

# NOVEMBER

NEWSLETTER 2015

## **QUOTE OF THE MONTH:**

**Attitudes are contagious. Are yours worth catching?**

**From: "The Power of Positive Thinking."**

***Sweetest Day, Valentines Day, Birthdays are special days for romance. One of the latest trends is to "Add Romance To The Master Bedroom."***



Per Style and Stage latest survey, one third of homeowners are spending between \$5,000 & \$10,000 to renovate their master bedroom to create a more romantic or intimate space. Following is some of the ideas they are implementing to make their bedroom a more romantic space:

- ◆ **Finishes;** They are painting the room with soft neutral color palettes and eliminating strong patterns. The most popular are shades of white, cream, grey and blue.
- ◆ **Pillows;** The more pillows the merrier. Decorative pillows are their top update. Most owners will decorate with 5 or more pillows on the bed and matching pillows on a sitting chair or sofa.
- ◆ **Beds;** Many owners are replacing their beds with platform style beds, but must be a bed that promotes quality and comfortable sleep and is easy to maintain and clean.
- ◆ **Mirrors;** They are updating their mirrors and adding more mirrors. Most bedrooms do not even have a mirror unless the dresser has a mirror.
- ◆ **Style;** Contemporary style is the most popular new romantic style. Modern style was chosen by 45% of those surveyed and transitional was the next most popular style.



**4540 DANBI Drive, Hadley Twp 48455-9762**

Large price reduction, seller says sell this house, will look at all reasonable offers. Magnificent Builder's own custom built home on 5 acres. Special features make this home one of a kind: 2 master suites, one could be an in-law suite w/ large WIC & custom granite bath. Gourmet kit w/ cherry cabs, huge island, double oven & high end SS Appliances. 5 Bedrooms, 4.2 Baths. Mammoth Great Rm w/ FP off Kit for entertaining. Studio apartment w/ BR, Kit, LR, & Din. Rm. Low Taxes - only \$3300. Wood Boiler + 2 furnaces keeps heating bill extremely low. Lifetime Roof warranty. Pole/horse barn, 4 car gar, plus huge heated & workshop. Finished W/O basement. Please pull up spec sheet to read all the amenities. Purchase Lease also available at \$3,950 mo, plus 25% rent rebate w/ \$30,000 deposit. 2 horses allowed.

Bedrooms: 5

Baths: 4/1

Build: 1992

Price: **\$659,000** or Rent to Own: **\$3,950**

***Contact -***

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- ♦ **Square Footage:** Many on the survey are enlarging the bedroom and also the master closet to make the bedroom more useable and practical.
- ♦ **Fireplace:** If the design allows, they are adding a fireplace to enhance the romantic feeling in the bedroom. If a real wood burning fireplace is too expensive, they are adding an electric or gas fireplace on one of the walls.
- ♦ **Lighting:** Proper mood lighting is a fantastic and inexpensive way to enhance the romantic atmosphere. Use dimmer switches everywhere. Replace all regular switched with dimmers. You can easily hook up lamps with dimmer switches, also with a cord with a dimmer switch attached.

*Doing these updates will definitely enhance your Master Bedroom and increase the romantic side of your life*

**Lighting Bulbs:** Incandescent bulbs are mostly gone and probably you have replaced your bulbs in your lamps and light fixtures with some of the new style bulbs in the market place. Are you buying what is readily available or have you made a decision on what is the best and most affordable light for the lamp or fixture that is being replaced. Hopefully the following list will be helpful...

## LEDS:

1. **Stairwell Lights**– Inconvenient fixtures are a good place to use long lasting LEDS.

How many times are you willing to drag out a ladder and change the bulb in a tough– to-reach fixture? Take advantage of LED's long life by putting them in spots you don't want to revisit often.

- ♦ **Fixtures hanging in stairwells**
- ♦ **Track lighting suspended from a cathedral ceiling**
- ♦ **Cabinets**
- ♦ **Ledges**
- ♦ **Tray Ceiling**
- ♦ **Recessed Area**







## **2. Recessed Ceiling Lights (Kitchen, Family Rooms);**

- ♦ **Energy efficiency is key in high- use areas.**
- ♦ **80% energy savings over incandescent.**
- ♦ **Bulb life (up to 50,000 hours) much longer than CFLs.**
- ♦ **Shine light a single direction- rather than glowing.**
- ♦ **Brighter than halogens or CFLs.**

Overhead recessed lighting in the kitchen or family room gets lots of use , so energy efficiency is a big consideration; plus, you need bulbs that point light in a single direction so the light actually escapes the can or fixture.

A word of caution: LEDs don't dim well unless they're connected to a wall- dimming switch specifically designed for them.

## **3. Rarely used Fixtures: Low- Cost Bulbs:**

- ♦ **Opt for what's easy on your wallet.**
- ♦ **Use the most energy-efficient bulbs, such as LEDs, in most-used fixtures.**
- ♦ **If the total yearly hours for the fixtures in your closets, dining room chandeliers, and the naked bulb in your attic are low, go cheap.**



## **HALOGEN INCANDESCENT:**

### **1. Bathroom Vanity Fixture:**

- ♦ **Better for showing color and texture than CFLS or LEDs.**
- ♦ **Lighting over the bathroom vanity is a highly personal lighting choice, especially when there are women in the house. If the light isn't flattering to your skin tone or makes it hard to apply makeup, you'll be dissatisfied.**

### **2. Outdoor Floodlight:**

- ♦ **Since outdoor lights aren't used often, it's not worth investing in LEDs.**
- ♦ **CFLS don't come on easily in cold weather.**
- ♦ **CFLs don't last as long as advertised when turned on and off frequently.**

# 63139 TURNBERRY Way, Washington Twp 48095



**\$448,900**

Must See This Amazing Home That Has All The Amenities Of More Expensive Homes and Includes Over 5300 Sq Ft Of Finished Living. There Is Over \$138,000 Of Upgrades Recently Installed In This Split-Level with 5 Bedrooms. Former Model Includes - Central Vac, Crown Molding, Wainscoting Etc. Plus 4 Seasons Sun Room, Great Room with Vaulted Ceiling, Master Bedroom Includes Walk In Closet, Designer Bath, Large Dining Room, and Over Sized Den-Lib. Dream-Gourmet Kitchen with All S.S. Appliances, New Convection Oven-Micro & 5 Burner Gas Cooktop with Griddle. Exotic Granite with Lafata Cabinets Large Island & Pantry, Breakfast Room & Hearth Area, Wood Floors Fresh Paint-Designer Colors. Huge Finished Daylight Basement with Family Room, Bath, Bedroom, and Workshop. Professionally Landscaped with New Patio and Professional Landscape Lighting with Nearly 1/2 Acre and Next To Natures Best with Huge Pond. New Roof In 2014 and Large 3 Car Garage.

**5 Bedrooms**

**3.1 Baths**

**3,530**

**Contact Larry Williams**

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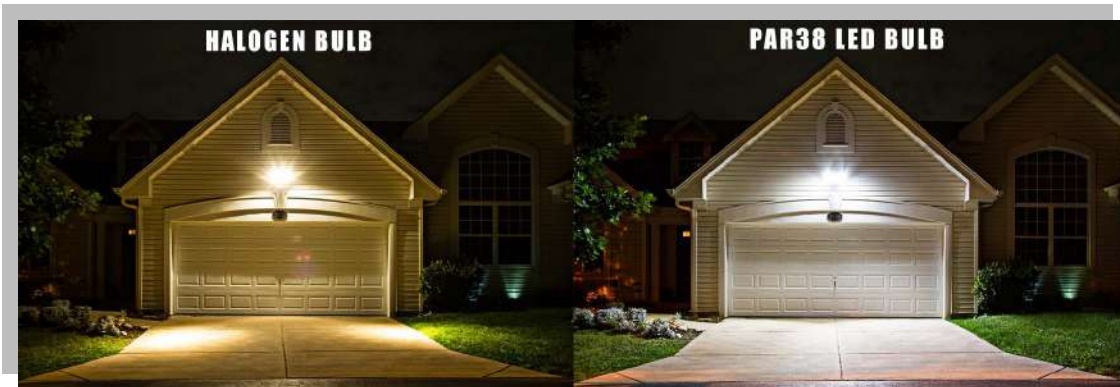


### **3. Table and Floor Lamps:**

- ◆ **Light shines in all directions, providing a warm glow.**
- ◆ **Dimmable**
- ◆ **Looks most similar to the traditional incandescent**
- ◆ **Uses 25% to 30% less energy than the incandescent**

Table and floor lamps look best with omnidirectional light. Halogen incandescents are good with dimmers. You may be able to find a dimmable compact fluorescent lamp (CFL), but it's common to experience humming or flickering at low light levels.

For non dimming lamps, CFLs are great if you can find a color temperature you like.



*Happy Thanksgiving*



*Jill, Tiffany, Clarissa & Larry*