

December Newsletter 2016



Quote of the Month:

"The meaning of life is to find your gift, the purpose is to give it away." - Pablo Picasso

I. Why Should I Buy a Condo or Townhouse?

PRO's:

- Lifestyle choice, letting someone else do the maintenance.
- Not being tied down on weekends, you have much more free time.
- It is less expensive than a single family residence.
- Often have common facilities at a very inexpensive or no cost, such as a party room, clubhouse, swimming pool, tennis court, pond, fitness center, etc.
- Eliminates the large, unexpected expenses of a home such as replacing a roof, furnace, AC or hot water heater.
- Utility bills, taxes and insurance are less expensive.



CON's

- You will sacrifice having a nice, private yard. No place for a dog to run.
- Pets may not be allowed or are limited to a certain number or breed.
- Unable to paint the exterior to your own preference.
- Usually very restrictive or limited parking.
- Monthly association fee can be hard on the budget.
- Must obey the rules and regulations set forth by the association.
- Most likely have noise restrictions, eliminating loud guests, throwing parties, etc.
- Very little storage space.

When deciding to move in to a condo, consider both the pro's and con's too make sure this is what you want for your future.



II. Update on Paint Colors:



Shades of light browns such as beige, almond, wheat, sand, ivory and pecan are not gone. These are mostly warm and neutral colors and to most people are inviting and comfortable. The hot new color of grey is still growing and very popular but not enough to warrant changing your brown walls. I just visited a new and they mixed brown and grey in the same room in 3 or 4 rooms and it looked great. Grey is the new modern & edgy color to use and can look great with certain shades of brown.

III. Cats! Love them or Not: nobody wants to see their litter box - Design Friendly Places to Hide it!

Finding a place for the cat's litter box is part of cohabitating with a feline friend, but it doesn't have to be done at the expense of good design.

Keeping the box out in the open makes using the toilet easy for kitty but is less than ideal for everyone else in the house. But is it a good idea to conceal a cat's box in a cabinet or closet? Opinions vary. Cats like a litter box in a quiet spot with an escape route — where they can see people or other animals and not feel trapped. Experts may disagree on the best place to locate the litter box, but one thing most agree on is that it must be in a spot that can be easily accessed by the cat to use and humans to clean. Not keeping a litter box clean is asking for trouble —including having your furniture used as a toilet. **Here's a look at how some designers and homeowners have worked litter boxes into their decor.**



Inside a Cabinet

1. A standard magnetic pet door flap is inset in the handsome panel of a litter box cabinet in this laundry room. The porcelain tile floor of the laundry room continues into the litter box area. There's no external ventilation, but Taylor says the "air mass of the double cabinet provides enough air." On the other side of the cabinet is the garage. A small door on that side of the cabinet allows owners easy access to the litter box to clean it from inside the garage.



In Laundry Room

2. In this laundry room in Houston, designers at Brickmoon Design created a template that their trim carpenter followed to cut a cat shape on the cabinet door leading to the litter box.



Inside a Drawer

3. The door in this Wilmington, North Carolina, laundry room was custom-made for the cat. There's an entry hole in front, and the cabinet pulls open for cleaning the box. A back door nearby helps with ventilation, designer Alice Evans of Dynamic Kitchen and Interiors says.



Behind a Wall

4. This attractive access way to a litter box was incorporated into the whole-house remodel of a brick Colonial in Lincoln, MA. Molding above the baseboard frames the entryway through which the cat accesses a tunnel to the basement, where the litter box is. This keeps the homeowners from having to leave the basement door (to the right) open.



Under the Stairs

5. One smart way to utilize unused space is under the stairs, which is what the builders at Maplestone Construction did when they created a discreet litter box area in this home in North Carolina (this photo and next).



The mouse-hole-shaped entry leads to the box and play area. The garage is on the other side of the wall, where the box can be cleaned.



Under a Bench

6. Designer Tami Holsten of Bear Trap Design got super creative when custom-building this litter box hidden in a bench in a Bear Trap Design laundry room in West St. Paul, Minnesota (this photo and next). "The space is limited so I needed to be creative and find the ultimate litter box hideaway for their two cats, Bud and Stella," Holsten says. The bench seat lifts for easy access to the box, which the cats enjoy for its privacy, she says.



There's no need for extra ventilation and the system "works like a charm," Holsten



*Have a Great Christmas and may
2017 be your Best Year Ever!*

Merry Christmas

Williams Team

Larry, Celeste & Jordan



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\$ 4000/MO. LEASE OR PURCHASE LEASE: \$649,900



PURCHASE LEASE: Rent to Own, Seller helps you buy house not rent. \$4000 monthly lease. 25% of lease payments returned at closing. \$12,000 non-refundable deposit. No security deposit. Purchase price \$649,900. Main requirement is a good job/income. Bankruptcy, foreclosure acceptable in most cases. Exceptional 4 BR Unique Brick & Glass Contemporary Home. Custom, light filled home & sunrm that is an architectural gem w/ flexible open flr plan. Completely renovated since 2012, has new roof, remodeled bthrms w/ designer vanities, new kitchen, premium cabinets, breakfast nook & over-sized dining area. Rare wood plank tile flrs on main lvl, newly refinished wood flrs on upper lvl. All 4 Season windows new in 2013, entire house repainted in neutral colors. Huge Mstr wing w/ WIC & Dressing Rm & Mstr Bth. 2nd Lg Bdrm w/ unique area that can be WIC, sitting rm or art studio. 2 Lg Entry Lvl Bdrms plus your own office area, great rm & family rm. Home includes 2 gas fireplaces & Lg 2 Car Garage.

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