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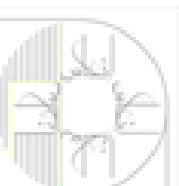


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Ceiling beams and a center accent wall are striking architectural elements that define this Dayton great room. Tour the rest of the home beginning on page 18. *Photo by Dawn M Smith.*

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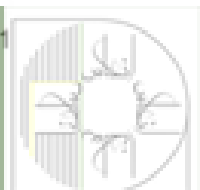
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Karen Bradner
EDITOR

Associate Publishers

Evelyn Yaus,
Linda Bacher, Florence Murphy

Editor Karen Bradner

Creative Director Gina Miller

Quality Control Specialist
Heather Fox

Contributing Writers

Lee Rhodes, Sydne Santo

Contributing Photographers

Christi Cartee, Samantha Dettinger,
Marshall Evan, Greg Grupenhof,
Hommati, Corrie Scheffeld,
Dawn M Smith, Ross Van Pelt,
WOW Video Tours



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Advertising Information

513-703-6103

linda.bacher@housetrends.com

Editorial Inquiries

publishers@housetrends.com

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Robert J. Slattery,
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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.

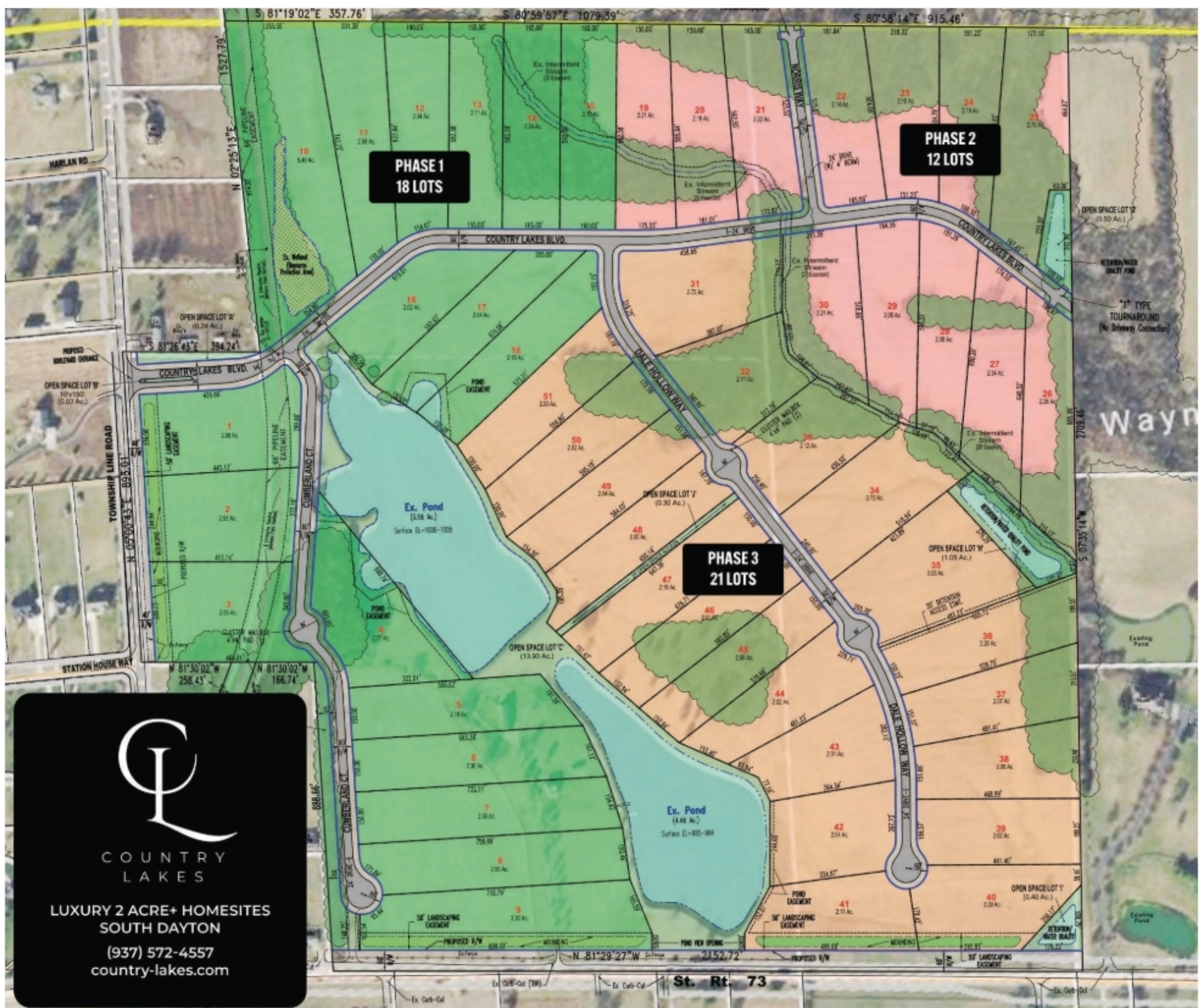
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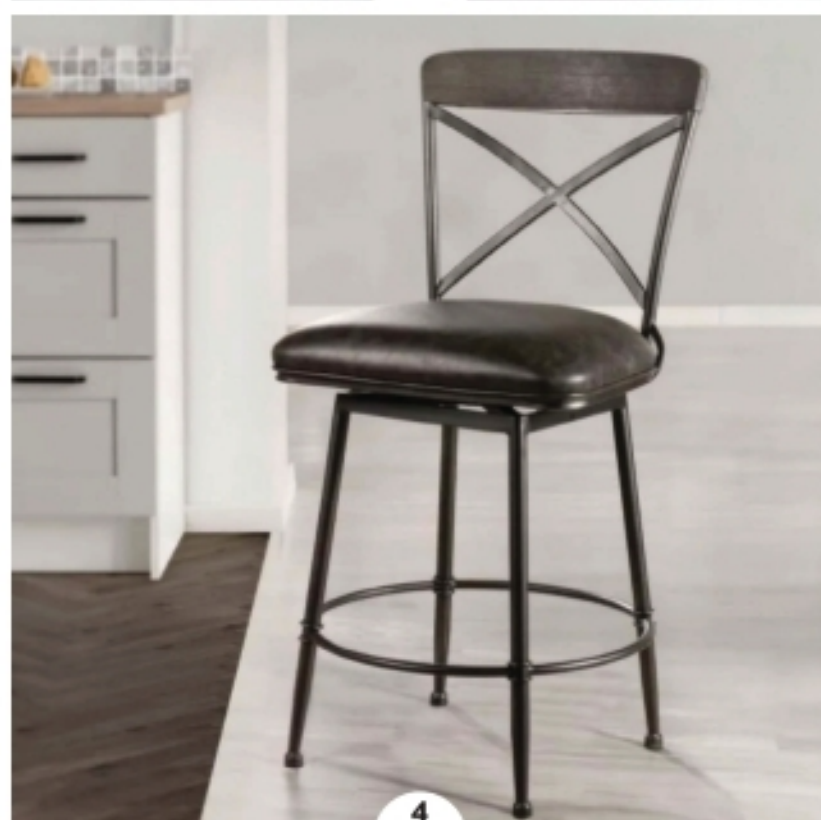
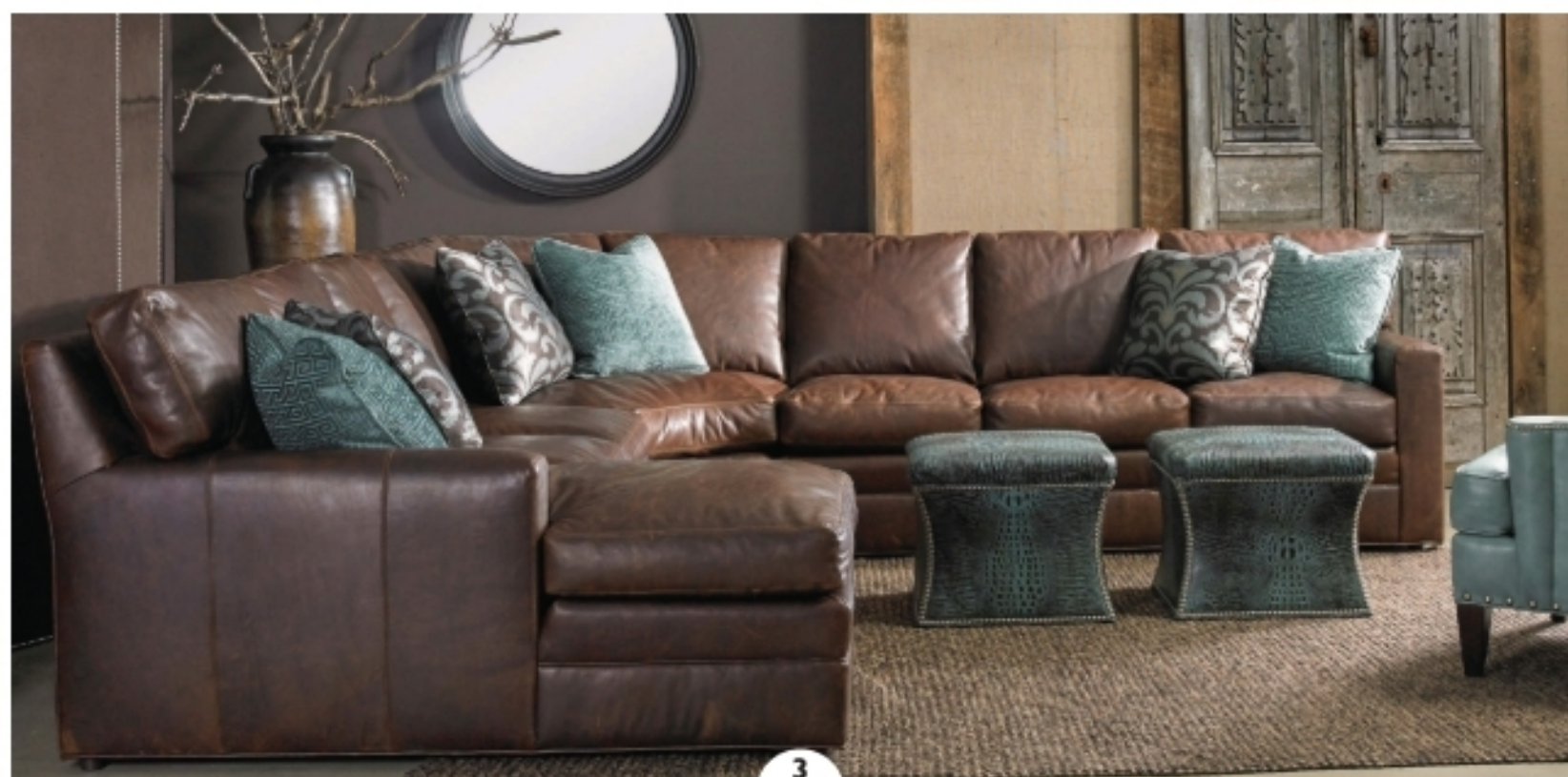
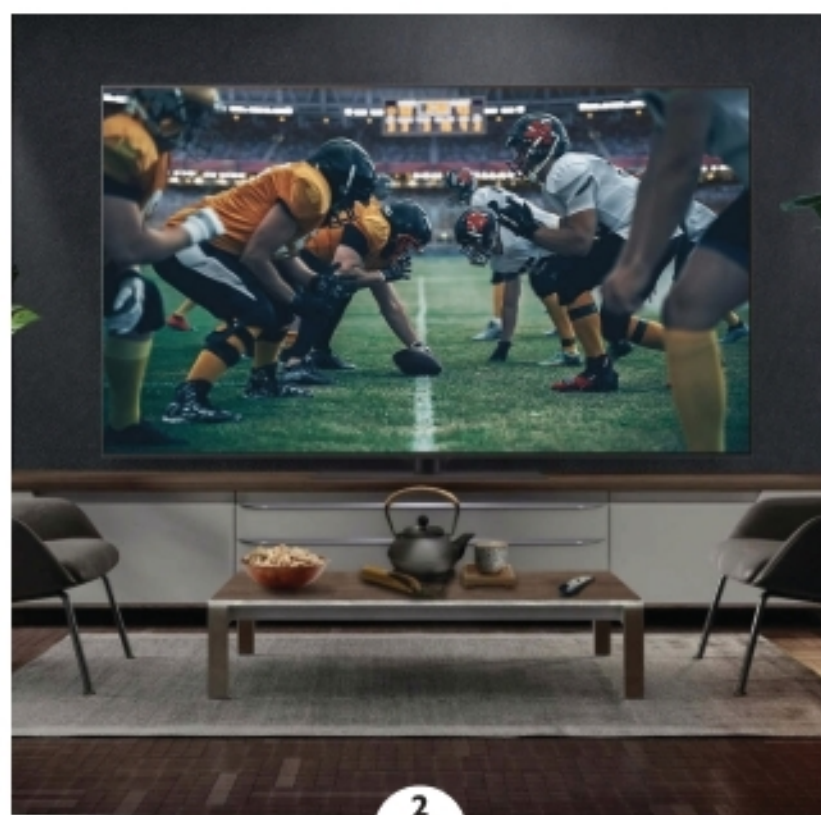
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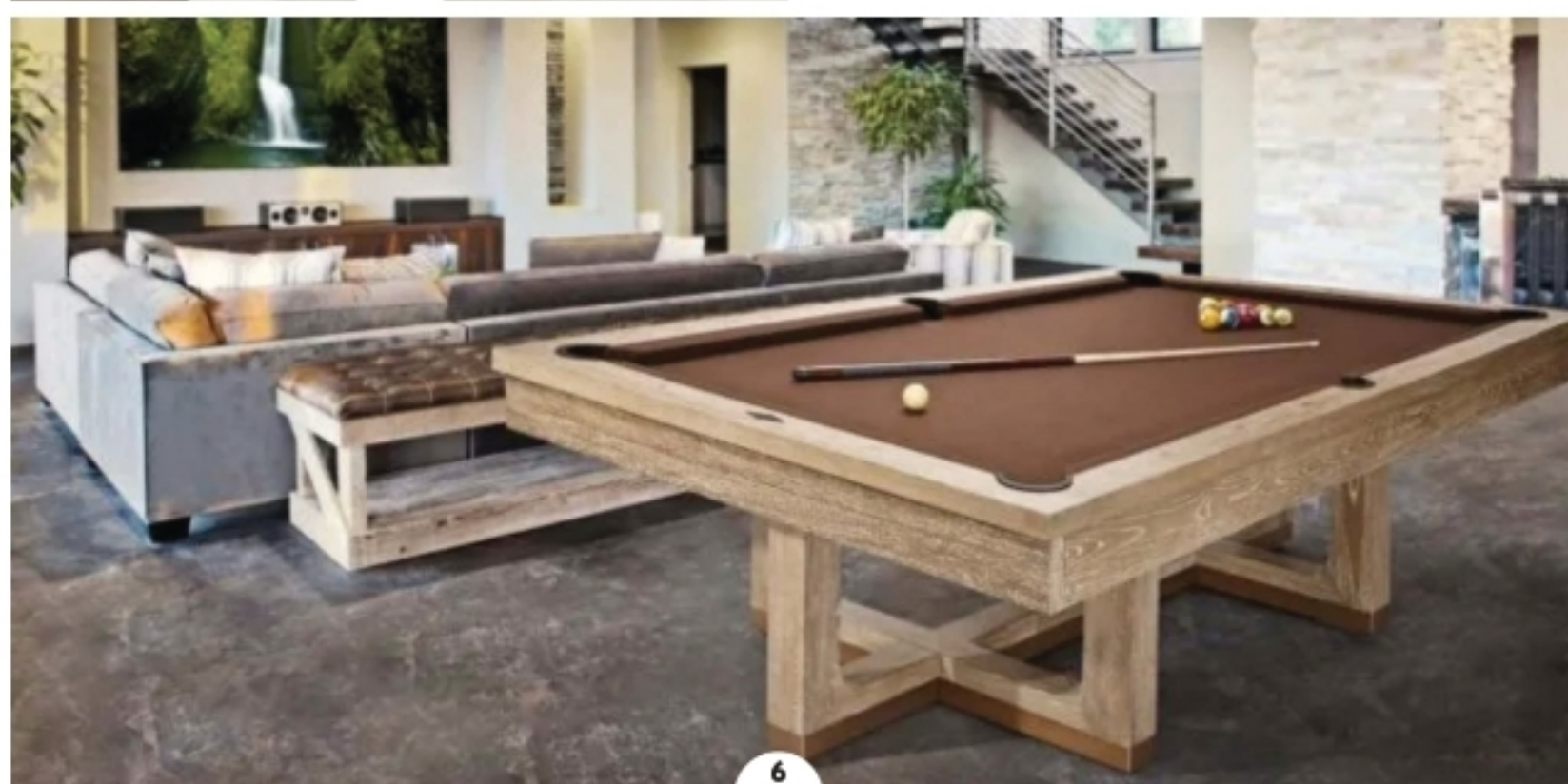
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INSPIRED IDEAS

lower-level fun



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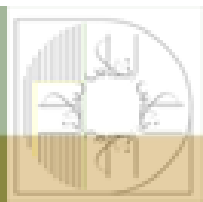


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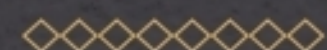
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Design WELL-DEFINED

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.

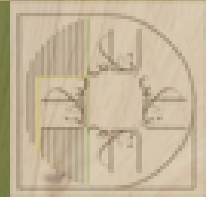
Both the kitchen and great room expand from indoors to outdoors, and the cathedral ceiling in the latter area gives the grand feel of a seamless indoor-outdoor resort-style “room.” All doors on the main level provide access to the four-seasons outdoor living space, which was designed to be anti-slip 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.” ➡

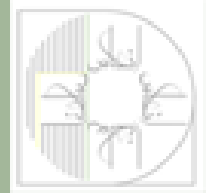
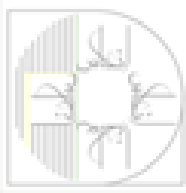




1 A glass wall opens up to include this casual dining area with the action poolside. 2 Meticulous engineering allowed the pool to be placed level with the home for an easy flow. 🍷

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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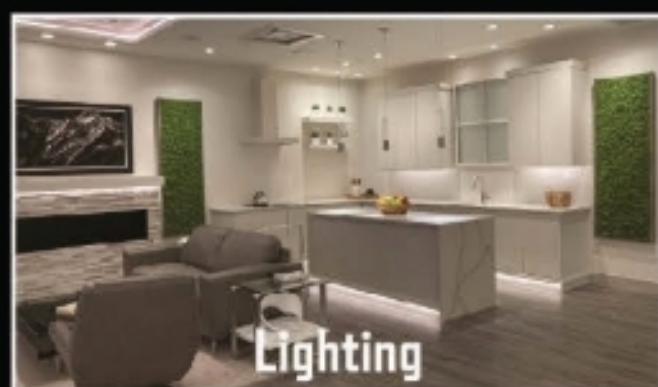
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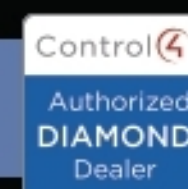
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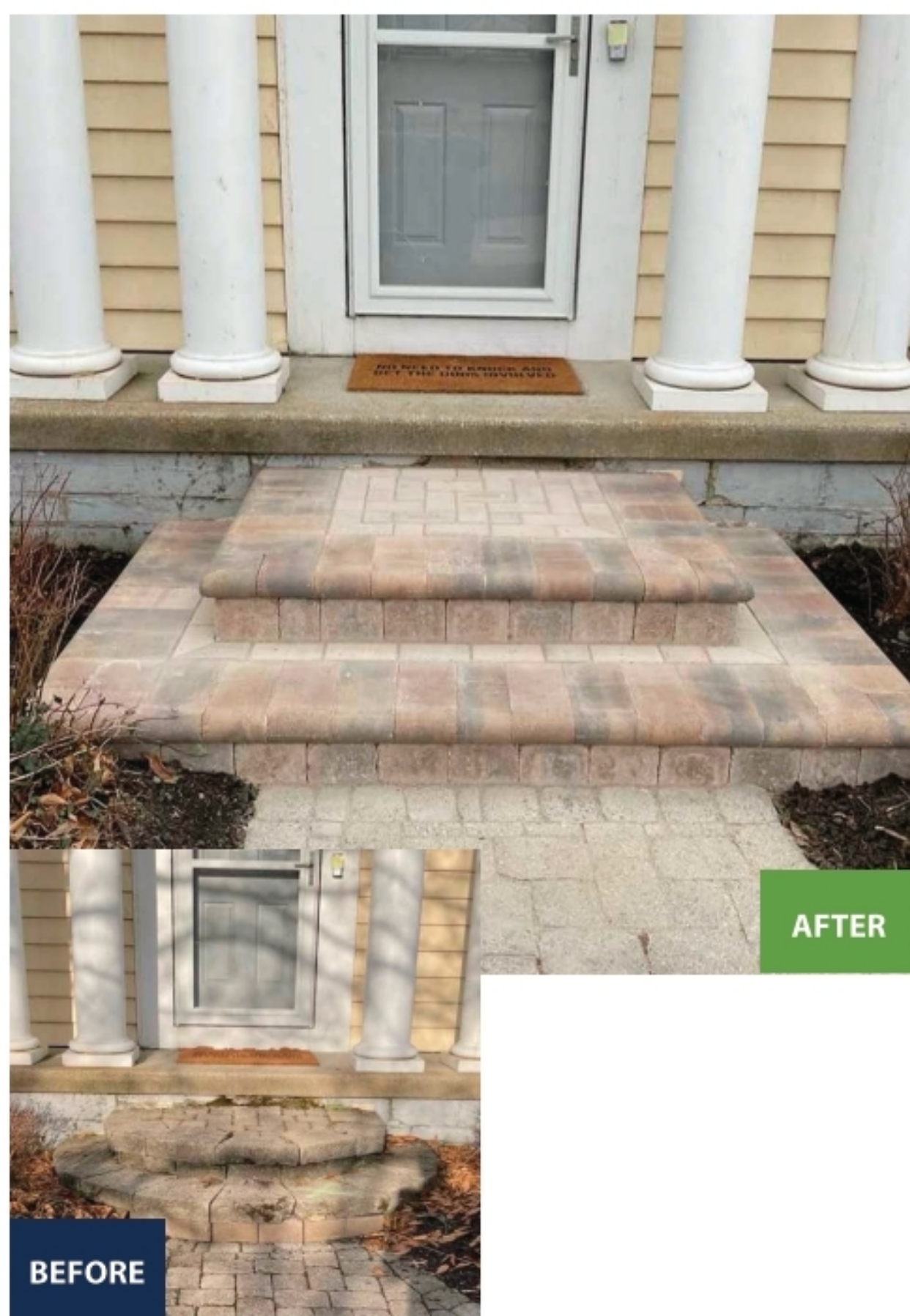


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Fall and winter, the best season for patio repairs

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.

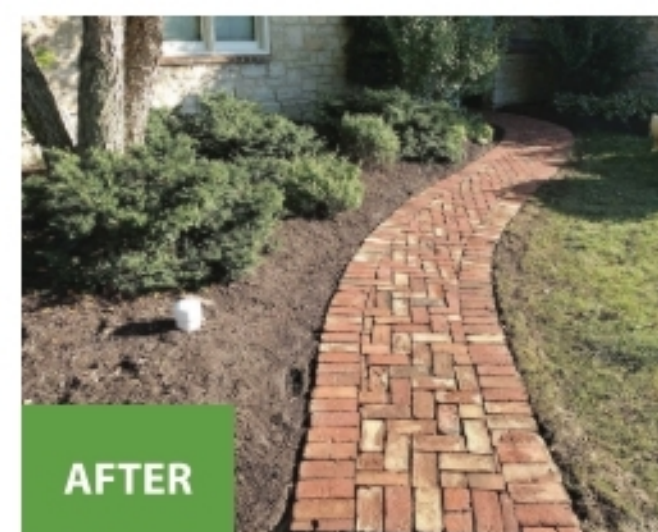
REASONS TO DO REPAIR WORK NOW:

1. Avoid the Mess

Patio repairs can be a little messy. Why wait for spring flowers to bloom and fresh mulch to make the mess?



BEFORE



AFTER

2. Off-Season

The patio won't be usable during repairs. This will inconvenience you less during the fall/winter months.



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3. Set for Spring

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BEFORE



AFTER



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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.

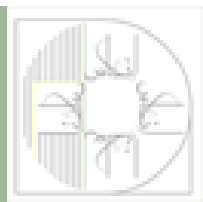


From home to haven

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."

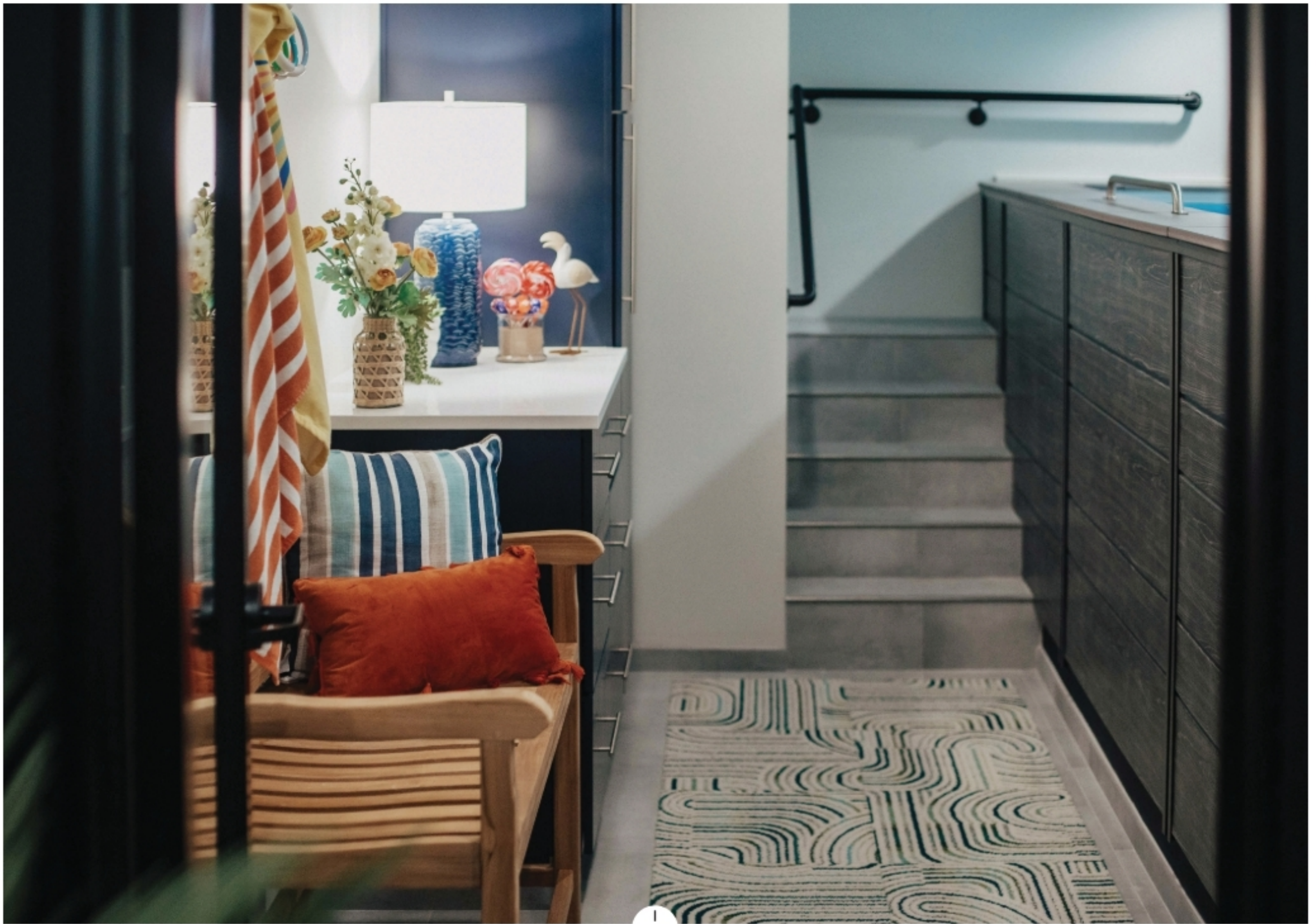
At 6'2", the homeowner knew she wanted a raised kitchen island she could use comfortably. The 42" island stands six inches taller than the average kitchen island, making everyday cooking feel more accessible. The rest of her kitchen counters stand at lower heights to account for guests and family members.

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

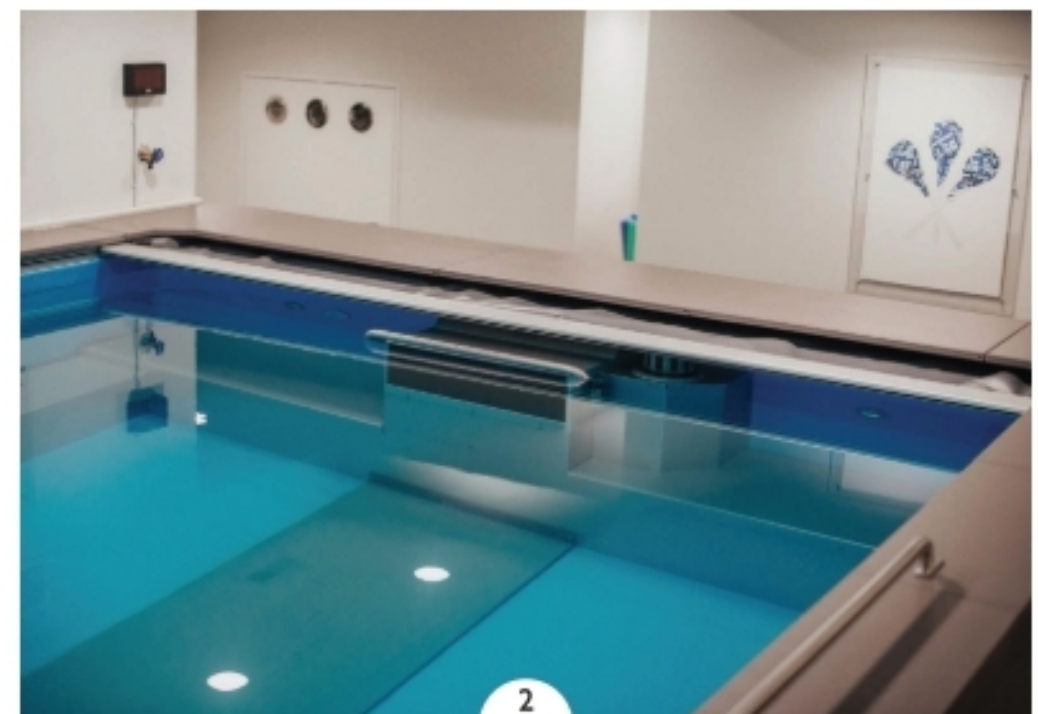
The previous basement was half unfinished and felt disconnected. The renovation provided an opportunity for the homeowner to have more of her favorite things readily available to her. The finished basement now includes a dedicated storage space, an office, a sewing room, and, most notably, a swimming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



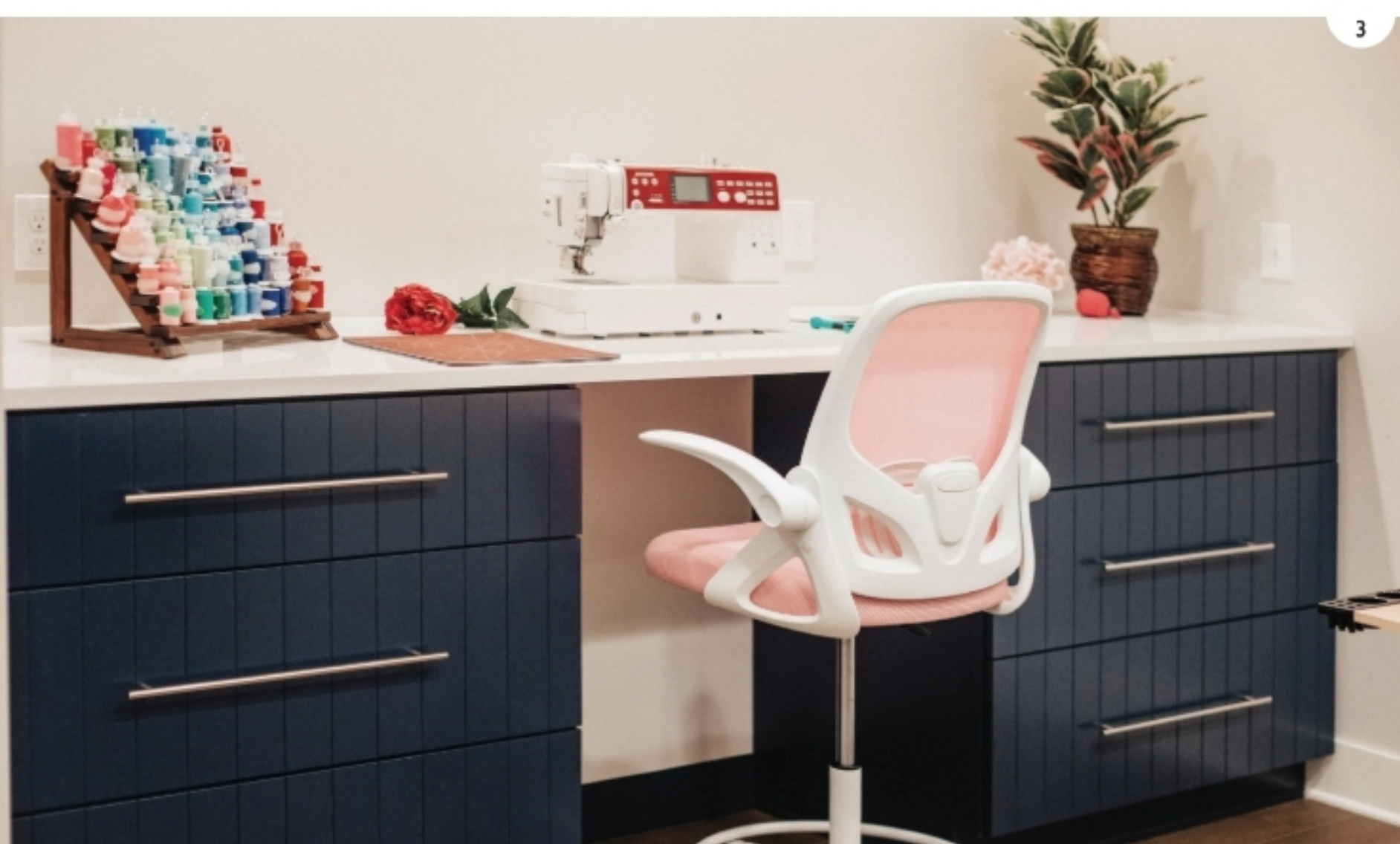
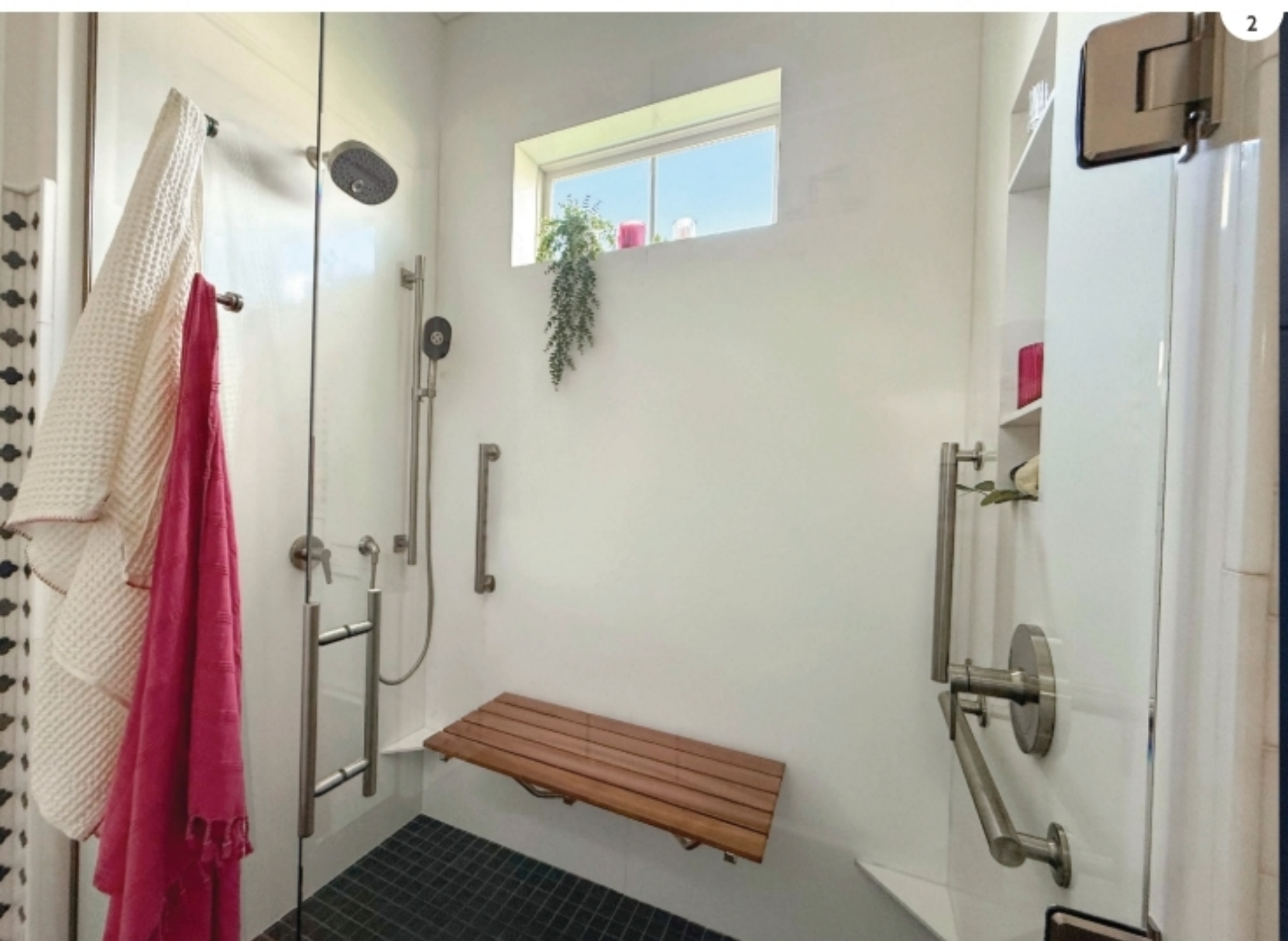
1 Flooring leading to the swim spa was treated to resist moisture. **2** A wave generator in the spa provides resistance for swimming and aerobics.



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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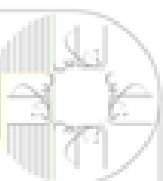
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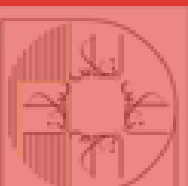
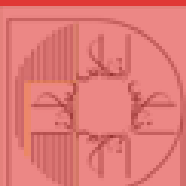
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VERTICAL leap

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



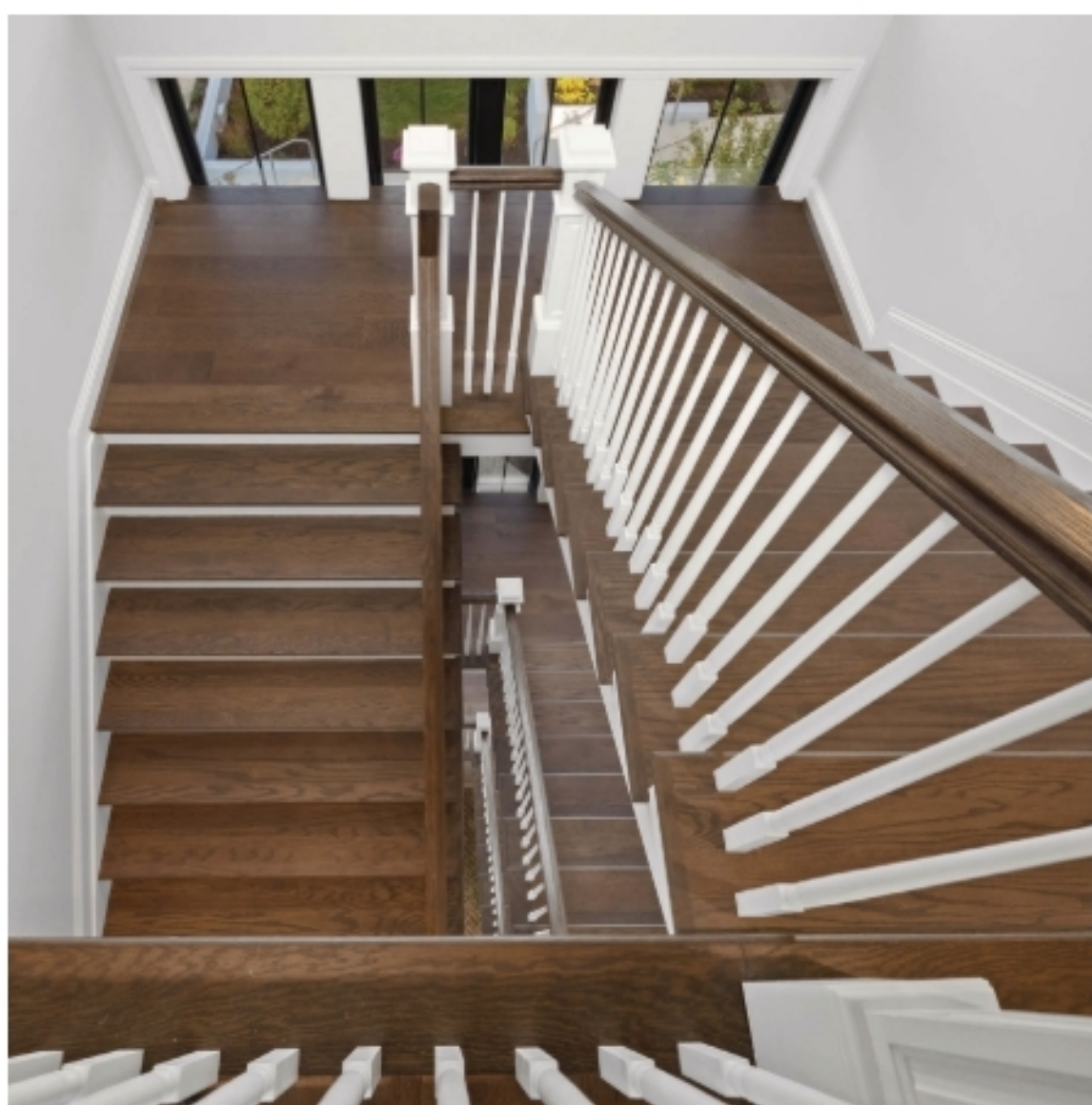
Dimora by Classic Living Homes



*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

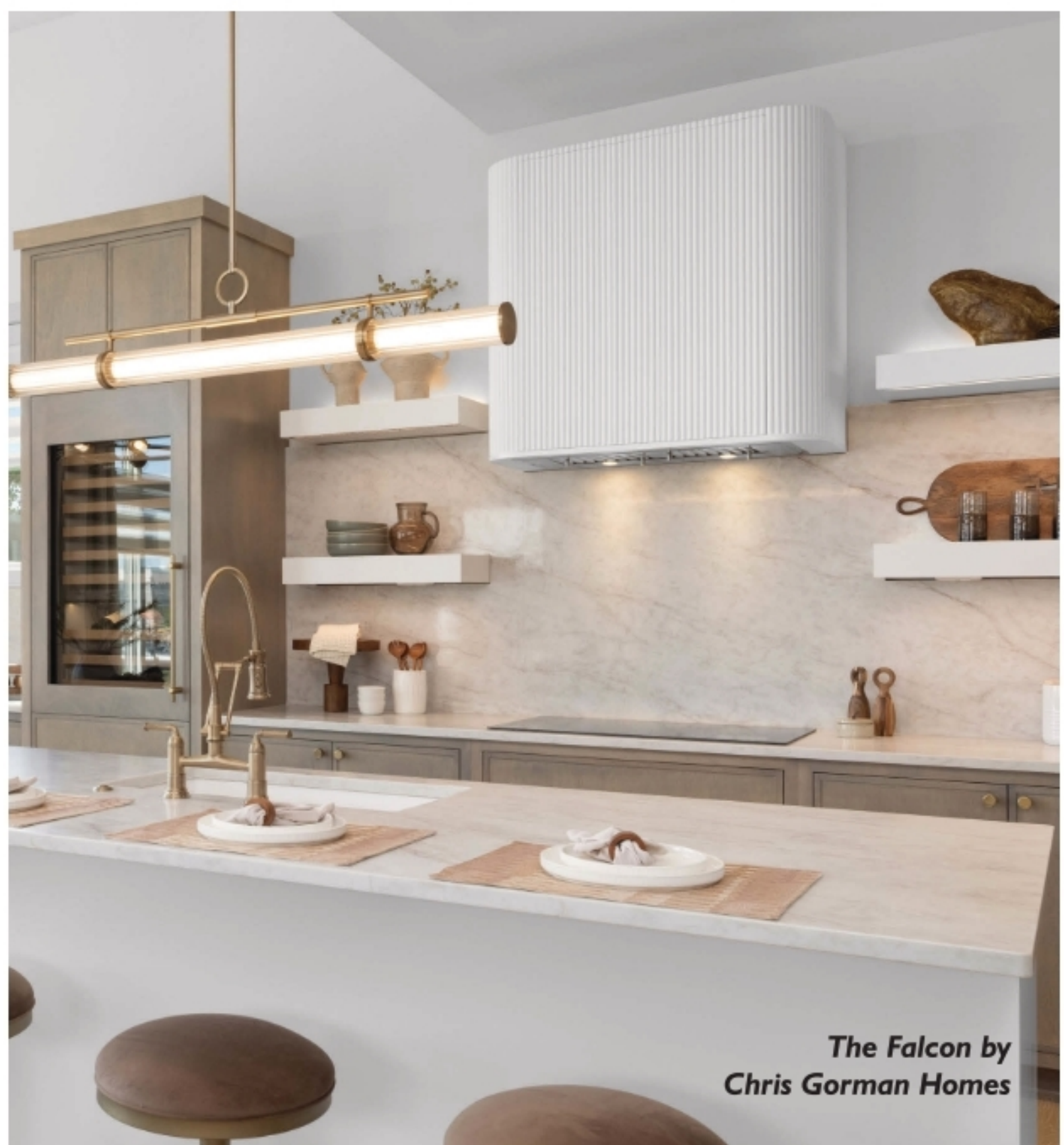
Whether the drink of choice is coffee, wine or bourbon, bar areas distinctly separate from the kitchens were prevalent at the show. Sinks, refrigeration and floating shelves for displaying liquors and glassware were standards, along with nearby islands or peninsulas with seating areas for happy-or-after-hours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



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

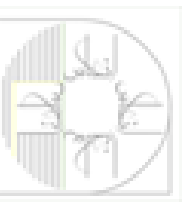
Doing the wave

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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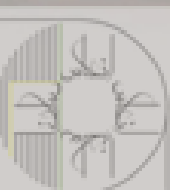
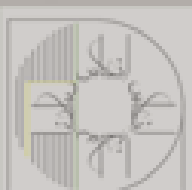
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LOWER LEVEL *living*

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;

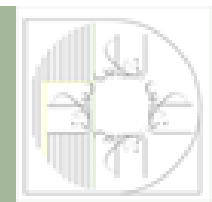
Photos by Ross Van Pelt ➡





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





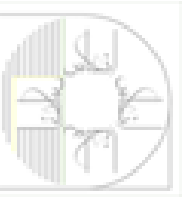
We love the bold color choices and a floor plan that accommodates multiple uses. Of special note is the custom tambour wall treatment around the television. The warmth of wood is always a welcome design element in a basement and does double duty to soften the acoustics.

—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



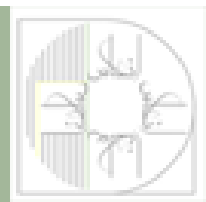
The homeowners play card games and wanted two tables so they could pull them apart when they have groups over for game night but also be able to push the tables back together again to use as one big table with plenty of room for food and beverages.

—Amanda Moran, design/sales, Greater Dayton Building and Remodeling

Photos by Dawn M Smith ➡

RESOURCES

Paint Sherwin-Williams Gauntlet Gray
Countertops Cambria Galloway
Backsplash Daltile Brickwork Series



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 ➡

RESOURCES Dutch cabinetry



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

RESOURCES Worly Plumbing, Mark Metal Works, Elkay



Designer Tips...What's Hot



Suite Dreams

If your bedroom doesn't offer you a respite from the hustle and bustle of the day, now is the time to transform it! The time and money you invest now will definitely pay off in big dividends in your future. Your bedroom redecorating project just might mean that you'll find yourself happier and more at peace with yourself and your surroundings. As with every design project, first things first - it is important to develop a plan that fits your needs, your lifestyle, and your budget. There are many things to consider:

Color, furnishings, flooring, window treatments and bedding, lighting, and accessories. All of these selections will work together to express your personality and develop into a more livable and attractive space. Your bedroom project should be an enjoyable adventure. Redesigning your primary bedroom is probably more fun than any other decorating project in your home. Why? Because it is the one room that you can truly allow your personality to shine! This is your space and you deserve the best!

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Cranberry Orange Bourbon Sauce

This smoky, sweet sauce goes well with a variety of meats, especially turkey and ham.

Recipe & photo courtesy of Sub-Zero, Wolf, and Cove

INGREDIENTS

24 ounces fresh or frozen cranberries

1 ½ cups brown sugar

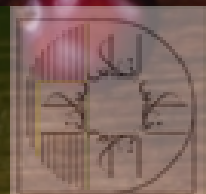
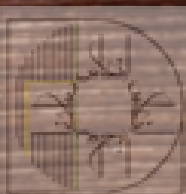
1 tablespoon butter

Zest from one orange

Splash of Bourbon

Salt and pepper to taste

For directions and to bookmark this recipe online go to housetrends.com and search: **Cranberry Orange Bourbon Sauce**



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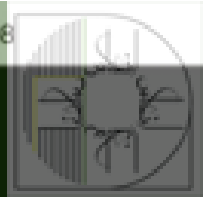
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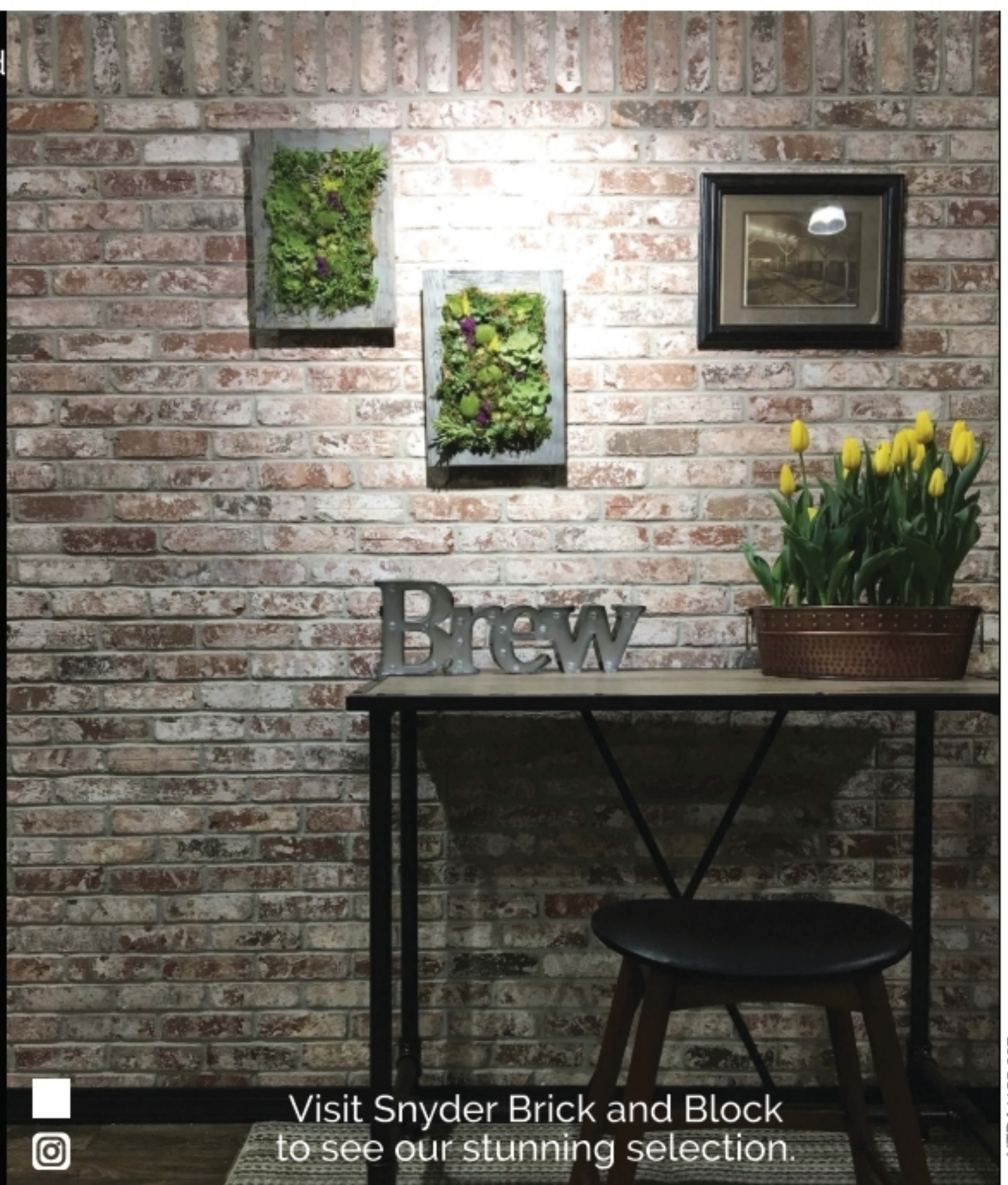
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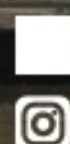
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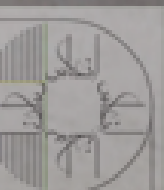
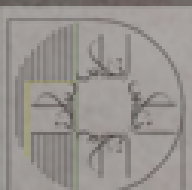
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Billie's Luxury Sales in 2025



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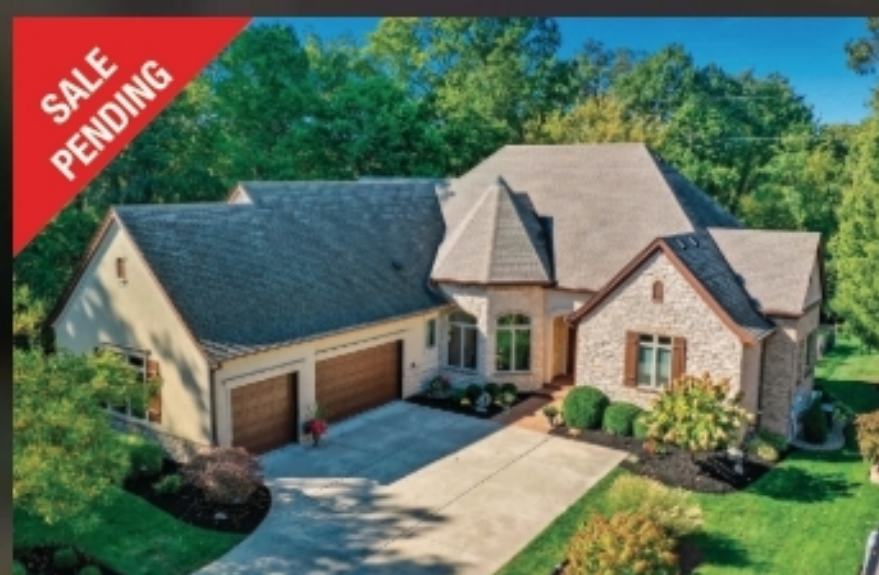
SPRINGBORO \$1,050,000



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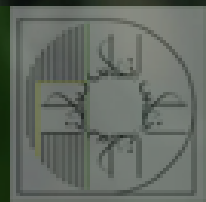


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