

# Home & Lifestyle

 ColumbianHomes.com

REAL ESTATE, HOME DECOR, HOME IMPROVEMENT, HEALTHY LIVING

May 15, 2022



## CHARMING COUNTRY ACREAGE HOME IN WOODLAND

Barn-style homes have been a fashion trend in home design in recent years. This charming one-level barn-style house was built in 1973, well ahead of the trend. The porch, pitched roof, vaulted ceilings with natural wood planks, hardwood flooring, and open concept floor plan with large windows for natural lighting evokes elements of Scandinavian design. The wood-burning stove on a stone hearth brings warmth to the spacious living area and kitchen. Set on over 10 gently sloping acres with a matching shop building below, this property is in an idyllic country setting in Woodland.

Inside the home are four bedrooms and two bathrooms. One of the bedrooms is a primary suite with attached bath and walk-in closet with shelves and storage. The kitchen has been updated with new countertops and appliances.

The large 2,400 square-foot metal frame shop outbuilding has a lot of potential uses for storage, projects, and activities. Seller has a recent timber cruise showing marketable timber, property is possibly subdividable.

This property is in a lovely rural setting surrounded by family farms, with shopping and services only minutes away in downtown Woodland or La Center, and Lewis River recreation opportunities just minutes to the north. The home is within the La Center School District and the Clark County Fire & Rescue station is just down the road.

**Priced at \$825,000.**

Represented by **Mary Meeker, 360-936-5797.**  
Woodland Real Estate, LLC.



### Real Estate Trends

#### Big Brother is Watching

Do you remember that phrase 'Big Brother is Always Watching'? Nowhere is this more true than in real estate. We live in the age of Alexa. Our homes are wired with xfinity and Ring cameras.

In the past, I would show a home to a buyer client and we would talk about the home and the pros/cons while walking around. We would even "gasp" sit down at a kitchen table to write up an offer.

When I am showing homes now in 2022, I always remind my buyer clients to wait to talk about the pros/cons of a home, their financial situation, or any offer they might want to make until after we are out of the house... in fact, until we are far away from the front door. In our day and age, there is a very good chance someone is watching or listening to you.

When I talk with a seller client about listing their home, I take a little extra time on page 4, section 18 of the listing contract. In this particular case, line (d) Seller acknowledges that it is a violation of RCW 9.73.030 to intercept or record conversations of persons in the property without first obtaining their consent. The seller cannot record conversations or people in their home. But what about intercepting? This is where it gets a little more complicated.

Recently, I had an amazing listing that was very desirable. My client has cameras all around and in his home. On the listing, I stated that 'cameras are on'. This is/was notice to the buyers Realtors and to their buyers there are active cameras in/around the home. By entering the home with that knowledge, consent is given. Quite a few of my listings have cameras, or Rings, or xfinity, and for these I always put in the agent remarks that 'cameras are on'.

More people are connecting their home and outside areas to cameras. Just assume that you are being watched & listened to. As a buyer, you need to BE AWARE!

\*Ask your Realtor if there were any special remarks or comments in the listing. Sometimes there is information in there that you might want to know.

\*Pick up a flyer. Sometimes there is helpful information there. For example, on one flyer I had information on work that my seller client had done to the home and when it was done. On that particular home I had no less than 4 Realtors ask me about the roof - information that was on the flyer ... in the flyer box, and on the counter.

\*Stay with your Realtor! I know it is difficult because often you are on a timeline for showings, but stay with him/her while they show you the home. That Realtor is responsible for you during your time in the seller's home.

\*If the seller asks for your shoes to be off during the showings, please take them off or wear the booties that are often provided. I always tell my buyer clients to wear easy on/off shoes for showings.

\*Appointments are often required for showings, even for vacant homes. Many times it is 24 hour notice appointments. We know you are excited to see homes, but there is nothing worse than showing up to see a home with 3-6 Realtors with their clients to see the same home. We set appointments so everyone has a designated time to see the home.

\*Ask questions. Sometimes your Realtor knows the answer, and sometimes it needs to be asked of the sellers through their Realtor, and this is ok!

\*It is ok to open cupboards, pantry doors and to look at storage. It is ok to look at the stove/oven, dishwasher, or built-in microwave. It is never ok to open someone's private dressers or armoires. Rule of thumb...if it doesn't stay with the home, don't open it.

\*If you feel the need to talk about the home, only say positive things. Please do NOT comment negatively on the price of the home, the decorating, personal effects in the home, pictures, or the opinions (whatever they may be) that are reflected in the home by the current homeowners.

\*Never talk about your financial or personal situation, or offer strategy, in someone's home where they may be listening.

As always, "may the odds ever be in your favor". I am here for any questions, and always available to help you with your next Home Adventure. Whether you are buying or selling... I got you Boo!



Tracie Demars  


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- I jump and play rough when I get excited.
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- I need to meet any other dogs I might be living with.
- I need a home without any cats, or other small animals.

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**Wellness-Conscious Design**

After two years of battling the devastating coronavirus pandemic, designers are building homes and offices with wellness in mind. But it means more than just a pretty interior. “The pandemic has crystallized the need we all have for mental and physical health, and we have had time to reflect on our pace of life and the impact of technology, both good and bad,” designer Jo Littlefair told Architectural Digest. “This, in turn, means that as designers of interior spaces, we need to articulate a response that delivers not only an aesthetic level but creates an environment to alter moods and assist rejuvenation.”

Designers are including elements that fight disease and improve mental and physical well-being, such as touchless surfaces to avoid the spread of germs and lighting fixtures that help kill bacteria and purify surfaces. It can also help relieve stress. “People are understandably interested in therapies that can help them recover from stress. Light therapy usually uses LED light, and from a technology standpoint, has been incorporated into showerheads, taps and cabinetry,” designer Shalini Misra told Architectural Digest. “It purports to help boost and improve immune systems and have many other health properties for the skin.”

Shelly Lynch-Sparks said that air purification is also a concern. Installing an air purification system helps, as do advances in paint, glue and materials to prevent off-gassing are also concerns. She recommends wood veneers, Caesarstone quartz and zero-VOC paints. Wellness design also features elements like sound quality and outdoor-indoor space integration, and, of course, sustainability. “It continues to grow because it continues to make sense,” said John Shannon of HFZ Capital Group. “Feeling well is a good thing. People like it — they want more and more.”

Shannon likened recent trends in building for wellness to an arms race, saying builders are competing to offer more and more wellness amenities as selling points. It can also be good for designers to focus their practices on wellness. Kim Radovich, president of the American Society of Interior Designers, said that for emerging professionals, wellness design is here to stay. The ASID devoted its 2019 continuing education summit to the topic. “We see massive potential for what will happen in that market in the next decade-plus,” GWI economist Katherine Johnston told Architectural Digest. “We are at the very beginning of a shift in the way building is done.”

*-Greenshoot Media*

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**\$624,500**

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**WOODLAND REAL ESTATE**

**DID YOU KNOW?**

Homeowners should give due consideration to whether or not plants are considered invasive species before introducing new plants on their properties. According to the National Ocean and Atmospheric Administration, invasive species of plants can lead to the extinction of native plants and animals. Invasive plant species also can reduce biodiversity and cause significant fundamental disruptions to local ecosystems. Though non-native plants are often cherished for their unique looks, homeowners planting new gardens or supplementing existing gardens with new plants are urged to plant only native species. Such an approach benefits plants and also local wildlife that depends on native plant species for food and cover.

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## Flowers that can BEAT the HEAT

Bright blooms are closely associated with the season, but some flowers actually do better than others in the summer sun.

- LANTANA AND SALVIA**  
Scorching heat is no problem for hardy-growing lantana flowers, and they attract butterflies too. Depending on the variety, you'll see bright yellow, pink and purple clusters that cascade beautifully over walls or across a trellis. Salvia are also a butterfly favorite, and their pink, purple and red spikes attract hummingbirds as well. Both lantana and salvia are drought tolerant, and will return every year in warmer climates.
- VERBENA AND ZINNIAS**  
Some of the easiest-to-grow flowers include verbena, which bloom in pretty clusters with lots of colors. They love the sun. Most bloom for a remarkable length of time, lasting from spring until nearly first frost if they're trimmed a couple of times in mid summer. Zinnias are also cluster blooms, attractive to butterflies and bees in the garden, and make gorgeous cut-flower arrangements.
- MARIGOLDS AND GAILLARDIA**  
The little gold pompoms associated with marigolds are, of course, very cute. But they also work as a natural pest repellent, warding off hungry wildlife from nearby garden staples. The daisy-like gaillardia, which are yellow and orange, are sometimes referred to as blanket flowers. They bloom early and don't have to be deadheaded in order to prolifically bloom. They'll stick around until the beginning of autumn.
- CELOSIA, PORTULACA AND CANNA**  
Brightly colored celosia can grow very tall, and return perennially in southern zones. Portulaca are a tiny-flowered ground-cover type plant, but they're tough. They love full sun. But be warned: They seed themselves, so be prepared for portulaca to spread. Canna love hot weather too, but they need consistent watering to produce bright orange, red, pink and yellow blooms.
- MANDEVILLA AND PASSIONFLOWER**  
Mandevillas are fast-growing, lush trailing vines with trumpet-shaped pink, red and white blooms. They'll climb more than 10 feet. Passionflower, another trailing vine, produces big purple blooms. Attach to a sturdy trellis for best results.
- PLUMBAGO AND GARDEN PHLOX**  
Plumbago's sky-blue blooms make a great landing spot for butterflies, while the vines can also climb more than 10 feet. Garden phlox produces round balls of five, tall, growing three to five feet tall. There is a mildew-resistant variety that's recommended for more humid areas.