

# Fall Winter 2022 **HOME** IMPROVEMENT GUIDE



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# Real estate agent honored

A Brookings broker/realtor has been ranked #1 in transactions for the entire state of Oregon, and #3 for volume in 2021. Jude Hodge was also the #1 RE/MAX broker in Oregon, in the Real Trends Top 1000, and ranked #112 in the Nation for All Agencies.

Jude said her success is directly related to her passion and her time commitment to real estate. "I am diligent with my time each and every day," said Jude. "I work 24/7— no kidding! You must make sacrifices for success, and for me the sacrifice is time."

Jude has lived in Brookings, Ore., for more than 30 years. With a background in internet marketing and sales, she has been a Top Multi Million Producer since her first year in real estate. "Currently I am in the top 0.5 percent of all agents in the U.S. in sales and volume," she said. "I love my career and serving my clients. I am dedicated to results."

The real estate industry has changed quite a bit since Jude first started her career. She said it has gone from foreclosures to waiting lists, to multiple offers and offers way over asking price. "Brookings is now a destination for buyers, and we have more buyers than we have inventory to sell," she said.

But as the industry has evolved, so has Jude. "I feel like real estate is literally in my blood. I am not hesitant to take on a luxury home, a commercial property, land, residential or otherwise. I have learned enough to be 100 percent confident in my abilities. I love people and working with the public. It is what I was supposed to do."

As for her future plans, Jude will continue to serve clients to the best of her ability. "I never want anyone to feel that they were just a transaction. I am honored for every seller and buyer that calls me. I look forward to helping others every day. It is wonderful to meet the people I get to work with and get to know them and their families."

As leader of her industry, Jude has some advice for other women seeking success. "Get up every day, give it your all, dress for success and never give up. Someone once told me that you must work as if the rent were due every day to gain success, and that is the truth. That is how you do it. Yesterday ended last night, so let yesterday stay where it is. You get a do over each day, and your attitude is everything! As my mentor Bill Pike of 25 years would say, 'Let go of stinking thinking'."

Jude also credits the support of her husband, Dave, for her continued success. "How fortunate I am to have a husband that supports my crazy schedule, late night phone calls, sitting on the side of the road while going somewhere so I can talk to a client. He does so much for me, hangs my signs, fills my fliers, and does all my filming. He's very supportive, and I am beyond blessed."

Paying for advertising has also played a part in Jude's success. "Not advertising is like winking in the dark — nobody knows," she said. Advertising isn't cheap, but it is money well spent. "If you think success is expensive, wait until you've paid for failure."

Jude has been published in Entrepreneur magazine, Networking Times, Cutting Edge Media, Home Business Connection, Youngevity's Magazine, Money Makers Monthly, Networker's Advantage and is a contributing author in "Build it Big," a book published by Dearborn Publishing for Direct Selling Women's Alliance.

Her awards have been numerous, but below are some of her most recent accomplishments:

- 2020-2021 Diamond Club Award
- 2017-2021 Readers' Choice Gold Award Best Local Realtor
- 2021 Real Trends #1 State of Oregon - Transactions
- 2021 Real Trends #112 in the Nation - All agencies
- 2020-2021 #1 RE/MAX Broker in the State of Oregon

To contact Jude, call 541-813-9261 or 541-801-3333, visit her website at [homewithjude.com](http://homewithjude.com) or email her at [judehodge@gmail.com](mailto:judehodge@gmail.com)

## Here is a list of some of my awards

- 2014: Executive Award
- 2015-2016: Platinum Award
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“Just two months before I was born, my Father, Lyle, and Mother Alice moved to North Bend from Valentine, Nebraska. My Mother and Father have now passed on, but I continue with the foundation started in 1964. Each year about this time, I think about what my parents would do in times like now. They would want everyone in our community to make their house a home, with the furniture they want at the price they want.” – *Engles Furniture*

Engles Furniture has served the Southern Oregon coast with great furniture at an affordable price for over 50 years. We make sure we are providing enough options for our customers so that they don't need to travel to Portland or Eugene to find what they're looking for. It starts with our 21,000 square foot showroom that is always being filled with furniture from our 13,000 square foot warehouse that stores thousands of quality furniture.

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### STEP #2 - IN YOUR HOME

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# How to cut costs on home renovations

Do you still have an avocado green kitchen? Is your living room dank and dark? Perhaps there is only one bathroom for a family of six? Answering yes to any of these questions could serve as the catalyst for a home renovation project. Home improvement projects come in all shapes and sizes — some with huge budgets and others that are more cost-conscious. Regardless of what homeowners hope to achieve with their renovations, a common goal across any price point is a desire to save as much money as possible. Home renovations can be expensive, but there are ways to cut costs.

- Assess the merit of the project. Remodeling magazine annually publishes a “Cost

vs. Value Report” that lists the average cost and return on investment homeowners can expect of various types of projects. If you’re planning to sell your home soon, it may be best to focus on repairs and renovations that will generate the most substantial ROI.

- Hire a contractor. Even avid do-it-yourselfers can sometimes benefit from a contractor’s expertise, particularly for complex tasks. Don’t waste money by trying tough jobs yourself; rely on an experienced contractor who can get supplies for less money and will do the job right the first time. Compare bids from several different contractors and figure out the best value.

- Refurbish existing features. Rather than a complete gut and rebuild, figure out where you can revitalize existing fixtures and more. For example, refinishing existing cabinets can save you up to 50 percent compared with the cost of new cabinetry, according to Angi (formerly Angie’s List), a cost comparison and business review resource.

- Choose midgrade materials. Certain materials may be all the rage but they come with a higher price tag. Angi reports that granite counters could be \$60 to \$100 per square foot. However, a composite or laminate that looks like granite and wears well may be \$10 to 40 per square foot. Figure out where you can choose middle-of-the-

road materials for maximum value.

- Avoid peak seasons. You’ll pay more to install a deck or a pool right before the outdoor entertaining season. There also may be a premium to get work done right before a major holiday. Therefore, consult the calendar to find an off time for a renovation and book it then to save.
- Do some prep work. You might be able to save by doing some of the demolition and preparatory work yourself. For example, you can tear up old carpeting before the installation of new tile floors. Perhaps you can mend and patch up walls before a paint job.



- Buy a display item. Former showroom kitchens and baths often are sourced at a fraction of their recommended retail prices, according to Real Homes, a home remodel guide based in the United Kingdom.

Retailers often update their displays and you may score existing showroom items at a discount.

Renovations can be expensive, but there are many different ways to cut costs.

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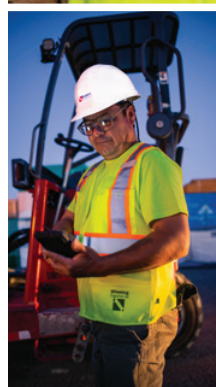


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# Upgrade bathroom safety features

Bathrooms can benefit from updates that improve their form and function. While styles and color patterns may inspire bathroom renovations, improvements to safety also should be considered.

Bathrooms can be one of the most dangerous rooms in a house. Bath and shower areas account for about two-thirds of accidental injuries in these spaces. Many other injuries involve the toilet. In 2008, a thorough investigation of bathroom dangers conducted by the Centers for Disease Control and Prevention found that mishaps near the bathtub, shower, toilet, and sink caused an estimated 234,094 nonfatal injuries in the United States among people aged 15 years and older.

Seniors are particularly vulnerable in the bathroom due to reduced mobility and flexibility, visual impairment and other

factors. However, some key modifications can make bathrooms much safer for aging populations.

- **Raised toilet seat:** Install an ADA-compliant raised toilet seat. Standard toilet seats are roughly 15 inches high, but elevated seats can raise the bowl an additional two to four inches. Another option is to invest in risers that can be attached to an existing toilet.
- **Grab bars:** Seniors may use towel holders as grab bars, which don't have stability and can dislodge from the wall. Install secured side grip bars by the toilet and inside the shower to make maneuvering easier.
- **Water temperature:** Seniors may be vulnerable to hot water temperatures. Lower the water temperature setting on the hot water heater. Stay-Safe.org recommends 120 F.

- **Faucets:** Change faucet handles to paddle-style handles rather than knobs. Knobs can be challenging to grip for those with arthritis in their hands. Also, handles that are easier for seniors to use can reduce the risk of the elderly losing their balance as they attempt to gain leverage to turn the water on and off.

- **Nonslip mats:** Nonslip mats or tape strips can be used in showers and tub bottoms, as well as outside of the shower to reduce the risk of slips and falls. Rugs should have rubberized, slip-resistant backing.

- **Rounded corners:** Choose counters and fixtures with rounded corners. Should a senior fall against something, the rounded corner may prevent serious injury.

- **Shower benches and transfer seats:** Benches and transfer

seats make it easier getting in and out of the shower. Also, sitting while showering reduces the risk of becoming light-headed or losing balance.

- **Walk-in tubs/showers:** Minimizing the threshold to the shower or bathtub is an important safety feature.

Some manufacturers make walk-in tubs with doors that secure and make watertight seals. Showers that don't have a lip or tub to scale also are better for seniors.

- **Lighting:** Eyesight weakens over time, so improve lighting with combinations of overhead lighting and softer

side lighting. Night lights or soft-glowing toilet lights can make it easier to get around the bathroom in the middle of the night.

These are just some improvements that can create safer bathroom environments for seniors.



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# The different ways to repair a driveway

Asphalt driveways do not last forever. Over time, weather and general usage can degrade the driveway surface, resulting in cracks, pitting and more. Ultraviolet rays, salt and automotive fluids also can affect the appearance and functionality of a driveway. An unsightly driveway can adversely affect curb appeal and resale potential.

Homeowners have to consider various factors when it comes to repairing driveways. They may have the option of getting the driveway resurfaced, resealed or repaved, and each project is unique.

## Resurfacing

According to the home improvement price comparison site Kompare It, resurfacing is simpler and faster than installing a new asphalt driveway. With resurfacing, any cracks are filled in to create an even base. Then a new layer of asphalt is applied over the existing one. That new layer can range in thickness from 1.5 to 3 inches. A heavy rolling machine will then smooth and flatten the layers together. If the driveway has minor pitting or cracking, then resurfacing can be a cost-effective strategy, as it may be a \$3,000 to \$6,000 job as opposed to \$5,000 to \$10,000 with repaving.

## Resealing

Resealing a driveway, also called sealcoating, is another repair strategy. HGTV says resealing can be a do-it-yourself project. Resealing helps the driveway last longer.

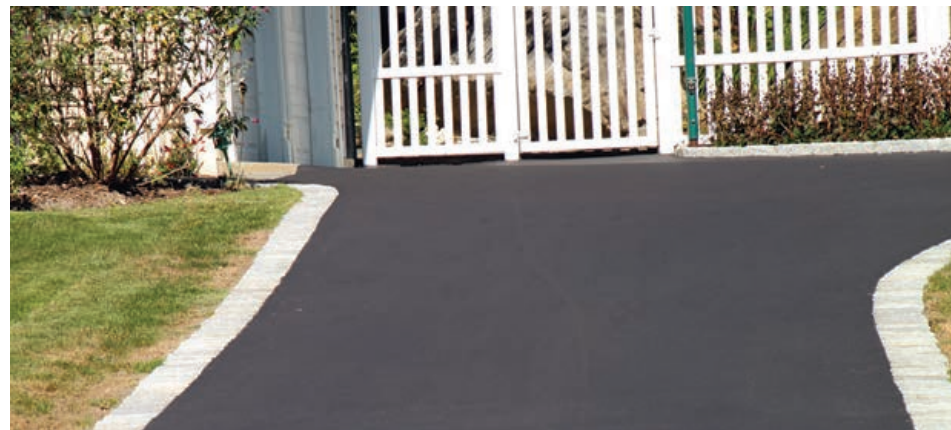
The driveway needs to be clean and dry, with holes and cracks filled prior to sealcoating. Start at the far edge of the driveway and seal that area by "cutting-in" by hand for a neat edge. Afterward the rest of the driveway can be sealed using a squeegee or broom. This project can be completed within two or three days if no precipitation is forecast.

## Repaving

A project best left to professionals, repaving typically involves the removal of an existing driveway and the installation of a new one. The sub-grade layer is essential in the process for a smooth look. Contractors also will assess soil and grading when doing work.

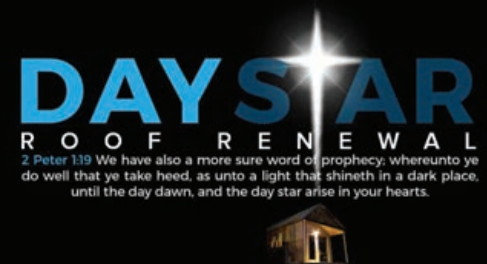
The construction blog Main Infrastructure says the new asphalt driveway can vary in thickness between two and six inches, depending on budget and need. The contractor also can advise if full-depth asphalt application or an aggregate base is practical.

Assessing the condition of driveway can give homeowners a better idea about which type of repair project best suits their property.



## The majority of asphalt shingle roof replacements are done earlier than necessary.

The same process that has been used for years to rejuvenate asphalt roads has been reformulated for asphalt roofing shingles. If treated early enough you can extend the life of your shingles by up to 15 years or more, save up to 85% of the cost of reroofing and increase the fire resistance of your shingles by 60%.



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# Wood floor installation dos and don'ts



Jaw-dropping features can sell a home in a heartbeat. A penthouse apartment with floor-to-ceiling windows and a panoramic view of a city skyline likely won't prove a hard sell, nor will a home

with an infinity pool overlooking a landscape of rolling hills. As awe-inspiring as such features can be, some more subtle components, such as authentic hardwood floors, also can do much to

make a home more appealing to prospective buyers.

Hardwood flooring is a sought-after commodity. Data from the National Association of Realtors

indicates that 54 percent of home buyers are willing to pay more for hardwood floors. In fact, NAR figures indicate that 28 percent of buyers between the ages of 35 and 54 consider hardwood floors "very important" when looking for a home. Homeowners who are considering selling their homes, or those who simply want to upgrade their existing flooring, may want to consider installing hardwood flooring. Though it's a project best left to professionals, hardwood flooring can be installed by skilled DIYers. In such instances, homeowners may want to keep these dos and don'ts in mind.

DO hire a professional if you have limited or no DIY flooring experience. Hardwood flooring installation is not generally a project for novice DIYers. Hardwood flooring projects may present some common challenges, but no two homes are the same. So unless they have prior experience installing floors in multiple rooms or homes, homeowners may save themselves time, trouble and a significant

amount of money hiring a professional to do the job.

DON'T ignore the subfloor. New hardwoods won't erase the problem of subfloors in poor condition. According to the home renovation experts at BobVila.com, squeaky floors could be an indication that the subfloor has begun to warp or twist. Sinking floors are another indicator of deteriorating subfloors. Subfloors should be somewhat level before new hardwoods are installed, so DIYers should inspect and address subfloor issues before installing new flooring.

DO expose wood flooring to the elements in your home prior to installation. The home improvement resource BuildDirect recommends acclimating hardwoods to the space where they will be installed. Skipping this important step could result in gaps during the winter and cupping over the summer. To acclimate hardwoods, open the boxes and spread them out for about a week while running the air conditioner or heater at normal levels. When

storing hardwoods prior to installation, avoid keeping them in potentially moist areas like a basement.

DON'T skimp on tools. A DIY hardwood flooring installation might be less expensive than hiring a professional, but homeowners should resist any temptation to increase those savings further by purchasing less costly tools or fewer tools than is necessary to complete the job. BuildDirect notes that DIYers will need at least a miter saw, table saw, cleat-nailer or stapler, finish nailer, compressor, jamb saw, chalk line, nail set, and tape measurer when installing hardwood floors. Purchase all necessary tools and read product reviews to ensure each tool is up to the task.

Wood floors can be awe-inspiring. Some homeowners can install such flooring on their own, and the project can be much easier if they learn as much about installation as possible prior to beginning the project.

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# A beginner's guide to fall planting and maintenance

Spring and summer are perhaps the busiest times of year for gardeners. However, fall also is a prime time to tend to gardens.

The tree and bare root retailer Bower & Branch advises that soil temperatures in many regions of the country may still be warm enough to encourage root growth well into the start of winter. Furthermore, fall is often the ideal time to plant, fertilize and keep a garden going or to get a head start on next year's bounty. Here are some tips to make the most of the fall gardening season.

- Think about fall annuals and bulb planting. Near the end of September, start planting cool-weather-loving pansies and violas for pops of color as summer flowers fade. Also, it's a good idea to stock up on bulbs that will bloom in the months to come before they sell out in stores. Wait until the temperatures really cool down before planting them in desired spots for spring sprouts.

- Sow salad seeds. Lettuce, spinach, radishes, and arugula tolerate cooler temperatures. Try new and interesting lettuce varieties and enjoy salads well into the fall season.

- Take inventory of the sun. Positioning a garden carefully means maximizing hours of sunlight, which begin to dwindle in the fall. Experts say gardens grow best in sunny locations that receive six hours of direct sunlight each day. This is where container gardens can be helpful, as they allow gardeners to move plants into spots that will get ample sunlight.

- Fill in landscaping gaps. Some fall plants can add color around the landscape and brighten up homes to add curb appeal. In addition to pansies and violas, asters, kale and chrysanthemums are fall blooms. Keep in mind that mums can come back year after year. So take them out of those flower pots and get them into the ground. They can be enjoyed

next year as well, sprouting in early spring and developing leaves and buds through late summer.

- Clean up unwanted growth. Fall is an ideal time to cut back spent vegetable plants and get rid of errant weeds. Rather than bagging leaves, mow them with a grass catcher and then add the mix to a vegetable garden as an excellent soil insulator. The nitrogen and carbon will fertilize the soil, enhancing growing possibilities and limiting weed growth.

- Propagate plants in the fall. As temperatures gradually begin to cool, start taking cuttings from perennials, gathering seed

pods from azaleas and rhododendrons and dividing hardwood cuttings, says the resource Gardening Know How. Consult with a garden center or horticulturist on the proper ways to propagate stems using rooting hormone and other techniques.

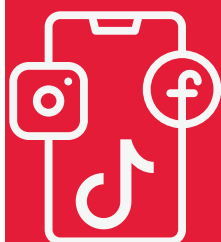
- Continue to water plants. Water is essential in the fall and winter as roots can still be growing. Gradually reduce watering duration as plants go dormant.

Fall planting and maintenance can extend gardening season and improve the chances of growing a healthy spring garden.



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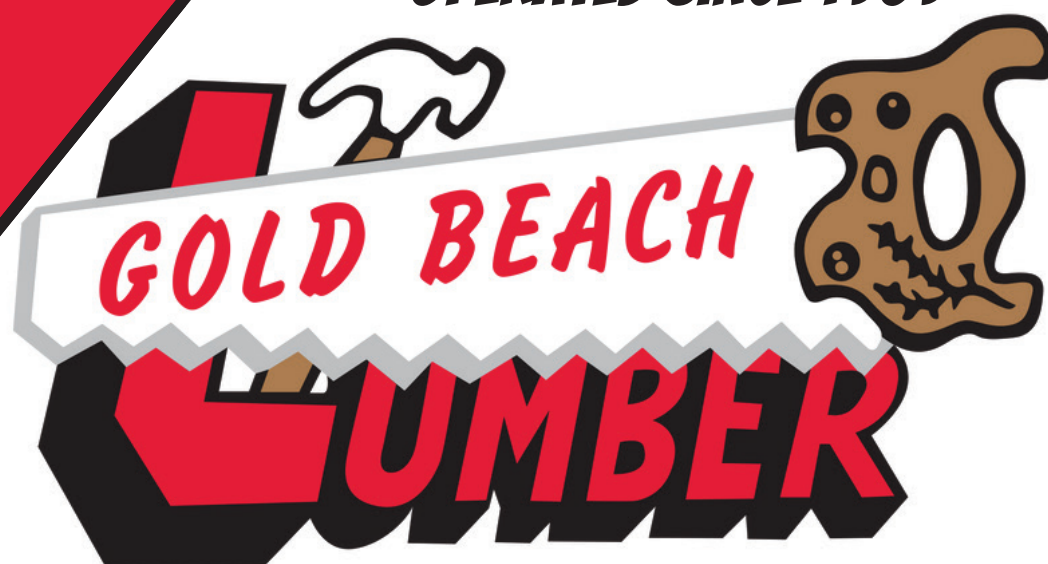
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# What to know about floor-to-ceiling windows



Modern homes showcase many dazzling features, but perhaps none draw as much as instant attention as floor-to-ceiling windows. Often seen in high-rise apartments that boast panoramic city views, floor-to-ceiling windows also are right at home in single-family dwellings. Homeowners considering floor-to-ceiling windows may have lots of questions. The following rundown can provide some basic information that can help homeowners decide if floor-to-ceiling windows are right for their homes.

## Cost

Cost is often the primary consideration when mulling a home renovation, and that's even more significant as the world confronts the rising costs associated with inflation. The cost of installing floor-to-ceiling windows depends on a host of variables, including how many windows will be needed and where homeowners live. According to Modernize®, a service that facilitates connections between renovation-minded homeowners and local contractors, a floor-to-ceiling window wall

costs somewhere between \$700 to \$1,600 per linear foot. Framing and glazing will add to those costs.

Homeowners considering floor-to-ceiling windows are urged to receive several estimates for the project prior to choosing a contractor.

## Lighting and energy efficiency

One of the more appealing aspects of floor-to-ceiling windows is all the natural light they allow in. Of course, all that light also can drive up energy costs on sunny summer days. One way around that is to install energy efficient windows. Such windows include extra insulation to prevent cool air from escaping the home on summer days, which can reduce the need to lower the thermostat on your air conditioning. A wall of glass also can provide less insulation against the cold. The extra insulation in energy efficient windows also helps keep warm air from escaping a home in the winter. Energy efficient windows may cost more than less efficient alternatives.

However, over the long haul, a wall of less efficient floor-to-ceiling windows will likely cost more due to excess energy consumption.

## Privacy and fading

It's easy to be overwhelmed by the view floor-to-ceiling windows provide, especially in homes surrounded by serene natural settings like woods or properties that abut waterways. But that view outward also provides a view in, potentially compromising privacy. All that extra exposure to sunlight also can cause fabrics to fade over time. Floor-to-ceiling blinds and shades can protect homeowners' privacy and reduce fading on furniture, but this extra feature will add to the final cost of the project. Smart window tinting is another way to improve privacy and reduce fading, but this feature also will drive up the cost.

Floor-to-ceiling windows can be awe-inspiring. Homeowners considering such windows for their homes are urged to do their homework to ensure their homes are well-suited to this unique feature.



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Nature's Art specializes in tree and shrub pruning. Proper pruning and care of fruit trees, ornamental trees, and decorative shrubs can extend life and promote healthy vegetation. Tom Sacco, owner of Nature's Art, has been ISA certified for 14 years and has over 18 years' experience. After starting out in landscaping in his early 20's he quickly recognized there was significant difference between best known trimming practices and the quality of work he was coming across. Nature's Art is based on the idea that mother nature provides wonderful structure and variety, but through breeding and often placement much of the vegetation in our yards requires some assistance from knowledgeable hands to help Nature display her artwork, no matter the season. Consultations are free! 541-655-0192



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# SEASONS CHANGE, RE/MAX Coast & Country is here to ease the transition

As we say farewell to the end of another month, I'm always reminded of how ever-changing life truly is. From the weather to family matters, friendships, jobs, and yes, housing needs, life is a box of chocolates and that's what makes the journey even more interesting!

I'm still amazed by the steadfast growth and resilience of our coastal community. Brookings, Harbor, Gold Beach, and beyond, are tenacious in their own amazing ways and for that, I'm proud to be a part of their centers.

It has been an exciting summer for all of us at RE/MAX Coast & Country. We are grateful to be busy and for that we have you, our community, to thank! There has been some incredible change and growth along our quaint and cozy coastline and I am excited to share some of the local adventures we've had.

If you are looking to enjoy the endless gifts granted to us along the Wild Rivers Coast, visit my vlog Coastal Oregon on YouTube where I have published great sneak peeks into our coastal way of life here in Brookings. You can find this great content and start exploring today at [www.youtube.com/c/CoastalOregon](http://www.youtube.com/c/CoastalOregon). Natives and tourists alike can appreciate getting the inside scoop on the best places to get out, explore our towns and enjoy the changing seasons.

On our website [www.coastaloregon.com](http://www.coastaloregon.com) you can browse the many options from beachfront homes, in-town convenience, or a wooded oasis - no matter your style or budget we would love to show you what is available. There are also incredible luxury listings that are a must-see if you are in the market to invest in a high-end coastal property.

Often the change of seasons, literally and figuratively, isn't as welcome - depending on the reasons. No matter what task you're taking on, everything is easier when you have the right tools. When it comes to real estate, we consider it a privilege to offer seasoned and professional services to families, investors, and retirees when it comes to making big life changes. If this sounds like your current situation, please contact us today - we are here to help make big moves, together!

Here's what CNBC has to say about the current market, even through the continuing global pandemic. "The sales recovery is strong, as buyers were eager to purchase homes and properties that they had been eyeing during the shutdown," Lawrence Yun, NAR's chief economist, said at the time. "This revitalization looks to be sustainable for many months ahead as long as mortgage rates remain low and job gains continue." Yun was right - but his prediction still turned out to be too conservative. Home sales were not only sustainable, but they were also robust.

Whatever season you find yourself in, know that we are here to serve you no matter what brings you to one of the most beautiful places on the planet - the Oregon Coast.

Our team boasts some of the most unique and luxurious properties in the Brookings, Gold Beach, and Harbor, Oregon areas. From sprawling acreage, luxurious square footage, and amenities, to quaint, cottage vibes, we're here to help you find the forever or getaway home of your dreams.

Reach out! We're looking forward to serving you with all of your buying or selling needs.

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703 Chetco Avenue, Brookings, Oregon 97415  
Office: 541-40-REMAX x112 (Ask for Marie)



Direct: 541-661-3056  
Email: [realtormcurtis@gmail.com](mailto:realtormcurtis@gmail.com)  
Website: [www.coastaloregon.com](http://www.coastaloregon.com)

**Marie Curtis**  
**Owner/Principal Broker**  
CLHMS, CRS  
Licensed in the State of Oregon  
RE/MAX Coast and Country  
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# 7 CHARACTERISTICS OF MODERN HOUSES



**Pro-Tip:** Modern houses, which are sometimes called contemporary homes even though the terms are not interchangeable, will have their own sets of unique characteristics. Here's a look at seven features that make modern homes unique.

- 1. Minimalist approach:** Contemporary and modern homes both employ an approach that leans toward minimalism, including clean design lines. Spaces are open and airy without the clutter of too many ornate architectural details.
- 2. Neutral color palette:** Modern homes tend to utilize a neutral color palette. Modern homes may use 'earthy' elements, such as wood and brick, in ways that do not look rustic. Contemporary homes rely on a color palette of black and white with shades of gray or other neutral colors.
- 3. Geometric shapes:** Modern homes have strong horizontal and vertical elements that showcase geometric shapes in their designs. Contemporary homes often have flat roofs, while modern homes may not.
- 4. Large, unadorned windows:** Most modern homes showcase a lot of natural light by utilizing large windows that are not covered up by heavy window treatments or elements like shutters and thick trims. Large windows are the focus of the interior and shift attention to the view outdoors.
- 5. Open floor concept:** A hallmark of modern interior design, the open concept floor plan removes many of the walls that tend to separate common areas of a home. This helps to foster the spread of natural light and maintains the emphasis on simplicity of design.
- 6. Smart elements:** While smart devices can be included in any home style, they tend to feel like they were designed specifically for modern homes. Modern homes may include environmentally friendly elements, such as solar panels, upcycled materials, added insulation, and energy efficient lighting.
- 7. Updated kitchen spaces:** Modern kitchens tend to feature efficient, top-tier appliances with additional storage and space amenities that keep the room from feeling cluttered.

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