basement challenges included concealing the water shut-off, low ceilings, exposed lines, and unstable stairs. After new stairs were installed, spaces were defined: a glass-doored music room with a decorative soffit, a workout room with beverage center and water dispenser, and durable LVT floors.

—Tyler Swartzmiller, principal designer & CEO, Haus Studio; Photos by Samantha Dettinger, Reimagine Branding





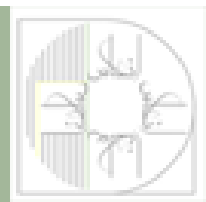
We love the bold color choices and a floor plan that accommodates multiple uses. Of special note is the custom tambour wall treatment around the television. The warmth of wood is always a welcome design element in a basement and does double duty to soften the acoustics.

—Designed and remodeled by J.S. Brown & Co.

Photos by Marshall Evan Photography ➡

RESOURCES

Flooring Prosource **Workout room barn door** Sommers
Wood-N-Door **Mirror** Eastway Supply **Bar** Caesarstone quartz





The homeowners wanted a versatile area for entertaining, a reading nook, and storage for their book and wine collections. An exercise room and a bath with a steam shower were added. The kitchen was redesigned using cabinets and appliances repurposed from the upstairs kitchen.

—Neal Hauschild, owner & partner, Nth Degree Companies; Photos by Hommati



The homeowners play card games and wanted two tables so they could pull them apart when they have groups over for game night but also be able to push the tables back together again to use as one big table with plenty of room for food and beverages.

—Amanda Moran, design/sales, Greater Dayton Building and Remodeling
Photos by Dawn M Smith ➡

The homeowners wanted their unfinished basement transformed into a welcoming entertainment hub with a moody, movie-inspired scheme, plus a bedroom and a bath—creating extra living space perfect for family fun and hosting guests.

—RA Cooks Renovations

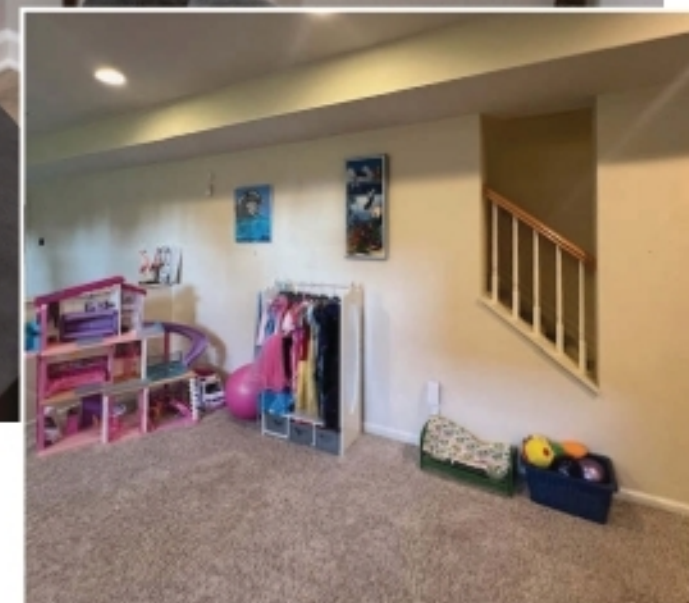
Photos by WOW Video Tours





This transformation turned an outdated space into one that feels bright and welcoming—perfect for movie nights, game days, and hosting friends. With kid-friendly fabrics, fresh pops of green, and a hidden reading room, it's now a fun and comfortable family retreat.

— Jody Salter, owner and principal designer at Nimbus 9 Interiors; Photos by Ross Van Pelt



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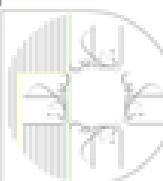
4450 Eastgate South Dr., Cincinnati OH 45245 | Phone 513-738-7680 | www.rjcinema.com

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LIGHTING TIP

THIS HOLIDAY SEASON MAKE YOUR KITCHEN WARM AND INVITING WITH LIGHTING

Highlight the island

Often, most of the food and action is centered around the island. Consider adding eye-catching pendants to give the space a fresh, updated look.

Add flexibility

Dimmers offer the bright light needed for preparing meals along with a softer glow when it's time to entertain.

Light up the countertops

Under cabinet lighting is functional for adding much needed light where the work is done, but also is an option for a bit of ambience when ceiling lights are dimmed.

Choose the right bulbs

LED bulbs in the 2700K to 3000K range will add an inviting layer of warmth.



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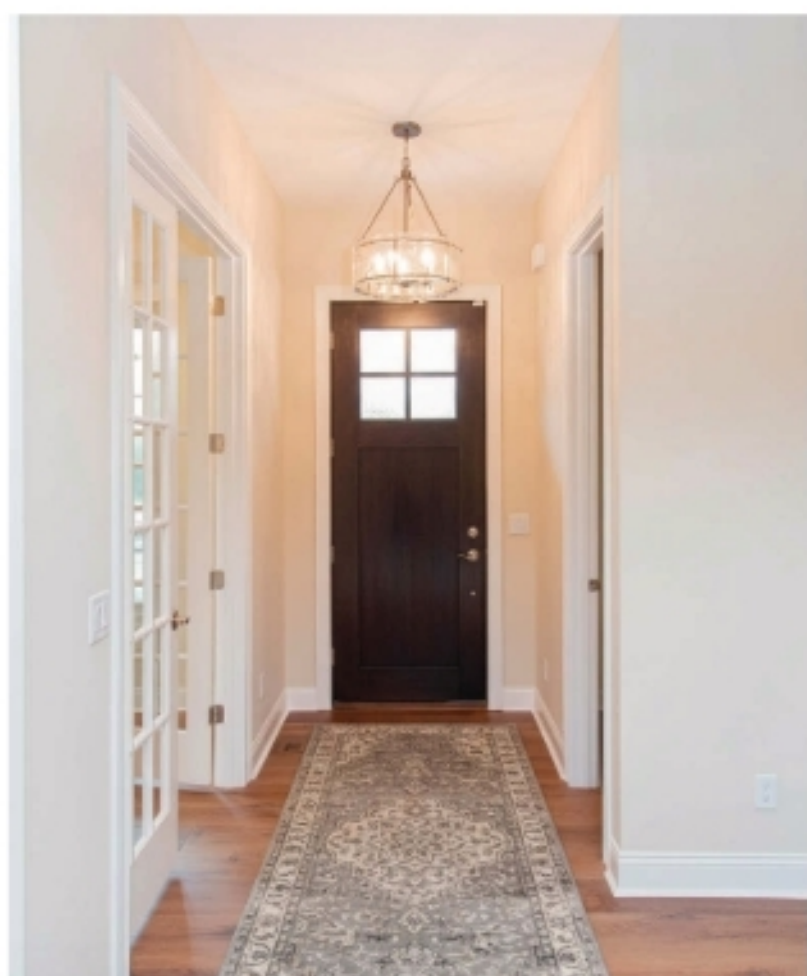
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