

SPECIAL ADVERTISING FEATURE

# Home *Guide*



## Budding Abodes

**Make the most of your home this spring.**

WRITTEN BY HEIDI BETHEL

Spring has sprung in Reno-Tahoe, and this season, many area professionals are here to help with all of those homeowner tasks. Here are a few tips to keep in mind this season as you get your home warm-weather ready.





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### The Right Spray

When it comes to natural or manmade countertops and solid surfaces, a simple combo of soap and water is the best cleaning solution.

“When you use harsh chemicals, they break down the sealant, and you run the risk of staining the stone,” says Jennifer McCain-Dunbar, scheduling and project coordinator for Majestic Marble & Tile in Reno. “You want to avoid products that have acids or a vinegar base. Dish soap is a degreaser whereas the others have the solvents in them. If you want to spray something, mix a small amount of dish soap in a spray bottle and dilute it with water.”

### Outside the Home

With the amazingly wet winter we had, all that water can wreak havoc on a foundation. Steve Gunderson, director of residential remodels with Curtis Bros. Construction Inc. in Reno, has a simple way to forecast any leaks or foundation troubles down the road.



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# at the heart of the home



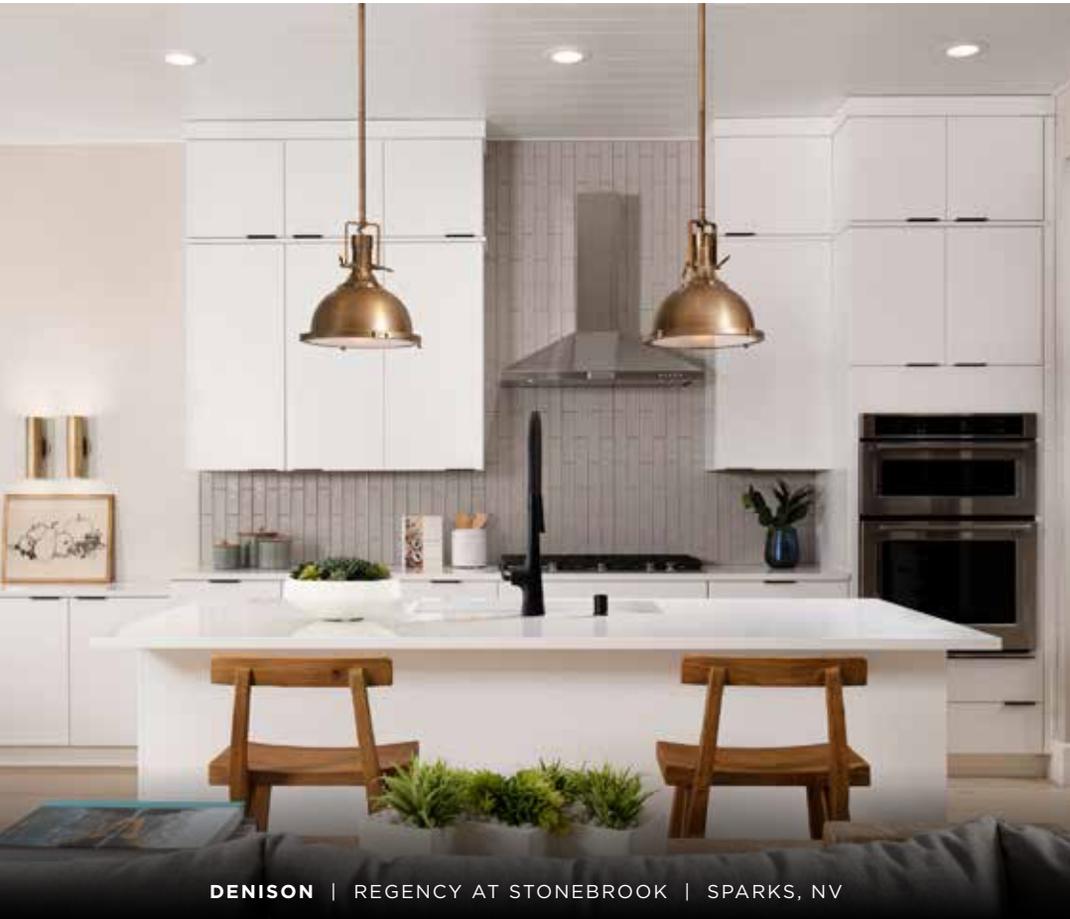


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Photo courtesy of Toll Brothers

"It's always a great idea to check your gutters and pay close attention to where any water is building up near or next to the home," he adds. "Some people don't realize if they don't clean out the gutters, the water can puddle and create issues. Maintenance will help tremendously in the long run."

As we move into the spring and summer, homeowners start to look for ways to update and improve their outdoor living spaces. A refresh in the front or backyard can be as big or small as the homeowner would like, but no matter what the project is, the excitement of a new space will be pleasing for all.

"Whether doing simple things like adding new furniture and accessories, or a major overhaul of creating an

outdoor kitchen or adding a fireplace, Northern Nevadans are bringing life outdoors," says Donna O'Connell, Reno division president of Toll Brothers.

### Rules of the Roost

Does the egg shortage have you thinking about raising chickens? Tayona Tate, global real estate advisor with Compass in Reno, has advice for those considering adding chickens to their roosts.

"There are some neighborhoods that are more dense, where you may have heard a chicken or two," she notes. "Before you decide to purchase any type of animal besides a dog or cat, you might consider the covenants, conditions, and restrictions or homeowners association rules. Before you get that therapy goat, it may not be allowed."

### Framed Accolades

Michele Larson, owner of The Frame Shop in Reno and Sparks, encourages readers to cherish awards and accomplishments in a special way.

"College diplomas highlight your hard work, time, and money spent to learn a specific field," she says. "Many professionals display their diplomas and certifications in their offices. Let your custom framing professionals help you frame your achievements in a style unique to you."



### Make it Your Market

"It's always the right time to buy if it's the right time for you, and same goes with selling your home," explains Betsy Caron, Realtor with Chase International Real Estate in Sparks.

While a lot of people are concerned with interest rates and market prices, Caron urges her clients to consider what will work for them at that time.

"If you're looking to buy because you're currently renting or you don't want to be house poor, buying might be the better option. It's always a personal situation for everyone I work with.

"You need an agent who you trust," she adds. "Even if you're simply considering entering the market, the best thing to do is call an agent first and follow their advice with getting a lender partner right away. Having your team, your agent, and a lender together at the same time will work for you, for however long it takes."

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### Smart with Sotheby's

Blake Williams, real estate adviser with Sierra Sotheby's International Realty in Reno, encourages people to be prepared when selling a home this spring.

"All the weather from the winter months can have harsh effects on your home," he says. "A proactive tip to make sure your home is ready to list after the winter season would be to schedule a full home inspection. This will give any seller insight as to items that need to be remedied and addressed before listing. Whether you choose to give those items attention now or are just curious to know what your house's pulse is, it's a good move."

He also suggests buyers use closing credits in negotiations.

"I've had several offers in the past six months accept closing credits that can be used to ultimately buy down a buyer's interest rate. It's a great option, as a reduction in your rate can reduce your monthly mortgage payment. Until rates can level out, using a closing credit will continue to be a great tool, whether it's this spring season or for the rest of the year."



Kitchen design in Lakeridge, Reno by Curtis Bros.

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Real Estate**

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**EVO Electric**

Evoelectricnv.com

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Ferrari-lund.com

**Majestic Marble & Tile**

Majesticmarbletile.com

**Nova Tile & Stone**

Novatileandstone.com

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# Luxurious Renovation



## Tips to Embark Upon a Beautiful, Budget-Friendly Home Remodel.

WRITTEN BY NORA HESTON TARTE

PHOTOS BY ASA GILMORE

Many homeowners wish to update their living spaces, but the budget often becomes a deciding factor in whether their dreams can come true. One reason cost can be so prohibitive is that homeowners often have several projects throughout their homes that they wish to finish at once, especially if they live in houses built some time ago.

One solution to this barrier is to complete your home remodel in smaller sections, redoing one room or area at a time. Not only does this break up the cost into more manageable sums, but it also offers convenience to the homeowner, who can then avoid being displaced while the remodel is completed in only one section of their humble abode.



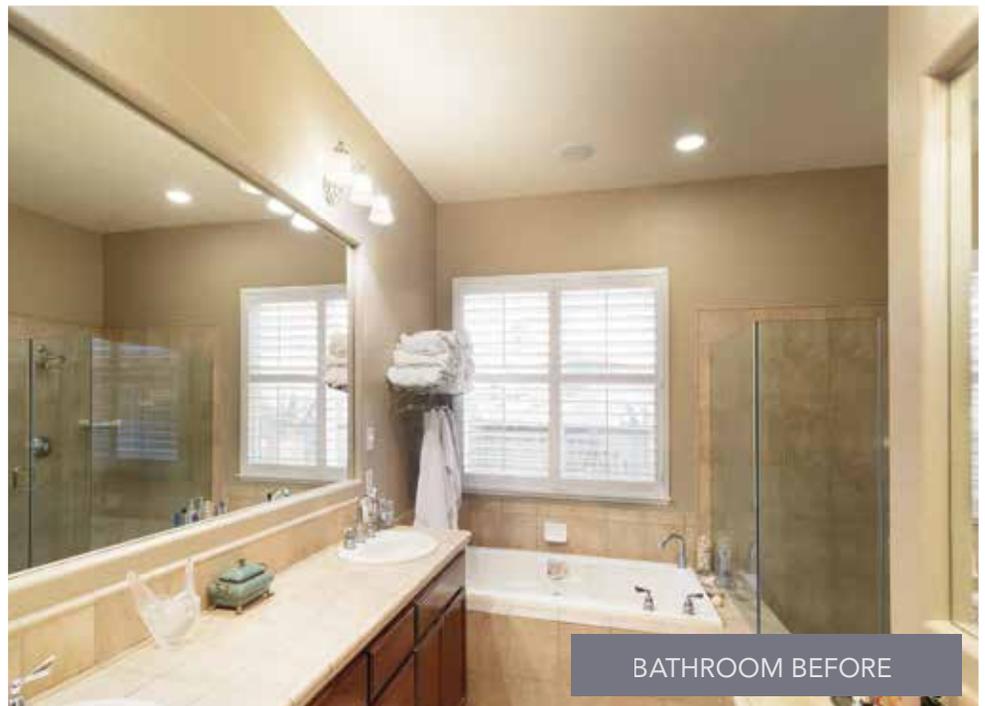
BATHROOM AFTER



### Plan with the Pros

If you decide to go this route, a good first step is to identify your most desired changes. Working with a designer and contractor at this point in the process is invaluable to understanding and organizing your priorities in redoing the space. The contractor/designer can offer suggestions on how best to accomplish your goals, while also factoring in your budget to make the most of it. Curtis Bros. Construction, the contractor on the project featured in these pages, provides in-house design services headed by its director of residential remodels, Steve Gunderson, who approached this project with that philosophy in mind.

This particular project, at a home in West Reno, was mainly a bathroom remodel, but it also included refreshing the living room's fireplace area. Several of the angled walls were removed to create an overall more modern aesthetic. And the pièce de resistance was the installation of a silver-gray-black onyx slab from Nova Tile & Stone in Reno for the hearth.



BATHROOM BEFORE

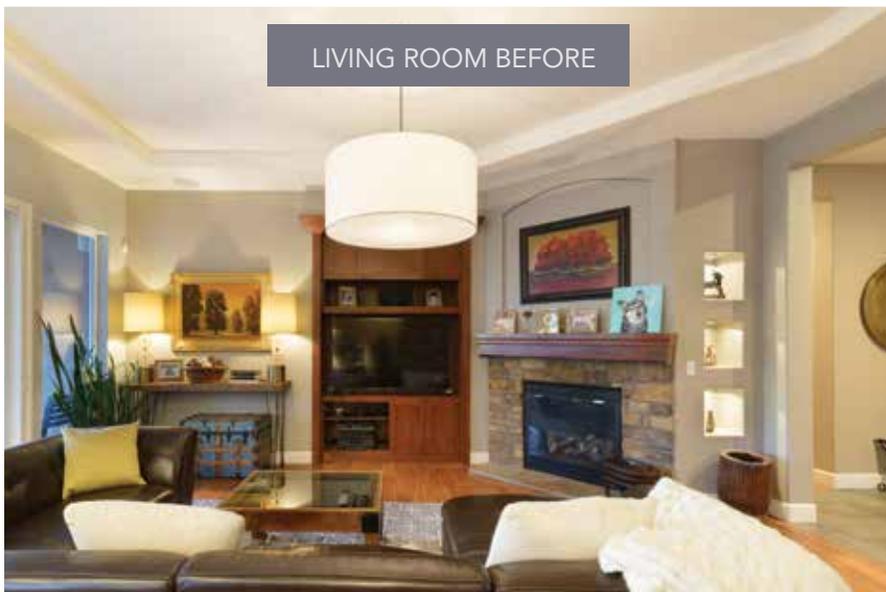
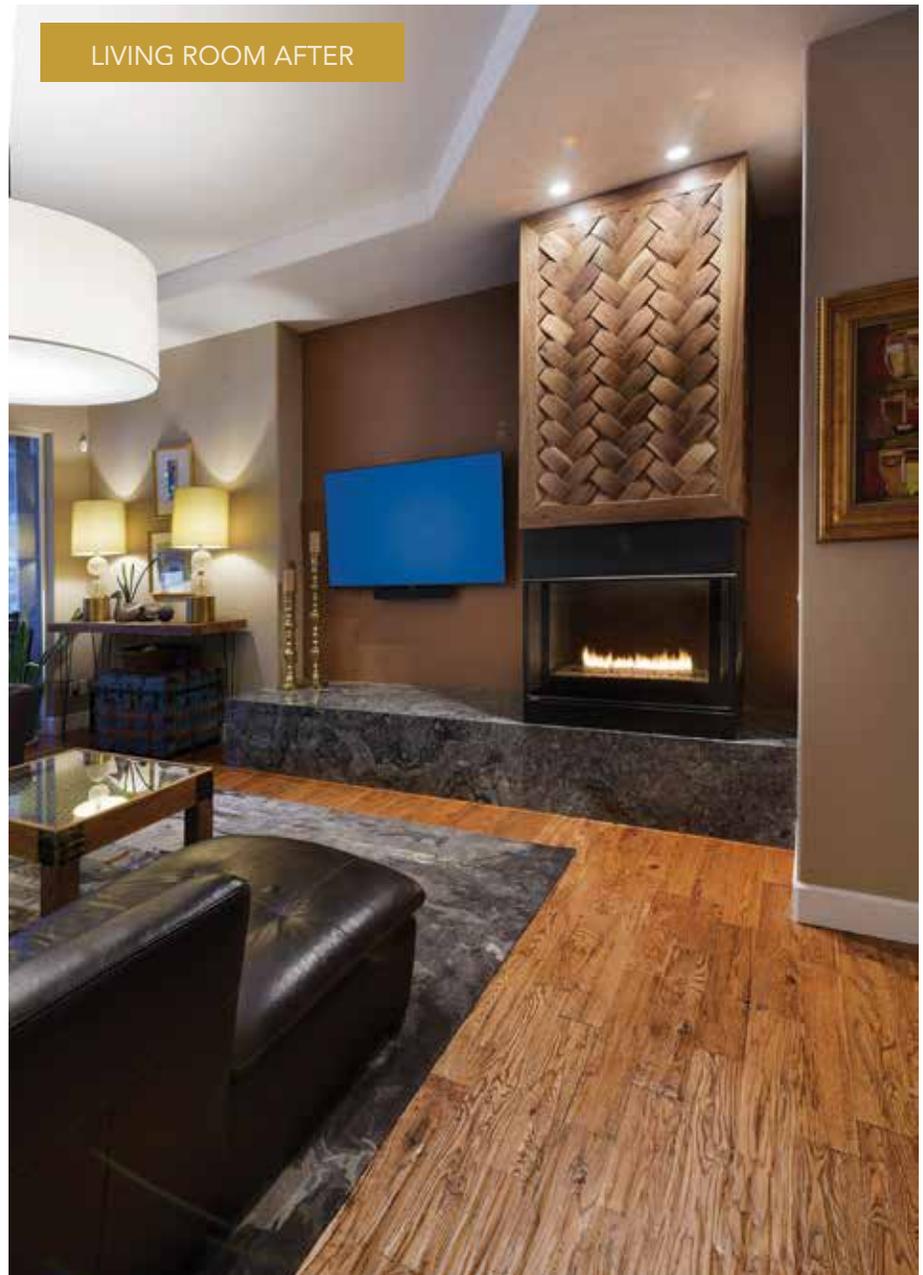
"The main goal of this remodel project was to address the layout and functionality of the master bathroom, primarily, while addressing HVAC challenges that would be posed by the scope of the project," Gunderson says.

### Bathrooms and Kitchens

"When it comes to remodeling, I would say the primary bathroom and kitchen are the two most popular areas," says Jeff Mecca, showroom manager of Western Nevada Supply in Reno, which supplied the bathtub, sinks, faucets, and shower and bath accessories for this project. "We see a lot of people transforming the primary bath into their own private retreats."

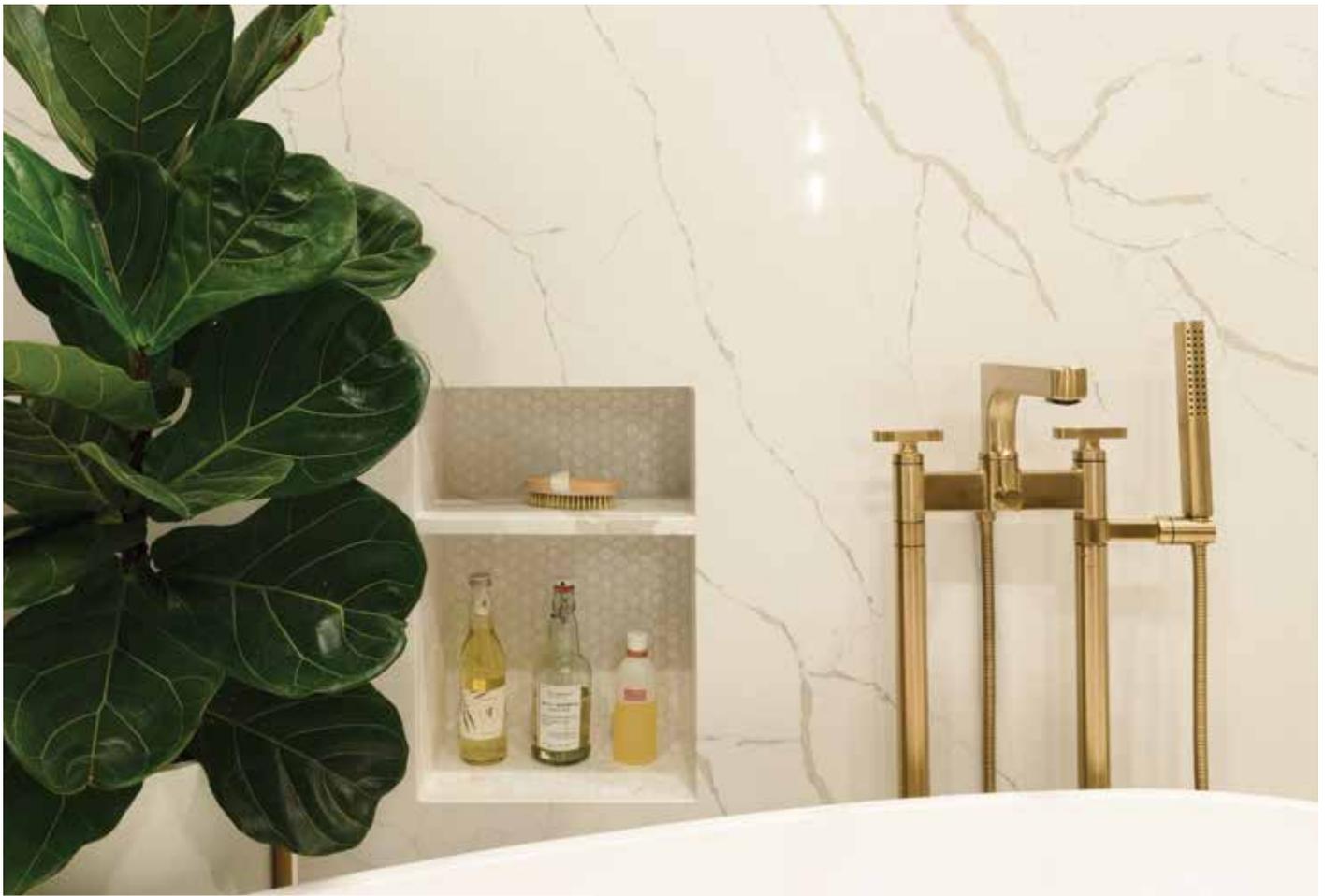
That is the approach taken in the remodel shown here. This bathroom remodel reduced the size of the primary bedroom. The decision to do so was an easy one for the homeowners because the home was built with an expanded primary retreat. The result was a lot of unutilized space in the bedroom that would better serve the bathroom.

This remodel changed the square footage of several rooms, requiring structural modifications that may not fit every budget. Gunderson says proper planning and continual review helps keep more complicated projects on track. A bathroom remodel also involves several trades, so hiring a general contractor or designer to manage subcontractors can help with organization and timeline.



### Custom Touches

Some of the custom touches featured in this Reno remodel are heated tile flooring, a towel warmer, and custom lighting scheme, all installed by EVO Electric in Sparks. Nova Tile & Stone provided the quartzite slab and tile walls, calacatta gold marble for the floor, and Majestic Tile & Stone in Carson City fabricated and installed the hardscape. The Diamond Cabinets modular units were provided by local distributor Cxyz's Appliance in Reno.



Calacatta gold marble detail

The homeowners opted to live in the space during the remodel, so the contractor offered a unique modular containment system, Dexter Containment, to offer a reprieve from the construction dust, noise, and overall disruption from the work in progress.

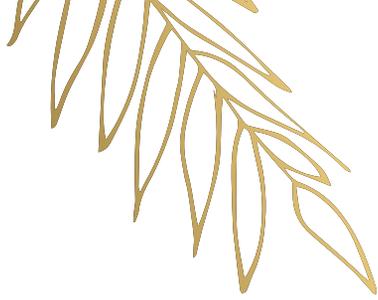
A great finishing touch was hiring Advanced Media Group in Reno to install a Sonos sound system and connect it via Bluetooth to various home zones, including the bathroom.

#### **Material Choices**

Experts agree that budget is the most important part of the remodel process. You may have already addressed some concerns by choosing to complete your home remodel one room or area at a time, but material also plays a big part in the final cost.

"Oftentimes, the client already has a budget in mind, and it is important to respect their budget and how to design around that," says Erin Morse, senior designer at California Closets in Reno, which completed the closet renovation in the featured home.

Morse says there are several modifications that can be made to account for budget restrictions while still giving clients what they want. For example, units that reach from floor to ceiling often are more expensive, while a hanging installation will save money.

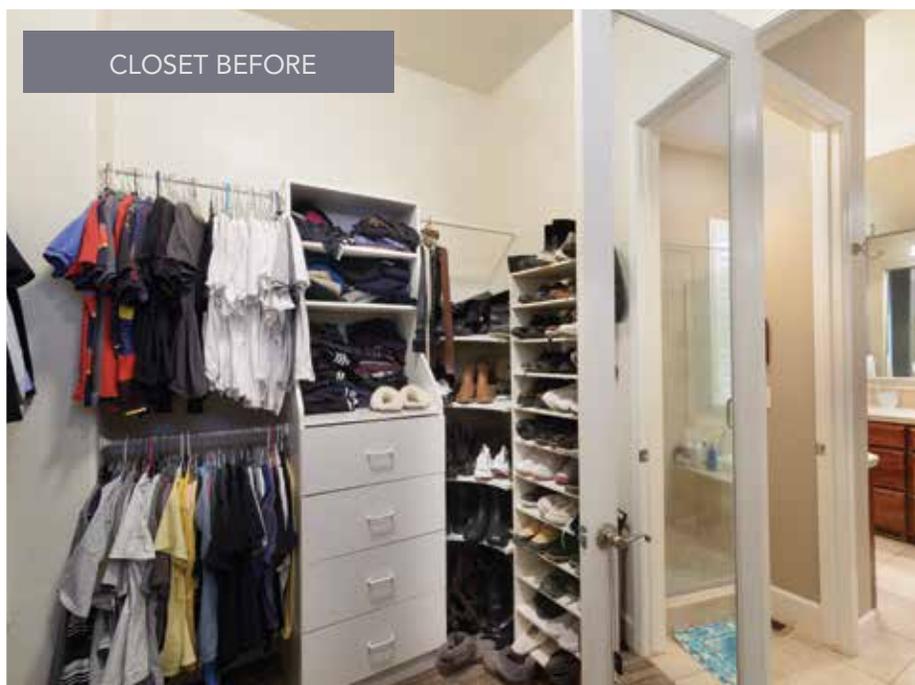
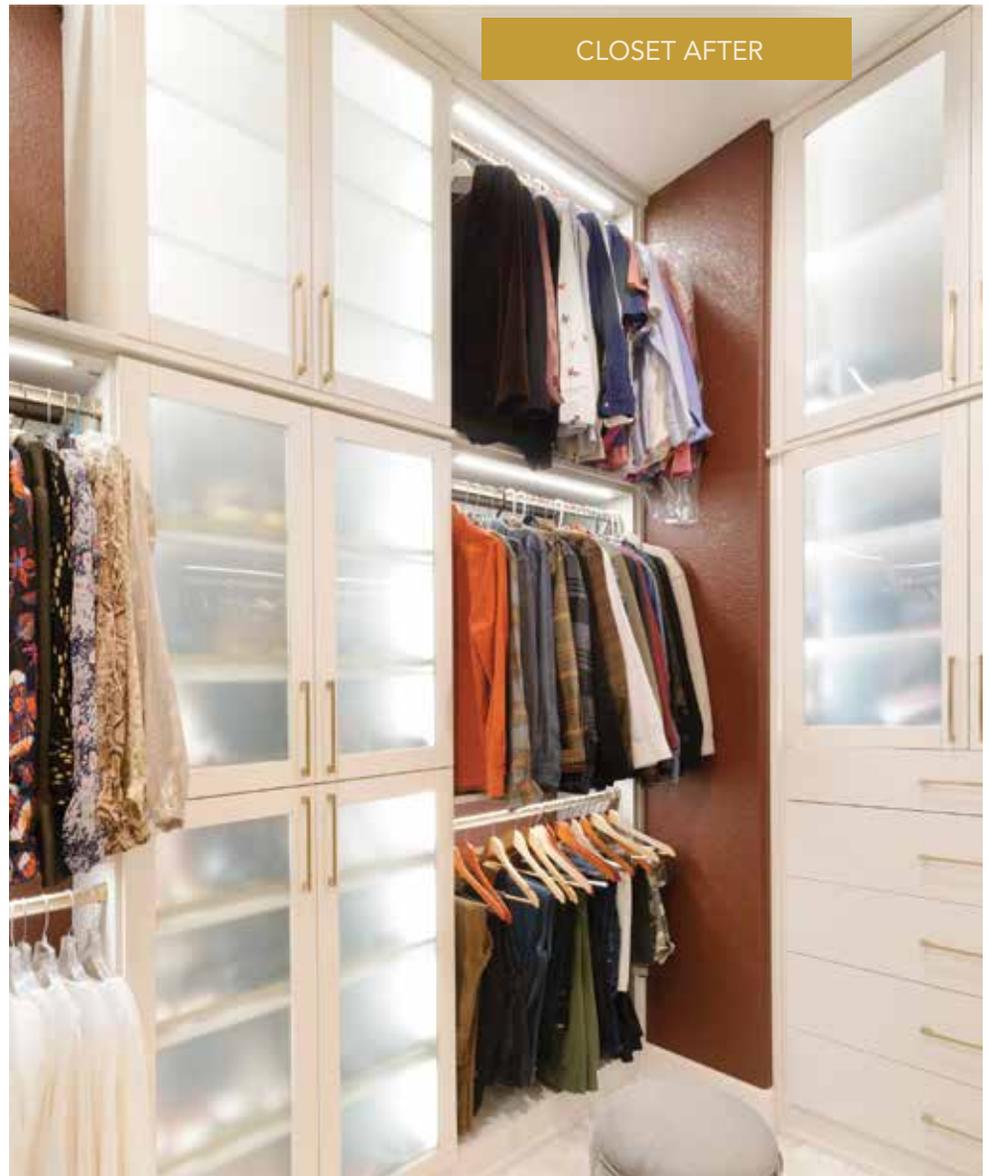


"If the client would like to have drawers installed and the design is higher than their budget, we can use ... a wire basket with a canvas liner to substitute," Morse says.

California Closets also uses several tricks of the trade to keep prices as low as possible without skimping on quality, such as designing in standard numbers to cut down on labor costs in the warehouse — a factor most homeowners would never consider.

The closet pictured was completely redesigned from the original, which was about 20 years old. In addition to an intentional storage system, other luxury features were a high priority.

"The closet includes many accessories to make ... day-to-day life easier and to feel more organized," Morse says. "The homeowners chose LED lights and glass doors to really make the closet sparkle."



Erin Morse, senior designer at California Closets in Reno





## RESOURCES

**Advanced Media Group  
(Custom Audio/Visual)**  
775-815-9416; Amgblaine@gmail.com

**California Closets Reno**  
Californiaclosets.com/california-closets-reno-bc08ff393dec

**Curtis Bros. Construction, Inc.  
(General Contractor)**  
Curtisbrosinc.com

**Czyz's Appliance**  
Czyzsbrandsource.com

**Dexter Containment**  
Dextercontainment.com

**EVO Electric (Electrical Contractor)**  
Evoelectricnv.com

**Majestic Tile & Stone**  
Majesticmarbletile.com

**Nova Tile & Stone**  
Novatileandstone.com

**Western Nevada Supply**  
Goblueteam.com



### Special Touches

The bathroom design matches the luxury of the closet, Brizo sink and shower faucets and tub filler in luxe gold with a Toto toilet with heated seat and bidet functions, and an extra-large freestanding composite soaking tub. Other options to consider are steam showers, showerheads with massage settings, hydrotherapy bathtubs, and more.

These design functions rectified one of the clients' top complaints: The space, overall, felt cold and outdated. This paired with the storage systems installed by California Closets checked all of the necessary boxes.

"When selecting materials for your project, it's a good idea to have some kind of budget in place," Mecca suggests. "There are a lot of choices and price ranges when it comes to the materials ... You do control the budget."

Because the labor costs rarely change when materials are upgraded or downgraded, there may be some wiggle room in the budget by going with less-expensive materials.

Because bathroom remodels require several trades to get involved, homeowners will need to manage expectations. Some jobs can take a lot of time, especially tile installation, so taking a sit-back-and-relax approach will serve you.

"Yes, it can be an intrusion to your normal routine, but it's well worth it," Gunderson says.

The homeowners on this remodel are extremely pleased with the customer service and workmanship from the contractor, designer, and subcontractors listed here. And they are basking in the glory of their newly refreshed space, with an eye to their next home remodel project. ❖