

“The best way to predict your future is to create it.”- Abe Lincoln

## Make the Front Porch a Selling Point

By Melissa Dittmann Tracey, REALTOR® Magazine

The front porch is making a comeback. More builders are adding them back into new home designs too.

The front porch was once a mainstay in home designs in the early 1900s. But over the years it has gotten swapped out for those street-facing garages. Also, homeowners sought more privacy and started favoring decks in their backyards than expansive front porches facing their neighbors.

Now, we're seeing those iconic front porches coming back.

And the younger generation is bringing a different spin to this idea of “porching.” There's this growing movement called “Porchfest.” This is where neighborhoods across the country are holding events, like music festivals or even a speaker series, right from homeowners' front porches.

So if the listing you're staging has a front porch, make sure to take advantage. Add some rocking chairs, a porch swing, or outdoor furniture—complete with cushions and pillows—to show it off as a place to sip lemonade, relax, and mingle with neighbors on a warm summer day.

Look at how some of these designers on Houzz used the front porch to boost a home's curb appeal.



Photos By Designstorms LLC



Photos By HighlandHomes, Inc.

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# Designing a Chic Home Gym

Make the space so inviting you can't help but work out

BY JENNIFER TZESES

## Designer's Corner



Each week Mansion Global tackles an interior design topic with an elite group of designers from around the world who work on luxury properties. This week we look at how to design a chic home gym .

Having an exercise facility right in the comfort of home is not only incredibly convenient, but it also enables you to work out in privacy—and not to mention have your equipment all to yourself.

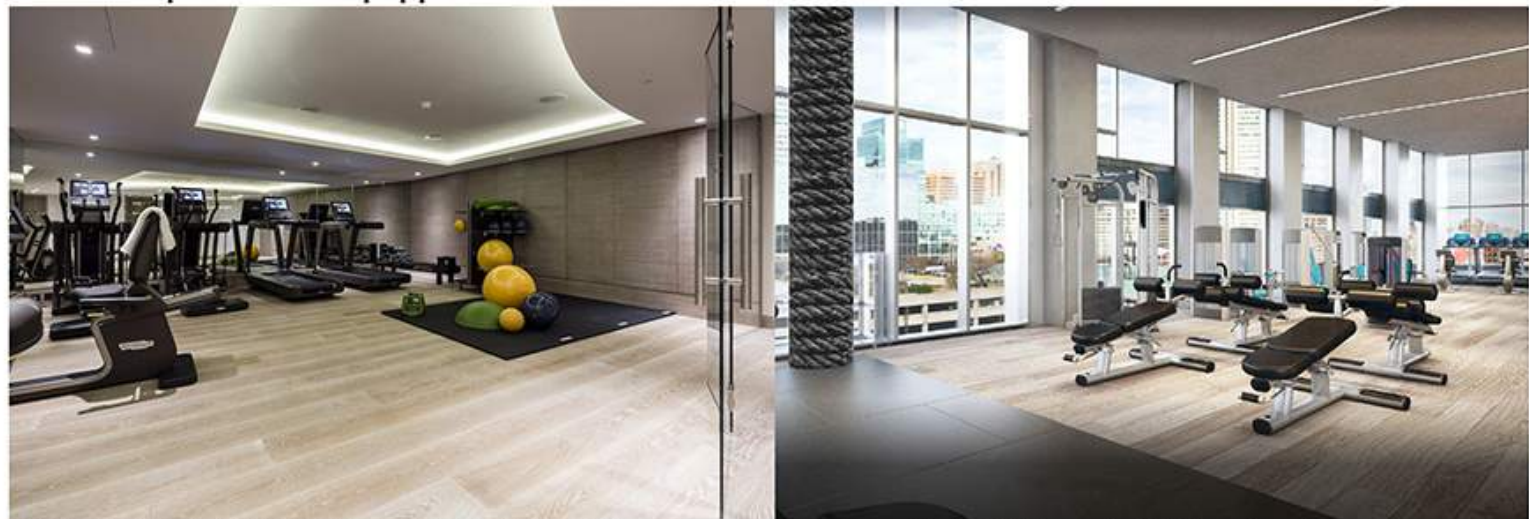
And when it's yours, you can design and customize it exactly the way you see fit, so maybe you'll be even more motivated to use it. For ideas on layout and flow, follow our tips from the design pros.

### Make It Feel Inviting

"I like the gym to be a non-sterile place to work out and hang. We use either laminated or hardwood flooring for non-weightlifting areas. I like to add insets of patterns for weight areas in thick padded rubber flooring. This way it feels more like home. If you have space, add a sitting space with area rugs. Section out the weight area under padded flooring to give the room some dimension, and add extra-large mirrors on the walls.

"Ceiling-mounted modern lighting is really fun, and a few pendant lights hanging very low in the corners create ambience and look modern and homey. Floor-to-ceiling windows are ideal for cardio machine areas—people want to work out more when they can look at the view, listen to their music, and feel at home.

"Air should be constantly circulating and cool. For a smaller gym, always have windows and doors to allow fresh air in and out with a small aromatherapy infusion station in a corner to produce a great smell like patchouli or peppermint. "



Gym designed by Kari Whitman. Photography by Grant Frazer

Gym designed by Kari Whitman. Kari Whitman Interiors



### **Consider Logistics**

"You should put a home gym anywhere that keeps you motivated. Whether it's off of the master bedroom, in the basement, in a guest house — somewhere that makes it easy and desirable to workout.

"Since I always like to look out a window while working out, my team and I try to create this for clients. To make the whole experience more spa-like, we try to incorporate a wall, window, or door that opens up to the outside.

"We always use either a cork or rubber floor in the gyms that we design. It's just kinder under foot, and to other people in the house who may want a quieter experience.

"Always include mirrors. While they don't need to be standard clear mirrors, mirrors are as much for vanity as they are to maintain proper form.

"Take colors into consideration. Go with a theme that will motivate you. Some people like industrial and sexy. Some like light and spa-like. Think about what may motivate you at the best vacation hotel gym you've visited, and then go with that. Chances are you'll be more likely work out at home if you like the space."

— Dan Mazzarini, founder of BHDM Design in New York City, San Francisco and Los Angeles

### **Give It Professional Features**

"Investing in state-of-the-art equipment will help your space feel and function like a real club.

"The type of flooring you choose will help soundproof the room and absorb impact from cardio machines and weights. A softer floor also helps prevent injuries.

"Sprung timber works well for studio areas where you'll do aerobics and dance; very thick, dense rubber is best for the weights areas, and isolated floors are good for running machines.

"Natural lighting is a must; you don't want a direct spotlight shining in your eyes — which is often a big gripe for members of a professional gym."

— Lesley Lawson, head of design and planning for England-based Galliard Homes



Photograph from Architecture Home Design



Alexandra is our new Executive Assistant we feel very fortunate to have Alex join our team. She has lots of design and artistic experience and that is a real asset for our future growth. She has exceptional learning capabilities and will expand her knowledge in the Real Estate part of our business very fast. We truly welcome her as a part of the "Williams Team."



Alexandra's painting titled, "God, I Surrender." 46"X67" Watercolor/Acrylic



*Enjoy your summer before its over!*

*LARRY, ALESSANDRA &  
ALEXANDRA*