

SHORELINEMEDIA HOMESGUIDE

FREE!

West Michigan Real Estate, Condos and Apartment Living

OCTOBER 2025



 GREENRIDGE
REALTY



CENTURY 21.
Bayshore Real Estate



Lighthouse
Realty



COLDWELL BANKER
WOODLAND-
SCHMIDT



 IRONS
Real Estate

SHORELINE
MEDIA

LUDINGTON DAILY NEWS
OCEANA'S HERALD-JOURNAL
WHITE LAKE BEACON

Local news matters

Ready for a change? **BUY** or **SELL** with confidence!

CALL ME!



5729 N Bass Lake Rd, Irons
2 year 'round homes w/195 ft private frontage on Loon Lake!
\$365,000



6253 Loggers Lane, Ludington
3 bed, 1.5 bath, 1365 SF ranch on 3.5 acres w/700 ft Hamlin frontage
\$1,290,000



805 W Loomis St, Ludington
3 bed, 2 1/2 bath, just 3 doors down from Lake MI. Custom 2020 build.
\$835,000

Who you work with matters...18 years of knowledge & experience

Lois Mitzelfeld
Realtor®
231-510-5065

ludingtonlois@gmail.com



2280 N Lakeshore Dr, Ludington
BRAND NEW 2 bed, 2 bath w/open floor plan & large covered patio
\$309,900



1010 N Rath Ave, Ludington
9 platted city lots, zoned mixed use, unlimited possibilities
\$920,000

231-845-7500

Lighthouse Realty

503 S Rath Ave
Ludington

HOME IS WHERE THE FOREST MEETS THE SHORE



RAQUEL RAE
(231) 881 - 2167

More than 20 years of experience you can trust

GREENRIDGE REALTY

5492 W. US 10, Ludington
greenridge.com

Diana Kovalcik
Associate Broker
231-690-5545
dkovalcik@greenridge.com



73 S. MAPLE RD. BRANCH

Long Lake home with 106 ft. walkout frontage, plus a guest house.

\$330,000



919 LAWDALE LUDINGTON

Could be used as a single family home or duplex, 3 bedrooms, 2 baths, new roof installed in 2023

\$275,000



409 E. FILER ST. LUDINGTON

4 bedrooms, 3 1/2 baths, beautiful kitchen with large island, spacious floor plan with 2 separate living rooms, lots of updates throughout.

\$339,900



2702 E. HOGUE RD. FREE SOIL

Beautifully updated home, 4 bedrooms, 2 baths, includes a separate guest house, nicely situated on 5 acres.

\$389,000



7298 W. M-116 LUDINGTON

Moments from the Ludington State Park, 4 bedrooms, 4 baths, Large living room with fireplace, new well in 2022

\$459,000



6035 TRAILS END LUDINGTON

Desirable neighborhood, 3 bedrooms, 3 1/2 baths, 2 main floor living rooms, large fenced backyard

\$449,000

Gas fireplace safety tips

Few images capture the spirit of a season as well as a family gathered around a fireplace embodies winter. Winter is indeed a time when families spend more time together indoors, and there's no better gathering spot than around a warm fireplace.

Heartwarming scenes around a fireplace are even more enjoyable when safety has been prioritized. While natural fireplaces with roaring flames are notable safety risks, it's important that individuals with gas fireplaces embrace fire safety as well. The following are some gas fireplace safety strategies everyone can embrace.

- Avoid the DIY installation route. Even the most skilled do-it-yourselfers are urged to



let the professionals install a new gas fireplace. Gas lines are nothing to mess around with, and professional installation teams have ample experience

setting up new gas fireplaces in a home.

- Be sure to install a carbon monoxide detector on the same floor as the fireplace. During the gas fireplace installation, ask that a carbon monoxide detector with battery backup is installed on the same floor. The detector alarm will alert individuals if something is amiss, like a gas leak. Periodically inspect the detector to ensure it's working properly.

- Periodically inspect your safety screen. Glass panels are standard features on many gas fireplaces. Such panels separate the fire within the fireplace from the people and items outside of it. Glass panels can become extremely hot, which is why most gas fireplaces come with safety screens as well. These mesh safety screens can keep curious kids and pets from touching hot glass panels, and also protect adults. Inspect the safety screens periodically to ensure they're still intact and up to the job, replacing them if

necessary.

- Keep objects a safe distance away from the fireplace. Experts advise keeping objects a minimum of three feet away from the fireplace at all times. Fabrics and other materials that contact the glass pose a fire hazard, so keep the area in front of the fireplace clear.

- Make the fireplace off limits to children and pets. Though the aforementioned safety screens are a vital safety feature that can keep kids and pets safe, it's still best that kids and pets are kept away from the fireplace at all times. Turn off the fireplace if kids are playing in the room, and use safety gates to keep kids and pets away when the fireplace is in use.

- Book annual fireplace inspections. Annual inspections of the fireplace can ensure everything is working properly. Professional inspections may detect potentially harmful gas leaks, and annual checkups also can help individuals extend the life of their fireplaces.



1350 N SHORE DRIVE, MEARS, MI 49436
3 BED | 2 BATH | 1,799 SQ FT | SILVER LAKE
WATERFRONT HOME WITH BARNDOMINIUM
LISTED AT \$1,200,000



7901 W VILLAGE RD, MEARS, MI 49436
3 BED | 1 BATH | 960 SQ FT
SILVER LAKE FRONTAGE
LISTED AT \$289,000



413 N MAPLE ST, SHELBY, MI 49455
3 BED | 1 BATH | 1,285 SQ FT
LISTED AT \$188,900



2230 N 56TH AVE, MEARS, MI 49436
4 BED | 2 BATH | 1,621 SQ FT
LISTED AT \$299,000

published by
**SHORELINE
MEDIA**
LUDINGTON DAILY NEWS
OCEANA'S HERALD-JOURNAL
WHITE LAKE BEACON

www.shorelinemedia.net

Publisher: Mike Hrycko

Sales:
Shelley Kovar, Sara McClane,
Monica Evans

Graphics:
Judy Lytle, Julie Eilers,
Madelyn Kerbyson

News: Lois Tomaszewski,
Shanna Avery, Alexis Settler,
Cristina Juska, Larry Launstein Jr.

Circulation:
Jerriann Steiger

Ludington Daily News
202 N Rath Ave.,
P.O. Box 340,
Ludington, MI 49431
(231) 845-5181
(231) 843-4011 fax

Oceana's Herald-Journal
123 State Street,
PO Box 190,
Hart, MI 49420
(231) 873-5602
(231) 873-4775 fax

White Lake Beacon
PO Box 98
Whitehall, MI 49461
(231) 894-5356
(231) 873-4775 fax



COLDWELL BANKER
WOODLAND SCHMIDT



231.873.5600
WWW.CBGREATLAKES.COM



Brad Clark | Mindie VanBoxel | Sue Payne | Brie Lorenz | Michelle Hanks

2332 N COMFORT DRIVE | HART, MI 49420
EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED.

How to navigate a challenging real estate market



Real estate has long been touted as a worthy long-term investment. With that conventional wisdom in mind, young adults often make buying a home one of their first big-ticket purchases. Though real estate remains a potentially lucrative investment, the market for homes has been difficult to navigate for several years running.

High mortgage interest rates and low inventory have left many buyers feeling priced out of the real estate market. Others may find the competitive nature of the modern real estate market too stressful. No one can predict if or when the real estate market might be less challenging, but the following are some ways those looking for a house can navigate that process.

- Ready your finances. It goes without saying that prospective buyers must get their financial affairs in order before they begin shopping for a house. But finding a home in the

current market takes time, and some buyers might have let their mortgage preapproval letter expire without realizing it. Others might have experienced a dip in their credit rating as they turned to credit cards to confront inflation. That means buyers who began looking for a home months or even years ago might not be positioned to buy now should they find a home to their liking. Revisit your finances if it's been awhile. Pay off any consumer debt that has accumulated in recent months and reapply for mortgage preapproval if necessary.

- Be ready to pounce. Data from the National Association of Realtors found that the average home spent 32 days on the market before being sold in November of 2024, which was a full week longer than a year earlier. That's good news for buyers, but it still means buyers must be ready to pounce if they find a home and home price to their liking.

- Hire a real estate agent. The hectic pace of the modern real estate market can be difficult for anyone to keep up with. But real estate agents keep up with the market for a living, and they can be invaluable resources for buyers whose commitments to work and family are making it difficult to keep pace.

- Emphasize long-term growth and value when

assessing properties. According to Zillow, the median list price of homes in the United States was just under \$387,000 by the end of January 2025. But buyers must also recognize that 22.4 percent homes sold above list price in that month, according to a Redfin analysis of MLS data and/or public records. Buying a home is more than an investment in a property. It's also in some way an investment in the town where the home is located and in a homeowners' future. So while it can be

tempting to buy a home with the lowest asking price, home buyers should also seek homes that figure to experience the best long-term growth in value. Homes situated in safe and welcoming towns with good schools are arguably a better investment than homes with lower sticker prices but no such amenities.

The real estate market has been challenging for buyers over the last several years. Various strategies can help buyers find a home that suits them and their budgets.

IN LUDINGTON

New Purchases • New Construction
Refinance • Bruised Credit OK

Low Down Payment

CONVENTIONAL • USDA • FHA • MSHDA • VA

216 E. Ludington Ave.
231.425.5555
Call Anytime
lakeshore.team@metromtg.com

A Division of Mortgage
NMLS 129386

Soak up these luxurious bathroom features

Kitchens and bathrooms are two popular areas to address when renovating a home. Modernize Home Services says 26 percent of sellers make bathroom improvements to their homes before listing. Midscale bath remodels will net a return on investment of about 64 percent, while a luxury bathroom overhaul has an ROI of about 57 percent.

When considering bathroom renovations, homeowners may want to include some unique features that can add style and function, not to mention some much-deserved luxury. With that in mind, the following are some luxurious features to consider.

- Heated floors: There is something to be said for stepping out of the shower and being met with warmth underfoot. Heated floors are not just for people who live in cold climates, either. When the air

conditioning is pumping on hot days, tile floors can feel chilly. Heated floors also are aesthetically appealing because homeowners don't have to factor in baseboard heaters or forced-air vents.

- Steam showers: There are many different steam showers on the market, and each can turn regular showers into steamy spa-like enclaves. A steam shower is similar to a sauna and utilizes a steam generator to produce steam in a single area, advises Badeloft® Luxury Bathrooms.

- Soaking tub: Although the majority of people shower as part of their daily hygiene routine, a deep soaking tub separate from the shower is ideal for those who enjoy a good bath.

- Luxury mirror: Upgrading the bathroom mirror to one that offers features like defoggers, integrated lighting and

a dimmer setting can elevate the bathroom.

- Floating vanity: A floating vanity is mounted directly to the wall to leave space underneath. Better Homes & Gardens says a floating vanity can lend an airy feel to a bathroom.

- Frameless shower: A frameless (glass) shower door is not only luxurious but also functional for people who want to age in place. With no edge or lip to step over to enter the shower, anyone with mobility challenges can walk into a frameless shower safely.

- Water closet: If space allows, separating the toilet in a water closet from the rest of the bathroom space affords even more privacy. Plus, in couple's bathrooms, a water closet enables two to use the bathroom at the same time for different functions.

DON BRADLEY

5293 W Monroe Rd, Pentwater
5 BED | 3 FULL BATHS | 2 HALF BATHS | \$1,116,000

LAKESIDE LUXURY IN THE HEART OF PENTWATER, MI | 3,200 sq ft dual-suite estate with 60 ft of private Pentwater Lake waterfrontage and direct access to Lake Michigan. Your dream lakefront retreat awaits! This exceptional property offers the rare flexibility of being a dual-suite vacation rental, income property, or spacious single-family home. This beautifully maintained two-unit estate features: Suite One: A recently updated three-story, 3 bed, 2 ½ bath with elegant, modern finishes and an open concept layout. Suite Two: A three-story, 2 bed, 1 ½ bath, ideal for guests or rental income. Each suite spans approximately 1,600 sq ft with two ground floor patio spaces and fire pits, as well as two large main floor elevated decks, newer steel seawall and an oversized permanent 40' dock.

Call Today! **231-425-8838**
Broker | Realtor®

Lighthouse Realty
www.goLighthouseRealty.com



DEB STEVENSON GROUP ★ ★ ★ ★ ★



620 N Lakeshore Dr., Ludington
3 bed, 2 bath, renovated & ready,
spacious backyard, near Stearns Park beach
\$419,000



8641 N Perry Ave, Pentwater
5 bed, 3 bath cottage, 150' of Lake Michigan
frontage, private wooded setting,
successful short term rental
\$1,350,000



602 Fifth St., Ludington
Investment opportunity, duplex,
corner lot, offstreet parking
\$250,000



224 Lakeside Dr, Ludington
2 bed, 2 full bath, garage available,
community pool, 1 mile to downtown
\$344,900



105 W Danaher St #201, Ludington
3 bed, 2.5 bath, great water view,
indoor pool, parking garage
\$789,000



1009 N Ferry St, Ludington
1 bed, 1 bath, fully renovated,
large lot, close to beach
\$294,000



210 N Lavinia St, Ludington
Investment opportunity, 4 units on double lot,
ample offstreet parking, detached garage
\$450,000



3181 N Lakeshore Dr #6, Ludington
Vacation Lane, 3 bed, 1 bath,
fully renovated, covered boat slip
\$295,000



855 US 31, Scottville
5 bed, 3 full bath, pole barn & barn,
commercial building, 2+ acres
\$320,000



7431 W Buchanan Rd, Shelby
10 acres on Homer Lake, 300' water frontage,
3 bed, 2.5 bath, walkout lower level
\$675,000



115 N Emily St, Ludington
4 bed, 2.5 bath, 3 story brick home,
full basement, blocks from downtown
\$299,000



1882 N Lakeshore Dr, Ludington
9 unit Lakewood Motel, Seasonal Ice Cream Shop,
ample onsite parking, high traffic area
\$895,000



215 & 217 Arthur St, Manistee
Investment opportunity, 8 rental condos,
restaurant, 130' waterfront w/8 slips
\$985,000



1907 W Sugar Grove Rd, Ludington
14.6a w/5+ rental units, current leases in place,
large pole barn, across from West Shore CC
\$595,000



2351 E US 10, Custer
Beauty Bank Salon, distinctive architecture,
high traffic area, ample parking
\$195,000



DEBBY STEVENSON
Associate Broker, Realtor®

231-510-5727

DEB@DEBSTEVENSON.COM

Local
REAL ESTATE
Expert

**SCAN
HERE** 
TO VIEW PROPERTIES



GREENRIDGE REALTY | 231-510-5727 | WWW.DEBSTEVENSON.COM

Remedies for common electrical problems

Electricity is a modern convenience that's easily taken for granted until homes are plunged into darkness during power outages. Thomas Edison introduced electricity to the world in the late nineteenth century. After Edison's home received a private electric system, the first American home to be powered by hydroelectricity was in Appleton, Wisconsin in 1882. Despite that, just 50 percent all homes in the United States had electricity by the beginning of the twentieth century.

Electricity is now a standard home feature. And when something goes awry with a home's electrical components, homeowners may need to act fast to restore things to proper working order. Certain electrical problems are common in residential homes. Even homeowners with do-it-yourself skills should bring in an experienced electrician when their homes develop electrical problems, as electricity is nothing for novices to play with. Here's what to look for and how to remedy common issues, courtesy of East-West Electric, Inc., Safe and Sound Electric LLC, and American Home Shield.

• **Flickering lights:** Flickering lights merit attention. While lights can flicker when bulbs are not screwed in tightly, this also could be a sign of a faulty connection that is creating arcing and overheating. A failure to address flickering lights might lead to a fire. An electrician

can inspect wiring and fixtures to see where the problem may lie, and replace any necessary components.

• **Degraded electrical wiring:** Older homes may have aging electrical wiring that is worn out in places. This can cause arc faults, which occur when an electrical current veers off its intended path. Arc faults can cause electrical fires. Installing arc-fault circuit interrupters on the circuit panel can help. Traditional circuit breakers only trip with overloads and short circuits. AFCIs continuously monitor flow and will only trip during unwanted arcing conditions.

• **Insufficient power:** Those who reside in older homes might experience insufficient electrical power. Electrical

grids homes are built using the technology of that time and may not be capable of handling the many devices that homeowners plug in today. Circuits may trip often when one or more electrical devices are used on the same circuit. The only way to remedy this issue is to replace the existing electrical system with a restructured one that can handle the supply of power.

• **Buzzing sounds:** Electrical outlets and switches in a home should always operate silently. Buzzing or unusual sounds heard near switches and outlets indicates there is a problem. Turn off the power to that fixture and consult a professional electrician to see what might be the issue.

• **Warmth around light fixtures:** Hot ceiling lights or

other lights could mean that a homeowner is exceeding the recommended bulb wattages for that fixture. Check the bulbs, and consider switching to compact fluorescent or LED bulbs that do not produce as much heat as incandescent bulbs.

• **Higher energy bills:** Energy bills can spike for a number of reasons. Outdated electrical devices that draw a lot of power or a leakage in the system are two potential causes of higher energy bills. Homeowners can call an electrician to assess the energy efficiency of a home and suggest changes.

Electrical problems might be common, but they should be dealt with promptly for safety's sake.



CENTURY 21
Bayshore Real Estate

111 E. Ludington Ave.
Ludington, MI 49431
231-845-0363
www.C21Bayshore.com



Oakridge Dr., Ludington
• .95 Acre Wooded Building Site
• Natural Gas, Underground Utilities
\$37,500



1658 Ridgeview Ct, Ludington
• 3 BR, 4 BA Ranch, Walkout Basement
• 5 Garage Bays, RV/Boat Awning
\$415,000



3324 S. Ironwood, Ludington
• Custom Home, 185' on Hopkins Lake
• Hickory Flooring, Pecan Cabinetry
\$589,000



114 W. Green, Scottville
• 38x90 Bldg. in Business District
• 200 Amp Elec., Insulated, FA Furnace
\$75,000



2714 E. Hawley, Custer
• 40 Acres, Hunting Cabin, Garage
• 20 Acres for \$250,000
\$425,000



5314 W. US 10, Baldwin
• 160 Acres, 2 Outbuildings
• 4 Bed, 1.5 Bath Hunting Lodge
\$650,000



5407 Sioux, Pentwater
• Spectacular 4 BR/3BA Smart Home
• 4 Car Garage, Pentwater Lake Access
\$785,000



930 N. Benson, Fountain
• Home, Garages, Barn & Outbuildings
• 57 Acres, Pond, 980' on Trout Stream
\$370,000



10412 W. Woodrow, Shelby
• Lake Michigan/Pickle Ball Access
• 4BR/3BA Home Close to Silver Lake
\$439,900



6105 E. US 10, Custer
• Polebarn w/2 BR, 1 BA Living Space
• Includes Garage/Shop Space, 9 Acres
\$142,000



4444 N. Jebavy Dr., Ludington
• 4 BR, 3 BA Home, Garage & Pole Barn
• 14.67 Acres, Fish Stocked Pond
\$814,990



S. Lakeshore #26, Ludington
• 158 Ft. Lake Michigan Frontage
• 2.9 Acre Building Site
\$525,000



S. Lakeshore, Ludington
• 200 Feet Lake Michigan Frontage
• Panoramic Views, 3.9 Acres
\$450,000



4037 N. Jebavy, Ludington
• Unique 3 Bed/3 Bath Home
• 2 Acres, 3 Car Gar, Nat. Gas, A/C
\$275,000



3873 N. Cheif Pontiac Dr., Branch
• Cozy 2 BR/1 BA Cabin with Fireplace
• 100 Ft Big Sable River Frontage
\$239,900



929 S. Washington, Ludington
• Upper 2 BR/2BA, Oversized Garage
• Beautiful PM Lake/Lake MI View
\$387,500



Kelly Smith
231.233.2227



Ann Wisniewski
231.755.5555



Brian Mulherin
231.690.0872



Dave Skridulis
231.690.6803



Debbie Bush
231.852.0117



Jim Coleman
231.907.9180



Jim Foster
231.923.6744



J.P. Duvendeck
231.907.5757



Kevin Leavitt
231.845.7277



Kim Mesyar
231.794.8111



Mike Healy
231.690.7834



Peri Lundberg
231.590.0711



Sandy Lovewell
Office Manager

Home office essentials

The global COVID-19 pandemic opened people’s eyes to many things. One of the more lasting impressions was how the traditional workplace environment was not as essential as people once thought. Millions of people pivoted to remote work during the pandemic, and a significant percentage of those individuals continue to work from home.

Remote work is now common in many industries. According to an Upwork study, 22 percent of the American workforce will be remote by 2025. The Pew Research Center says around 22 million employed adults (ages 18 and over) in the United States work from home all the time, which is equal to about 14 percent of all employed adults. Statistics Canada said 18.7 percent of Canadian workers worked mostly from home in May 2024.

Homeowners are increasingly outfitting their homes with spaces that can accommodate working from home. Maximizing a home office with essentials comes down to some key components.

Superior PC or laptop

Chances are that it will be nearly impossible to get any work done without a computer. Most people have devices at home, but it’s best to check with employers to see which kind of specifications would be needed in a machine to run the types of applications that keep the business functioning. An older laptop or PC might need

to be upgraded to a newer, more powerful model.

Reliable internet connection

Connectivity is vital when working from home. Remote workers must be accessible via email, and many companies rely on messaging applications or VoIP (voice over internet protocol) telephone systems. Those who have been considering an upgrade to bandwidth and internet speed may want to take the plunge if they expect high volume of data uploads and downloads and constant connectivity. Experts advise a minimum of 100 Mbps download speed and 10 Mbps upload speed as a good starting point for remote work.

Ergonomic desk and chair

Remote workers can outfit a home office with furniture that’s customized to their needs, rather than what would just be provided in a traditional office setting. One item to consider is a convertible desk, which can be raised or lowered to accommodate sitting or standing at a workstation. No home office is complete without a comfortable chair. Choose a chair with lumbar support and adjustability.

Laptop stand

A laptop stand can help a person avoid a condition called “tech neck,” which the Mayo Clinic describes as being caused from poor posture while using technology. Instead of looking down

at the laptop, the stand will raise the device to a proper eye level. Use a wireless keyboard and mouse to make it even more comfortable and convenient.

Noise-cancelling headphones

Many times a home office is tucked into whatever nook in the house is available. That may mean it is adjacent to a living room or the kitchen in the midst of the hustle and bustle. Things can get noisy, and a pair of quality noise-cancelling headphones can help mitigate ambient sounds.

Remote work continues to gain steam and home offices need to meet the demands of working from home.



Did you know?

Open concept floor plans may be losing appeal. According to the design experts with Martha Stewart, open floor plans are giving way to a rise in separate spaces. Older homes with many rooms featured considerably less square footage than modern properties. According to Madeline Merin, a New York-based designer, the average size of a home in the United States has doubled from 1,000 square feet in 1950 to 2,300 square feet now. Instead of taking down walls, which is often done to make small homes seem more spacious, owners of larger homes are looking to delineate between rooms to help homes feel more cozy. The global pandemic led some homeowners to rethink the rooms in their homes when many were forced to cohabitate

around-the-clock. Many would now rather see a return to defined gathering spaces and areas where residents can retreat for some privacy and personal time. Furthermore, Taylor Hill

of Taylor Hill Interior Design says that some homeowners are increasingly appreciative of walls for their architectural appeal and not just for their utility in separating spaces.



REAL IRONS
Real Estate
(231) 266-5447

Your Hometown Realtor For Nearly 50 Years



Steve Burns, Broker Owner
(231) 729-0029



Audrey L. Taber, Realtor
(231) 729-1902



Josh Rose, Realtor
(231) 729-4023

Downtown Irons Office: (231) 266-5447 | 5739 W 10 1/2 Mile Rd, Irons | Bass Lake Office: by appointment

www.ironstate.com • Your Home Town Realtor since 1974

Fun and innovative modern kitchen features

Kitchens are the hub of many homes. Perhaps due to their popularity as gathering spaces, kitchens are popular rooms to renovate to ensure they remain functional and attractive through the years.

Online resources such as Houzz and Fixr indicate kitchens are consistently ranked among the most popular rooms to renovate. In 2022, 42 percent of homeowners were motivated to remodel their kitchens, according to data from Statista. Homeowners looking to enhance the functionality and look of their kitchens can consider these fun and innovative features as they plan their renovations.

Concealed countertop appliances

The latest small appliances and gadgets can make easy work of preparing food, but these devices can add to kitchen clutter. A roll-down door “appliance garage” will conceal appliances kept on counters.

Cleverly placed storage

Additional storage also can give kitchens a cleaner look. Narrow, pull-out drawers can be nestled in between cabinets or appliances to make the most of tight spaces. These spots are perfect for utensils or spice containers.

Mixer lift

Baking enthusiasts will cheer if they don’t have to lift a heavy stand mixer when preparing foods. A mixer lift is an innovative feature that enables homeowners to raise and lower the mixer from a dedicated cabinet any time it’s needed.

Microwave drawer

A microwave drawer maximizes space and boasts a sleek design. Instead of installing a microwave above a stove, homeowners can enjoy a beautiful range hood.

Wine refrigerator

Available in a variety of sizes, wine refrigerators

offer stylish storage for any wine lover’s collection. A refrigerator can be installed into an island or lower cabinet and integrated into the rest of the kitchen.

Double ovens

Double ovens are built directly into cabinetry and offer convenience and a sleek, modern look. Two ovens can make entertaining crowds easier, and separating the ovens from the burners lets homeowners install a cooktop elsewhere in the kitchen, which can expand floorplan options.

Outfitting a modern kitchen during a renovation can involve some innovative features to enhance the space.

Tips to make a living room a more comfortable, welcoming space

A kitchen is widely recognized as the most popular room in a home. Though it might be true that the hustle and bustle of home life runs through the kitchen, many a memory is made in the living room as well.

Living rooms tend to be go-to spaces for family movie nights, game watches with fellow fans and places to gather during holiday celebrations. That’s a lot of quality time spent in the living room, and those moments can be more enjoyable if the space is as comfortable as possible. With that in mind, people can consider various ways

to make living rooms more comfortable.

- Prioritize comfort over aesthetics. In an era of Instagram, it’s easy to fall head over heels with images when designing a living room. Aesthetic appeal certainly has its place in a living room, but it’s important to remember how much living will be done in these rooms when designing them. Comfortable couches and furnishings like ottomans can make it easier to relax in the living room whether you’re watching a movie, cheering on your favorite team or reading a book.
- Ensure there’s ample

seating. It can be hard to feel comfortable in cramped quarters whether you’re welcoming friends and family into your home or simply lounging around on Sunday mornings. If comfort is your top priority, arrange the room so there’s ample seating throughout and people don’t feel like they’re sitting on top of one another when spending time in the room.

- Consider neutral paint colors. Furnishings are not the only things that can affect how comfortable people feel in a living room. The home improvement experts at The Spruce note that neutral paint

colors with warm undertones help to establish a cozy feel in a living room. Various shades of white, beige, tan, or even gray can help to establish a warm, comfortable vibe in a living room.

- Incorporate the outdoors into the room. The great outdoors can have a calming effect on anyone, so it makes sense that incorporating the outdoors into a living room can make the space feel more comfortable.

Furnish the room with plants and look for items with earth-toned furnishings to create a calm and comfortable vibe in the space.

AbsoluteSERVICES

Professional Damage Restoration and Remodeling Services

Serving Grand Rapids to Manistee



We offer complete damage restoration services. From fire damage restoration to water damage restoration.

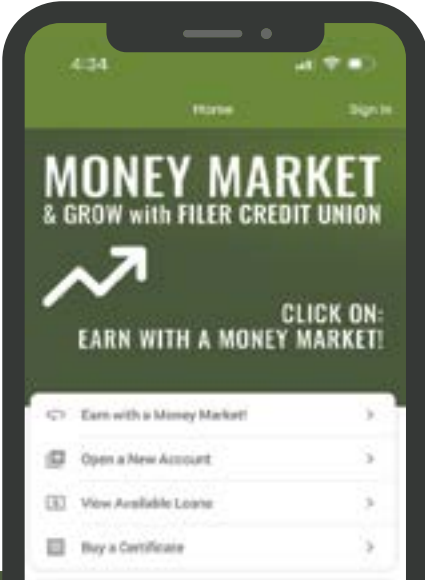
Count on Us for All Your Restoration Needs

Free Estimates on All Remodeling Services



4593 W. US 10, LUDINGTON, MI 231-690-7010 www.wedryit.info

BANK FROM ANYWHERE WITH FILER CREDIT UNION





FILERCU.COM NCUA

Lighthouse Realty



Dave Moore
231-852-4700



Ingrid Wadel
231-301-0646



Don Bradley
231-425-8838



Lois Mitzelfeld
231-510-5065



Nathan Sheldon
231-690-0422



Michelle Sarto
231-690-6801



Pat Flagg
231-852-0446



Raquel Rae
231-881-2167



Random Messeder
231-425-8753



Brooke Klein
231-690-3675



Dick Boyd
231-590-1067

***OUR TEAM IS
HERE FOR YOU***

CALL US TODAY!



Dana Allen
231-233-1620



Rick Randall
231-633-8661



Laura Iles
231-907-0873



Monty Ashton
231-907-7790



Tess Bradley
231-233-0497



Stan Willson
231-852-0536



Tim Gibson
231-233-7327



BethAnn Kozicki
231-794-8960



Toni Monton
231-233-9107



Danielle Kowalski
Office Manager



503 S Rath Ave • Ludington
231-845-7500

goLighthouseRealty.com