CONTENTS

Home Renovations...........................................5
Small Space Solutions......................................9
Winter Gardening...........................................12
OSU: Successful Houseplants.............................15
Recipes.......................................................18
Early—Really Early—Spring Bulbs........................20
Featured Homes...............................................22
GREENIDEAS
Money Saving Renovation Tips............................26
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If you’re thinking about building an addition, or performing some major renovations to your home, there are some things to consider before you break ground. Most cities require you to obtain a permit if you intend to do so. You may need to abide by their regulations concerning how large the new part of your home can be and how far from the edge of your property it can reach. Find out what you’re allowed first so you can dream accordingly.

Building an addition is also pricey, but it may cost less than moving altogether. When setting your budget, be sure to leave a cushion for extra expenses that may come up. Think about the professionals you’ll need to hire to get the job done. Major construction isn’t something most people can do themselves. You may need to hire an architect as well as various contractors from project start to completion.

If your home renovation project is a bit smaller, opting for DIY could be a fun and memorable part of homeownership. While a number of home projects can be completed by the average DIYer, others should be left to the professionals. When deciding whether you should do it yourself or delegate, ask yourself these questions:

DO I HAVE THE SKILLS?
If you can’t confidently say that you know what you’re doing, hire a professional.

DO I HAVE THE TOOLS?
If the job requires special gear, think twice. Purchasing equipment is expensive and certain power tools and machines may not be easy to use for a novice.

DO I HAVE THE TIME?
You may be capable of completing the renovation, but if it takes too much of your personal time, it may not be worth it. In general, cosmetic upgrades can be successfully completed by those without much experience.

If you can’t confidently say that you know what you’re doing, hire a professional.
Any renovation that involves plumbing, electrical work or the structural integrity of your home, should be left to the professionals.

Whether you hire professionals or renovate on your own, you should know that your abode is about to become a construction zone. This means that there will be tools, dust and other health and safety hazards to contend with. Don’t forget to protect yourself and your loved ones during a home renovation.

If your home was built before 1990, have someone come in to inspect it for traces of asbestos. You don’t need to be renovating extensively to run the risk of exposure to this harmful material. Even if the inspection doesn’t turn up anything, wearing a mask at all times is a good idea. Anyone working on the renovation should also wear gloves, eye protection, hardhats and steel toed boots to prevent injuries.

Lay down tarp so your floors don’t get stained or scuffed and protect any furniture you couldn’t move out of the vicinity of the construction zone. Make sure there’s a window open and fans running while the dirtiest work is underway. This will keep fresh air flowing into your home. At the end of every day, vacuum and mop the floors and wipe the dust off of all surfaces.

Opt for VOC-free paint and water-based solvents, as these won’t release chemicals into the air, and move the messy jobs outside. Designate a space in your yard for cutting, sanding and other tasks that generate large amounts of dust and dirt.

If you’re going to be living in the house while it’s being renovated, it’s a good idea to keep one room in your home closed off. This will provide you with a haven to retreat to in the evenings. Alternatively, opt for moving temporarily while a large construction project is underway.

**CHECKLIST: NINE KEY STEPS FOR EVERY RENOVATION**

1. **LIST ALL RENOVATIONS.** Prioritize repairs that are functional such as replacing faulty wiring or fixing the roof over those that are mostly cosmetic like upgrading the kitchen.

2. **DECIDE ON A BUDGET.** You may decide to focus on some projects rather than others or to change some ideas based on your budget.

3. **HIRE PROFESSIONALS.** For major overhauls, it’s a good idea to work with a designer, architect or general contractor who will manage the project for you. Alternatively, you can hire contractors as you need them and manage the work on your own.

4. **CONTACT THE CITY.** Depending on where you live and the work you’re doing, you may need to obtain permits.

5. **CALL YOUR INSURER.** In order for your home to remain insured, you’ll need to alert your provider before you start renovating. You’ll likely require additional protection for your home while it’s under construction.

6. **SHOP FOR MATERIALS.** It’s best to have all of the supplies and materials you need on hand before starting your renovation project.

7. **CREATE A TIMELINE.** Along with whoever is overseeing the project, plan how long each step of the renovation will take and the expected end date.

8. **KEEP THINGS MOVING.** During the renovation, touch base with your project manager regularly to make sure things are on track.

9. **INSPECT THE FINISHED WORK.** Before making the final payment, make sure that all the work is completed to your satisfaction.

Afterward, remember to alert your insurance company of all changes that have been made to your home. All you may require more coverage or even get a discount, depending on the work completed.
Maximize the space you have by reorganizing or performing some light-duty renovations.

In many homes, the kitchen gets the most traffic. Consequently, an issue in this room is likely to be acutely felt. Here are two common kitchen problems and how to solve them.

#1: NOT ENOUGH STORAGE
The ideal way to approach this issue is to entirely remodel your kitchen and thereby create the space and storage you need. However, if this isn’t currently feasible, you should consider implementing one or more workarounds.

For example, you can add hooks under the cabinets to store mugs and thereby free some precious cabinet space. Or, you might want to invest in a professional storage system with racks and drawer dividers to make the most out of the space you’ve got.

#2: NOT ENOUGH COUNTER SPACE
Not having enough counter space makes it hard to prepare meals and keep the room tidy. One solution to this problem, if you have the space for it, is to install an island. Alternatively, freeing up the counter space you have is also essential. Be sure to stow your toaster, coffee maker and other appliances in your cabinets when they’re not in use.

Once your kitchen problems are solved, you’ll be surprised just how much better the whole house will run.
Painting various areas in different shades of the same color is a great way to visually separate one zone from another. To make sure your home maintains a cohesive look, choose a single accent color and use it throughout the space.

Whether you have a cozy studio or a drafty loft, defining space in your home can help solve a number of space issues.

**Small Space Solutions**

**Define Space**

Whether you have a cozy studio or a drafty loft, defining space in your home can help solve a number of space issues.

**Paint in Shades of One Color**

Painting various areas in different shades of the same color is a great way to visually separate one zone from another. To make sure your home maintains a cohesive look, choose a single accent color and use it throughout the space.

**Design Vertically**

Use vertical space to free up more room. A loft bed in a kid’s bedroom provides space for a desk underneath. And shelving units can hold lots of items without taking up a ton of floorspace. Install shelving above doors for additional small item storage that is out of the way.

**Mix Up Your Flooring**

Flooring can also help you create distinct zones. A simple way to do this is to lay down one or more rugs. Just make sure they’re big enough to fill their designated areas.

**Install Various Types of Lighting**

By using an assortment of different fixtures and lamps, you can make sure you have the right lighting for every space and help delineate where one area ends and the next begins.

And, speaking of lighting...

**Lighting Dos and Don’ts**

Lights play a big role in how interior spaces look and feel. Make sure your home is beautifully lit by following these dos and don’ts.

**Do**

- Tailor the lighting to the room. Kitchens and bathrooms require bright task lights, while bedrooms and dining rooms should have ambient lights.

**Don’t**

- Exclusively install hanging lights in the dining room. Chandeliers look equally great in entranceways, bedrooms and even bathrooms. Just be sure the one you choose is the right size for the space and that it’s hung at the correct height.

By using an assortment of different fixtures and lamps, you can make sure your home is beautifully lit by following these dos and don’ts.

**Don’t**

- Use dimmers. Adjusting the brightness in a room is a great way to either add ambiance or have more light to see. Dimmers don’t just add atmosphere. They also reduce energy consumption and will help your lightbulbs last longer. In addition, some LED bulbs, which are already highly energy efficient, now work with dimmers.

- Forget to think about your lightbulbs. Task lighting should be bright and stark, while ambient lighting should be soft and warm.

- Use a combination of floor lamps, table lamps and overhead fixtures. Not every room needs all of these but aim to use at least two types.

- Don’t forget to match your lamps shades and light fixtures to the decor in the room. They should complement and enhance your design choices.

Above all, be sure to call an electrician if you’re moving light fixtures around or need to replace switches. They’ll make sure the work’s done properly, thereby reducing the risk of an electrical fire.

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If You Can Dream It, We Can Create It!
WINTER GARDENING

BY DEAN FOSDICK

WINTER

GARDENING

BY DEAN FOSDICK

Associated Press

People living in severe climates should remove hoses and hose attachments to allow faucets to properly drain through winter, Patton said. That reduces the risk of pipes icing up and fracturing.

"I try to take advantage of those periods when the soil warms and you can water again," Patton said. "If you have an older hose or a short hose that you can leave out in winter, you can connect and disconnect. Or use a 5-gallon bucket to slowly add water."

Soak the soil to a depth of 6 to 8 inches. "That degree of saturation should provide enough moisture to reach most of the roots," Patton said. "Use a rain gauge or a trowel to measure your water output."

Newly planted trees and shrubs are more susceptible to tissue damage than established plants, according to James Klett, a professor with the College of Agriculture Sciences at Colorado State University.

"Trees generally take one year to establish for each inch of trunk diameter," Klett says in a fact sheet. "Bare root plants require longer to establish than container plants. Perennials planted late in the fall will not establish as quickly as those planted in spring."

Mulching combined with watering helps considerably to avert winterkill.

"There are two primary seasons for mulching," Patton said. "You put it down around plants in spring through summer to hold moisture and prevent weeds," he said.

"But winter mulching covers the plants. That keeps plants cooler and protects them from warm winter days."

Just as we aren't used to the cold after some warm days, "neither see plants," Patton said. "Winter mulches keep them insulated from those fake spring-like days we sometimes get."

And what about those end-of-season yard cleanups? Do they help plants survive winter?

"Forget about it," Patton said. "Letting things go natural into winter is an emerging trend. Sometimes people leave plant material for winter time interest or where it catches leaves and snow for insulation and prevents erosion."

"If you do clean things up, set the debris aside where insects or wildlife can use it," Patton said.

Wind-driven air and too little precipitation are common wintertime side-effects that can damage drought-sensitive trees, lawns and shrubs.

You can help remedy that by watering while temperatures are still above freezing and before the ground hardens. Adding mulch also insulates plants, enriches topsoil and provides cover for native pollinators.

"Plants that have an ample supply of moisture going into winter survive better," said Dennis Patton, a horticulturist with Kansas State University Research and Extension. "The ones that suffer the most are the evergreens because they have foliage that dries out. They experience more browning."

Plants should be cared for in much the same way you care for humans, Patton said. "With the proper diet and exercise, people are quicker to fend off diseases," he said. "The same goes for plants. They're able to tolerate more stress."

Give landscape and foundation plants a last, healthy watering using sprinklers and soaking hoses before the onset of winter's deep chill. Most plants go dormant but still crave moisture, which poses practical problems for watering.
Light exposure key for growing successful houseplants

BY KYM POCKorny Oregon State University

Gardeners hear it often enough: right plant, right place.

It’s a fundamental rule of gardening, said Heather Stoven, a horticulturist with Oregon State University Extension Service, and one that applies to houseplants just as much as outdoor ones.

“Make sure you buy for location,” she said. “That will help solve many problems that can come down the road.”

Plants can go downhill in a hurry when placed in unsuitable sites. Environmental stress sets a plant up for aggravation from pests and diseases. Distress will show up in burned or yellowed foliage and dropped leaves, and often death. Keep plants healthy with appropriate light exposure, watering schedule and temperature, and insects and pathogens are less likely to attack.

Figuring out what is what when it comes to lighting can give a person fits. Usually, you can rely on directional clues. A window facing south receives the most intense sun, west and east exposures rank in the middle and a north-facing window is considered low light.

Be cautious not to put plants too close to a window, where temperature variations and cold drafts can damage leaves. Heating vents and fireplaces should be avoided, too.

In winter, Stoven recommends plants be watered lightly only when the potting mix is dry. Check by sticking your finger into the soil up to the second knuckle. Or pick the pot up; if it’s light, the plant needs water. Be sure to use containers with drain holes in the bottom, otherwise water will settle at the bottom and cause root rot. Over-watering kills more plants than under-watering, she noted.

CONTINUED >>>
SUCCESSFUL HOUSEPLANTS

"There’s very little to do once a plant gets root rot," Stoven said. "Unless it’s a well-beloved plant, it could be better to put up the white flag."

Plants can do without fertilizer from November through March when the plant isn’t actively growing, she said. In other times of the year, feed in moderation with a slow-release fertilizer in granules, tablets or stakes, which will last two or three months, or a liquid version every other week or according to directions.

If you notice burning on the tips of leaves or a white crust on top of the potting soil, you’re most likely fertilizing too much.

Indoor plants can get pests and diseases just like any other plant, Stoven said. The dreaded three are aphids, mealy bugs and mites. Aphids are most familiar with their tiny, light green bodies. They usually congregate on the undersides of leaves. Mealy bugs are distinguished by the white wax covering their body and egg sacs that give them a cottony appearance. Mites, of course, will be quite small and are often hard to see with the naked eye, but speckles left from their feeding can give the plant a bronzed or yellow look. In the worst-case scenario, you’ll see webbing on leaves.

If pests invade, snipping off infested stems and leaves can help control the spread of insects. Then wash plants off with a spray of water. Be sure to spray undersides of leaves as well. Stoven doesn’t recommend using most chemicals for indoor plants, but said horticultural oils or soaps are a good option if you follow the directions. You can also target pests directly with a wipe of alcohol on a cotton swab and then rinse with water.

But prevention is always the soundest policy. "The best thing to do to manage any pest," she said, "is not to bring them into your home in the first place. Check plants carefully when you buy them. And, if you take them outside during the growing season, when you bring them back in, check again."

**LIGHTING SUGGESTIONS**

- **LOW TO MEDIUM:** pothos,* snake plant, lucky bamboo, peace lily,* dracaena*
- **LOW:** *poinsettia, spider plant, palm, peperomia
- **MEDIUM:** weeping fig or ficus, African violet, Boston fern, dumb cane*
- **BRIGHT/INDIRECT:** anthurium,* spiral plant, pathos, piperbomba
- **BRIGHT:** schefflera, rubber tree, succulents, cactus

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**Recipes: Winter Foods to Warm Your Soul**

**Vegetarian Shepherd’s Pie**

**Start to finish: 1 hour**

**Servings: 4-6**

**INGREDIENTS**

- 4 medium-sized sweet potatoes, cut into big chunks
- 1/4 cup milk
- 2 tablespoons butter
- 1 tablespoon olive oil
- 1 large onion, finely chopped
- 1 clove garlic, finely chopped
- 1 carrot, diced
- 1 celery stalk, diced
- 1 cup button mushrooms, sliced
- 1 19-ounce can lentils, drained and rinsed
- 1 teaspoon dried thyme
- Salt and pepper to taste

**DIRECTIONS**

1. Preheat the oven to 350 °F.
2. Cook sweet potatoes in boiling water until tender. Drain the water, add the milk and butter and mash until smooth. Salt and pepper to taste and set aside.
3. Heat the oil in a large pan, and sauté the onion, garlic, carrot, celery and mushrooms for about five minutes or until soft.
4. Add the lentils and thyme. Mix well and transfer to an 8 x 11 inch baking dish. Cover with the sweet potato puree.
5. Cook for about 30 minutes and serve.

**Gourmet Bruschetta**

**Start to finish: 25 minutes**

**Servings: 4**

**INGREDIENTS**

- 1 10-ounce wheel of brie
- 1/4 cup pear jam
- 1/4 cup walnuts, chopped
- 3 tablespoons honey
- 1 sprig rosemary
- 1 baguette, sliced

**DIRECTIONS**

1. Preheat the oven to 400 °F.
2. Cut the brie in half horizontally, thereby creating 2 round slices.
3. Spread the pear jam on the inside of one section of the wheel and cover with the other half, thereby reassembling the entire wheel of cheese with the pear jam in the middle.
4. Place the wheel on a baking sheet covered with parchment paper.
5. Using a knife, score the top of the cheese to create a checkered pattern.
6. Add the walnuts, honey and rosemary and bake for 10 minutes or until the cheese is just starting to melt.
7. Garnish with the chives, then serve and enjoy.

**Baked Brie With Pear Jam**

**Start to finish: 15 minutes**

**Servings: 4**

**INGREDIENTS**

- 1 10-ounce wheel of brie
- 1/4 cup pear jam
- 1/4 cup walnuts, chopped
- 3 tablespoons honey
- 1 sprig rosemary
- 1 baguette, sliced

**DIRECTIONS**

1. Preheat the oven to 400 °F.
2. Cut the brie in half horizontally, thereby creating 2 round slices.
3. Spread the pear jam on the inside of one section of the wheel and cover with the other half, thereby reassembling the entire wheel of cheese with the pear jam in the middle.
4. Place the wheel on a baking sheet covered with parchment paper.
5. Using a knife, score the top of the cheese to create a checkered pattern.
6. Add the walnuts, honey and rosemary and bake for 10 minutes or until the cheese is just starting to melt.
7. Garnish with the chives, then serve and enjoy.

**Corn Chowder**

**Start to finish: 45 minutes**

**Servings: 6**

**INGREDIENTS**

- 6 slices bacon, chopped
- 1 leek (the white part only), finely chopped
- 1 large potato, diced
- 20 ounces corn kernels (fresh, frozen or canned)
- 12 ounces creamed corn
- 13.5 ounces chicken or vegetable broth
- 1 cup milk
- 1 1/2 cup 15% cream
- 1 sprig fresh rosemary
- 1 bay leaf
- Salt and pepper to taste
- 4 chives, chopped

**DIRECTIONS**

1. In a large pot, cook the bacon. When it’s almost done, add the leek. Continue to cook until the bacon is crispy and the leek is translucent. Drain the bacon grease.
2. Add the potato, corn, potato, milk, cream, rosemary and bay leaf and bring to a boil. Reduce the heat and simmer for 25 minutes or until the potato is soft.
3. Salt and pepper to taste.
4. Garnish with the chives, then serve and enjoy.
WINTER GARDENING
FORCED BULBS
Bring spring indoors early — very early — by forcing bulbs

BY LEE REICH Associated Press

Daffodils sitting on a windowsill against a backdrop of white snow make a fragrant and pretty midwinter scene. This picture, with bulbs “forced” for early bloom, takes planning that should start now.

Choose plump, fresh-looking bulbs from those now on display at garden centers, hardware stores and supermarkets.

PREP THE BULBS
Unless you buy pre-planted bulbs in pots, you have the choice of growing bulbs in water, pebbles or soil. For growing in water, use special bulb glasses — pinched in with a neck to support a single bulb with its base in the water — or support the bulb in a drinking glass with three toothpicks stuck around its side.

Growing bulbs in pebbles is just like growing them in water except the pebbles support the bulb (and you don’t get entertained watching the roots grow).

In a flowerpot, plant bulbs shoulder to shoulder in potting soil with their tops level with the soil surface. Once planted, bulbs are ready for the first of four stages of forcing.

FOUR STAGES OF GROWTH
The first stage awakens the flower buds buried within the bulbs and allows for some root growth. Cool temperatures — about eight weeks’ worth — are needed to fool the flower buds into feeling that winter is over and it’s time to wake up. Provide those temperatures by plunging the containers into holes outdoors, then melting with leaves or straw, or by putting containers into an unheated garage or room. No light is needed at this point.

Cold can keep bulbs waiting in Stage One until you are ready to move on. The goal in Stage Two is to slowly draw out the stems, and the way to do this is with a little warmth and a little light. The amount of light that peeks through the drainage hole of a flower pot or a paper cone inverted over your bulb container is about right. After a couple of weeks, depending on the temperature, the bulbs are ready for Stage Three.

In this third stage, we hasten growth along with the warmer temperatures and bright light of a sunny windowsill. A daily turn of the plants toward the light prevents lopsided growth. Be careful not to coax growth along so rapidly that the blossoms blast open and fall apart.

Abhh, Step Four: beautiful, fragrant blossoms. We want to drag this step out the longest, so keep the bulbs where the light is bright, but out of direct sun. If the indoor temperature can be maintained on the cool side, and the air humid, these harbingers of spring provide delight for two weeks or more.

FLOWERS ALL WINTER
With good planning, you can have new pots full of blooms ready to open and waiting in the wings as old blooms fade.

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**Great Spaceous!**  
This custom well built home offers large spacious rooms with Brazilian hardwood floors on the main level. Light and bright kitchen is open to the family room w/ cozy gas FP access to the back, and huge island with breakfast area. LOTS of room on the main level. Master suite w/ great storage and walk in closet. Unfinished bonus room is also a 4th bedroom if preferred. Guest tub in the master bath or you could finish for 5th bedroom. **MLS#19337406**

**Absolutely Beautiful!**  
For the Home/100s! Quality custom built 2.5 story home boasts private fenced backyard oasis w/jetted tub & shower, huge deck, beautiful landscaping. Great inside and beautiful plank floors, remote blinds, formal living & family room. Gourmet kitchen spaces open to roomey, spacious master features cedar lined walk in closet, beautiful shower/tub & dual sinks. New 50 year roof w/renewal. Chef’s delight! ** MLS#19103127**

**A Ton of Home for the Money!**  
Really cool floor plan with master and office on the main in a high demand Crestbrook neighborhood! Large great room w/crisscross ceilings, awesome kitchen w/center island & pantry, XXL side yard w/covered deck and outdoor entertaining area taking in the beautifully landscaped backyard. Lots of room upstairs to either do a den or potential bedroom on the main level. **MLS#19103127**

**Beautiful Custom Home!**  
Beautiful home, 4 bedroom 3 bath plus office. Huge covered wrap around deck. Brick fireplace. 4.89 acres. 2 gas fireplaces, 3 car garage w/ loads of storage! 50 year roof w/renewal. Cherry wood floors, granite counters, 50 amp plug & separate Nw style exterior. Large great room w/appliance & potential deck. Large backyard, garden shed, pergola! ** MLS#19124203**

**Amazing Views of the Coast Range**  
Beautiful home, 4 bedroom 3 bath plus office. Huge covered wrap around deck. Awesome view to the west! Large great room w/ cathedral ceilings, awesome kitchen w/crisscross ceiling & pantry, huge side yard w/ covered deck and outdoor entertaining area. Lots of room upstairs to either do a den or potential bedroom on the main level. ** MLS#1915956957**

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| $399,900 | McMinnville | Historic Gem!  
Remodeled to retain the classic bungalow features and accommodate modern life. Zoned C-3 for commercial use or vacation rental- wood floors and warm tones make for a peaceful, super clean and beautifully cared for 3 BR, 2 BA home. **MLS#19289881**  
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3 BR, 2 BA home. Updated kitchen craftsman entry to the living room. and warm tones make for a peaceful, use or vacation rental- wood floors through windows to kitchen.  
**MLS#19280450**  
Curb appeal plus! custom 3 bdrm 2.5 bathroom home sinks. New 50 year roof w/warranty. flooring welcome you. All this on a dead end street. Don’t miss this one, scheduling a showing today! **MLS#19131127**  
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| $409,900 | McMinnville | Historic Beauty!  
Just steps off the award winning 3rd Street in McMinnville. Just a stroll to amazing food, breweries & wine tasting. Large covered porch to the foyer with a sweeping staircase and entry to the formal living room. Original wood framed craftsmanship to the entry to the living room. Dining room has the original built-in wood cabinets with pass through windows to kitchen. **MLS#1919549893** |
| $430,000 | McMinnville | Great Spaceous!  
This custom well built home offers large spacious rooms with Brazilian hardwood floors on the main level. Light and bright kitchen is open to the family room w/ cozy gas FP access to the back, and huge island with breakfast area. LOTS of room on the main level. Master suite w/ great storage and walk in closet. Unfinished bonus room is also a 4th bedroom if preferred. Guest tub in the master bath or you could finish for 5th bedroom. **MLS#19337406** |
| $479,900 | McMinnville | Absolutely Beautiful!  
For the Home/100s! Quality custom built 2.5 story home boasts private fenced backyard oasis w/jetted tub & shower, huge deck, beautiful landscaping. Great inside and beautiful plank floors, remote blinds, formal living & family room. Gourmet kitchen spaces open to roomey, spacious master features cedar lined walk in closet, beautiful shower/tub & dual sinks. New 50 year roof w/renewal. Chef’s delight! ** MLS#19103127** |
| $549,000 | McMinnville | A Ton of Home for the Money!  
Really cool floor plan with master and office on the main in a high demand Crestbrook neighborhood! Large great room w/crisscross ceilings, awesome kitchen w/center island & pantry, XXL side yard w/covered deck and outdoor entertaining area taking in the beautifully landscaped backyard. Lots of room upstairs to either do a den or potential bedroom on the main level. **MLS#19103127** |
| $599,000 | McMinnville | Beautiful Custom Home!  
Beautiful home, 4 bedroom 3 bath plus office. Huge covered wrap around deck. Brick fireplace. 4.89 acres. 2 gas fireplaces, 3 car garage w/ loads of storage! 50 year roof w/renewal. Cherry wood floors, granite counters, 50 amp plug & separate Nw style exterior. Large great room w/appliance & potential deck. Large backyard, garden shed, pergola! ** MLS#19124203** |
| $799,000 | Amity | Amazing Views of the Coast Range  
Beautiful home, 4 bedroom 3 bath plus office. Huge covered wrap around deck. Awesome view to the west! Large great room w/ cathedral ceilings, awesome kitchen w/crisscross ceiling & pantry, huge side yard w/ covered deck and outdoor entertaining area. Lots of room upstairs to either do a den or potential bedroom on the main level. ** MLS#1915956957** |

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Money Saving Tips for Your Renovation Project

1. **PLAN CAREFULLY** It’s best to have a detailed plan before you renovate. This will help you see where you can cut expenses, allow you to stay on budget and ensure that the work gets done quickly and efficiently.

2. **CHOOSE THE RIGHT CONTRACTOR** Hire people that come with the best recommendations and who provide you with a detailed estimate, even if they charge more than some competitors. A contractor who quotes a cheaper price than everyone else may not be reliable.

3. **DIY** What you can contribute to the project will depend on your abilities. Some may be comfortable tiling a backsplash or painting walls themselves. Others might prefer to simply clean up after. Every bit helps to keep costs down.

4. **GIVE OLD ITEMS A SECOND LIFE** You can save money by reusing and repurposing materials you already have at home and buying some items second hand. In addition, hardware stores now offer recycled paint, which is cheaper and more environmentally friendly than new paint.

5. **SELL OLD MATERIALS** In addition, be sure to recoup some of your losses by selling old materials. Recycling centers often pay for copper and other scrap metal, and other items can be sold at yard sales or online.

6. **BE COVERED** Make sure any contractors you hire are fully certified and insured. Otherwise, you’ll be liable for any accidents and damages that occur during the renovations, which is likely to wreck your budget.

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