

# Enhance, Enliven and Energize

REAWAKEN YOUR HOME WITH UPGRADES THAT ADD ENJOYMENT AND BOOST ITS VALUE

by Karyn Brodsky



**"Updating your home will add value to your family life now and resale value down the road."**

*- Ann O'Blenes, Realtor, Performance Partners at RE/MAX Dallas Suburbs*

**C**atching a case of spring fever? Updating your home is the best medicine. Infuse the indoors with fashionable finishes and amped-up accents, and beautify the backyard with outdoor kitchens and luxury living environments. Whether it's storage drawers or stunning floors, outdoor spaces or fireplaces, there are countless ways to rejuvenate your home for you and your family to enjoy now and to add resale value for the future.

**Ann O'Blenes**, Broker-Associate and Partner, Performance Partners at RE/MAX Dallas Suburbs, sees a range of general trends in her line of work and suggests focusing on key updates like flooring, color and accents.

"I'm seeing a trend toward tile that looks like wood floors for the kitchen and bathroom, as well as mixing tiles in a geometric pattern or adding a wooden stone inlay in tile," says O'Blenes.

O'Blenes notes that while last year's neutral color scheme is still prevalent, homeowners are adding a pop of bold bright color through artwork and pillows. Color is also created by florals, with orchids being the most popular. O'Blenes says that flowers are found in every room of the home; most are artificial yet can be very realistic looking. "Succulents are also a huge trend and you can find the most real looking ones that are actually faux," she says. "No house should be without them."

Another way to update your home is by replacing hardware. O'Blenes notes that brass has made a huge comeback – predominantly brushed/satin brass – on hoods and cabinet or

door hardware. Also popular is the introduction of copper or rose gold finishes that feature a pinkish hue.

In the kitchen, wood-topped islands similar to butcher block of the past have reemerged, and mixing wood countertops with a stone island has increased in popularity.

Bathrooms are showcasing an artistic flair, with mosaic tiles in interesting patterns climbing the one accent wall, typically behind the vanity. O'Blenes says the addition of wainscoting adds depth and textural interest, and it's a great way to update a bathroom inexpensively.

Acrylic is still a big trend in everything from furniture legs and hardware on cabinets to mirrors and lighting. "You can actually buy interchangeable acrylic legs to update your furniture," says O'Blenes. "The use of acrylic has gotten bigger than it was last year. It's just huge!"

The take away: the options for updating your home range from simple, inexpensive fixes to complete remodels. Whatever you decide, you'll reap the benefits of immediate enjoyment as well as the long-term value of your property.

On the pages to follow, you will find some of our favorite and most trusted resources to get your spring revamp in full bloom.

Source:

*Ann O'Blenes, Performance Partners at RE/MAX Dallas Suburbs*  
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# Roofing

**It's a well-known fact that we all need a good roof over our heads.** Repairing or replacing your roof is an important part of updating your home for immediate enjoyment (and dryness!), but it also adds a great deal of value to your property.

**Craig Dyer**, owner of DMS Contractors in Frisco, is loved for his unsurpassed craftsmanship and service, and is also passionate about building relationships and trust with his clients. This father of four says 99% of his business is storm related or from repair when the roof doesn't pass the inspection during a home sale. However, when he does replace a roof, homeowners can add a bit of style and choose from a bigger selection of colors in asphalt shingles than in the past. "We can help them upgrade from three-tab or flat brick-like shingles to more decorative architectural shingles that are dimensional to look like a wood shake roof," he says. "If it's a more heavy-duty product they're looking for, they can upgrade to Class 4 shingles, which are hail-resistant and in some cases can lower insurance costs."

DMS Contractors also installs new or replacement gutters, with colors that may match the exterior paint of a home.

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972.292.7282



# Decluttering

**Want to make your life less stressful?** Adhering to the old adage, "a place for everything and everything in its place" and finding ways to declutter and get organized can help you achieve that goal.

"The hottest trend in decluttering is installing a mudroom during a remodel," says **Curtis Dorian**, owner of Dorian Bahr in Richardson. "It's the perfect place for people coming in and out of the house to stow shoes, backpacks, baseball equipment and more. It can be accessed from the side or back of the house or through the garage and is a super organized area with things like shelving, cubbies with drawers, hooks." He adds that the mudroom is also a good place to keep hygiene for dogs and animals. "People are installing commercial sinks to wash their dogs and to have a wet area," Dorian says. Built-in millwork in areas throughout the home are helping homeowners stay

organized. Dorian's company will tear out closets and install built-ins, shelves, hooks, bins, drawers and shoe racks and then add lighting to illuminate the space. "Women like to have a means of organizing their shoes and purses, and we like to create a system for storing men's ball caps, watches, bow ties, cummerbunds, belts and ties," notes Dorian. "We've built a docking station in a closet for men's keys, wallets, phone and other small necessities."

Because of the universal use of technology, USB ports are now being installed in closets, drawers, behind beds and in kitchens. In kids' rooms, Dorian says they'll transform a closet or an area in the room into a "station" with drawers and trays to store their toys, art supplies, socks, etc. Offices have always been a good place for built-ins, but it's also popular to create "towers" on top of bathroom counters, complete with electrical for curling irons, hair driers and misters, and drawers that have lights that automatically turn on when they are opened.

Dorian says a very prevalent trend in bedrooms is the use of multiple bins for dirty clothes – one each for darks, whites, delicate items or towels so that they are sorted prior to washing laundry. "These bins are often color-coded, as color is recognizable and memorable," he says.

In the kitchen, Dorian Bahr is building pullout bin drawers underneath sinks and stove tops for shallow, small items, and in the garage, built-in bins, cabinets and drawers are helping homeowners organize tools, paint cans and other supplies.

Dorian points out that installing built-ins does require an investment, but it's worth it to get organized and to do so with quality.

*Editor's Note: Business partners, Curtis Dorian and Michael Bahr showcase some of the nation's leading manufacturers in their showrooms, featuring a mixture of traditional and soft-edge modern designs. Their clients enjoy a huge selection of luxury furniture and fabrics in a boutique atmosphere complimented by attentive, personal service.*

**Dorian Bahr**  
**Corporate Office**  
**908 Business Parkway, Richardson**  
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**214.698.9936**



# Fireplaces

WANT TO ADD SOME WARMTH AND LIGHT TO YOUR INDOOR OR OUTDOOR SPACE?  
A FIREPLACE IS JUST THE THING TO SPARK SOME STYLE INSPIRATION.

Though the time-honored brick or stone fireplace is still quite popular, **Fredy Mize**, president of Trinity Hearth and Home in Grand Prairie, says that fireplaces have “really evolved,” with more styles, shapes, media, amount of heat they generate and types available than people realize. He says that the latest trend is what the industry calls “linear” fireplaces. “Linear is a streamlined, geometric modern look that still has a romantic feel,” explains Mize. “They’re long and lean with clean lines and can be see-through.” Linear fireplaces can be installed indoors and outdoors, don’t require a mantel and use gas for efficiency. Crushed clear glass uses the space where logs would typically be and LED lights can create a colorful aura.

Outdoor linear fireplaces, says Mize, can be built along a wall, in a corner or can be a part of a peninsula. They’re usually finished with stone or a similar material, and they vent out of the front, so there’s no need for a flue or chimney.

Mize notes that homeowners can get whatever shape they desire in both indoor and outdoor linear fireplaces. “Many indoor fireplaces operate by remote control and feature a thermostat, so they turn off when it gets too hot, similar to a home furnace,” he adds. Most outdoor fireplaces Mize sells don’t have a pilot light and use the IntelliFire™ Ignition System (IPI), an advanced intermittent pilot ignition system. IPI constantly

monitors ignition, ensures safe functioning and reduces monthly energy costs.

Born and raised in the construction business, Mize has over 35 years of industry experience. His father and grandfather helped build the Reunion Tower and many of the buildings in downtown Dallas. Mize learned the business by helping them out from the time he was a small child of eight years old, sweeping floors at the construction sites. He was a journeyman carpenter by the age of 18 and worked in both commercial and residential construction. He’s been in upper management for the last 25 years and has owned several businesses, including Trinity Hearth and Home, which he started in 2010.

*Editor’s Note: Since 2010, Trinity Hearth & Home has built a reputation of offering customers throughout North Texas a vast selection of the highest quality fireplaces, handcrafted cedar doors, steel garage doors, door openers and more.*

*Visit [www.trinity-tx.com](http://www.trinity-tx.com) for more information.*

**Trinity Hearth and Home**  
2917 N. State Hwy. 161, Grand Prairie  
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# Flooring

STARFLOORS HAS YOU COVERED

**When it comes to spring trends in home and garden décor,** what's the bottom line? It's beneath your feet, of course! Flooring can make the fashion difference in a total look, meet lifestyle needs and upgrade your home, both inside and out.

Steven Pidgeon, CEO of Dallas-based StarFloors, Inc., says that a primary focus for spring is outdoor "flooring." "Synthetic turf is popular because there's very little if any maintenance, it results in less water usage and cost, and though it's made of plastic, it's very realistic looking," he notes. "The industry has made huge advancements in its appearance." Pidgeon adds that there's no worry of grass burning out, and the materials used are environmentally friendly, heat friendly and odor friendly – especially in the reduction of pet odors. The bonus from all of this? Synthetic turf's pricing has dropped because the more people who use it, the more efficient it is to manufacture and install.

**"Synthetic turf is popular because there's very little if any maintenance.**

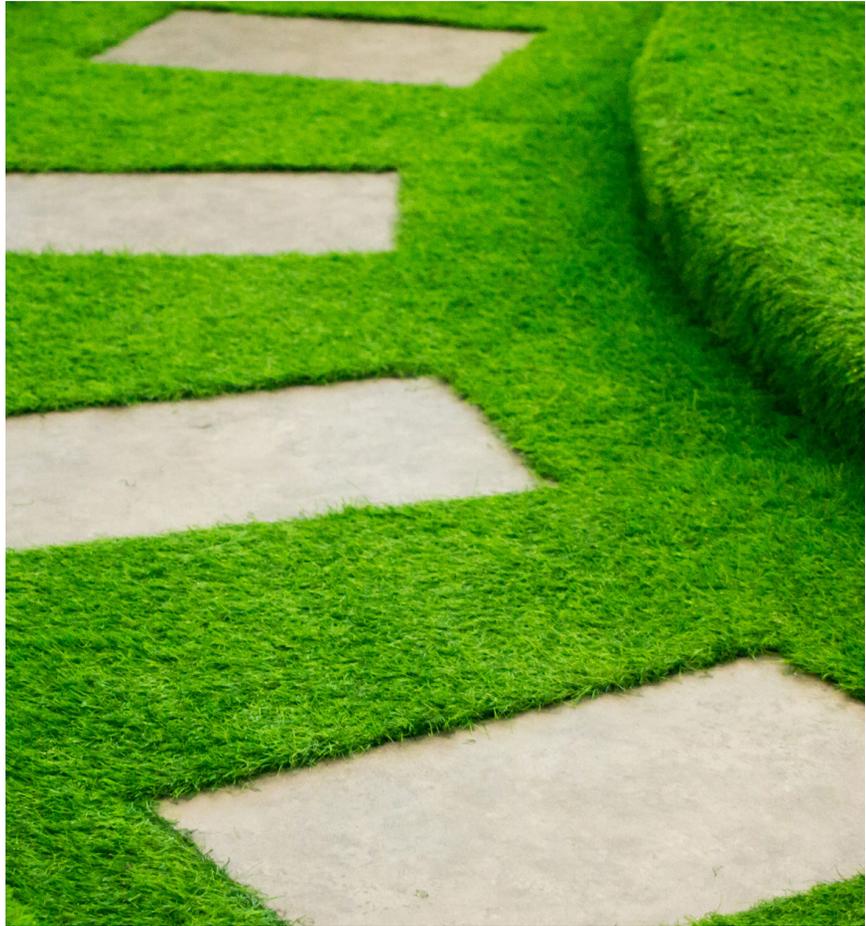
*- Steven Pidgeon, CEO, StarFloors, Inc.*

Another popular outdoor floor surface are ceramic pavers, which are now more affordable. "You can install ceramic pavers and use synthetic turf to fill in the spaces for a very pleasing overall appearance," says Pidgeon. "The result is that you can spend more time enjoying your backyard, not working in your backyard."

Indoors, homeowners are turning to hard surfaces in bathrooms, kitchens and dining rooms where there's a chance of water spillage. Products like WPC or luxury vinyl flooring are waterproof and scratch resistant. When these floors come in contact with liquid, it minimizes the chances of scratching, fading, discoloring and warping. Pidgeon notes that finishes are now more realistic and less plastic looking, and if damaged, individual planks can be replaced without removing the entire floor.

Other areas in the home are being carpeted for softness, warmth and comfort. Yarns today are pet friendly and eliminate smell. "People are no longer buying one color of carpet to use throughout the house," says Pidgeon. "Different colors are being used in different rooms – especially in kids' bedrooms – so one room can be replaced at a time."

For over two decades, Dallas-based StarFloors has built a reputation on dependability, fair-pricing, product quality and superior installation services. And, best of all, they offer their stellar services nationwide "store to your door" with a 'Showroom



On Wheels' so you can see hundreds of flooring options and receive expert advice in the comfort of your home.

*Editor's Note: StarFloors, a family-owned and operated business since the 1950s, conducts business in 42 states in the US and specializes in residential, commercial, senior living facilities and country clubs. StarFloors offers "store to your door" shopping with a 'Showroom On Wheels' so you can see hundreds of flooring options and receive expert advice in the comfort of your home. Visit StarFloors at [starfloors.com](http://starfloors.com) for more information.*

**StarFloors**  
**15340 Dallas Pkwy., Dallas**  
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**972.503.6000**



# Plumbing Supplies and Fixtures

H2O CELEBRATES TWO DECADES OF HELPING HOMEOWNERS MAKE A BIG SPLASH



**Looking to expand your home's entertaining area?** Extend it with an outdoor living space, complete with a seating area, kitchen and cooking station.

The entire backyard environment is changing to accommodate outdoor relaxation and entertaining. "The outdoor living area has become 'free square footage,'" says Jay Katz, owner of H2O Supply in Lewisville. "Outdoor spaces are totally open and that allows people to not be in their indoor kitchen. When the party is outside, you're outside and you cook outside."

Katz says H2O Supply carries items that can be used for "any plumbing supply project" and offers appliances, sinks, faucets, BBQ grills, warming drawers, ice machines and more. Though H2O Supply does not perform the installation, he says they do work with architects and designers to best outfit the home with plumbing products.

Katz stresses that homeowners need to know that any item they purchase for the outdoors should be "outdoor rated," which means it's durable and can withstand the elements. Outdoor rated items tend to be costly, but it's a case of "you get what you pay for." Invest in the proper equipment upfront so that it doesn't have to be replaced prematurely. "Some people don't go to the right place – they buy cheap items, and

they don't hold up," explains Katz. "You need to invest in the right product grade to have it last. Plumbing must be designed for use outdoors to be weatherproof; for example, self-regulating pipes can avoid a freezing issue."

While entertaining occurs outdoors, swimmers tend to use the bath nearest the back exit of the home, or the "pool bath" to change in and out of their swimsuits. "People want the pool bath to be fashionable and themed to coordinate with the outdoor environment, yet functional," notes Katz. "They tend to go extreme by using natural rock (also called river rock) on the floor because you can't do wood, as people come in wet." Katz says that river rock brings color into the bath, mosaic tile adds textural interest and a unique faucet or lavatory amps up the style.

In addition to the aforementioned trends, Katz adds that he's noticed that homeowners are making their homes more Americans with Disabilities Act (ADA) compliant for adaptation for later in life. "We're selling more ADA related items than we have in 15 years, due to the aging baby boomers," he explains. "People want to have access to everything as they age – someone who is in a wheelchair wants to be able to lower themselves into a pool."

Katz comes from a long line of plumbing suppliers, beginning with his great-grandfather's Houston supply house that opened in 1911, with his grandfather and father following suit. Katz came to Dallas to work for a competitor and ended up starting H2O Supply, which is now celebrating its 20th year in business.

**H2O Supply, Inc.**  
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