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 Siouxland Homes Magazine



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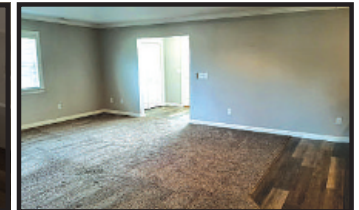
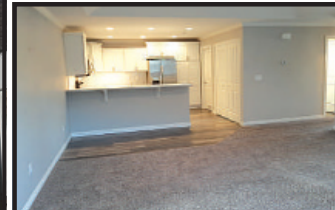


www.sioxlandhomesmag.com



HOME OF THE WEEK

**408 Maupin Ln
Sergeant Bluff, IA**



\$238,000

**CENTURY 21
ProLink**



Like new in a 55+ community. Wide open floor plan with unique concrete storm shelter on the main floor. It is the main bathroom. The main floor laundry includes the WA & DR and has room for hanging rod and cabinet. There are granite countertops in the kitchen with lots of cabinets and pantry. A breakfast bar offers good eating space as well as room for a small table. The 18x18 LR has coffered ceilings w/indirect lighting. The Master suite has 2 double closets plus a linen closet, ceiling fan and beautiful 3/4 bath with walk in shower with upgraded tile and glass door. The 2nd bedroom is good sized w/CF and double closet. The 16x10 patio is fenced. The XL attached garage has no steps into the home. A \$250 monthly HOA Fee includes all exterior maintenance, snow removal, mowing, sprinklers, Longlines cable TV/phone and internet package. There are 9 years left on a 10 year tax abatement. Call Bob today!

For more information about the Home of the Week, contact:

Bob Davis • 712-266-6569

Licensed in IA

STYLE AT HOME

New year, new bedroom

Every year I try to set goals for myself, as one does, and my New Year's resolution for 2022 is to get more rest. With a baby on the way, I can see how I might be setting myself up for failure, just as my 2021 plan to eat healthier went a bit off the rails. Nonetheless, setting goals (achievable or not) is often what

KATIE LAUGHRIDGE

keeps us moving forward. At least I can use my resolution this year as an excuse to give my bedroom a makeover, and that's something I can get behind 100%!

With so many wonderful designs constantly being introduced, I find it hard to settle on just one that I want to feature in our primary bedroom. Every time I walk through our beautiful beds, it seems I develop a new duvet obsession. Since I can't change my bedding every other week (my husband and I disagree on how many looks for one room is too many), I have been keeping track of my favorite versatile looks for this exact moment. Since Brandon hasn't yet figured out the loophole of different bed pillows (if your stash of shams can't be found, do they even exist?!), these enduring duvets are perfect for mixing and matching and switching it up for years to come.

Dreamy denim

Denim-colored linen is a perfect textile for a versatile duvet. Each reincarnation of this denim-inspired bedding features a new fair of pattern or color to accompany it. This unique linen is sturdy enough to ground a bed but light and airy enough not to weigh down your room. It stands up to strong pops of color from Kelly green to crimson and can blend seamlessly with neutrals and complementary blues. Its subtle texture is also perfect for pattern pairing, so no need to hold back when ordering playful throw pillows.



Timeless neutral

It is hard to beat a simple but elegant neutral toned ready-made. This option is cost-efficient and never goes out of style. A neutral duvet draws your eye to the small details, whether that be a lovely trim or a luxurious statement pillow. This is the perfect style for someone who wants to switch up their pillows seasonally since anything goes! Warm it up or cool it down, a neutral duvet goes with any room style.

Classic black windowpane plaid

You know I couldn't finish a Top 3 favorite list without bringing in a plaid option. Not only am I shamelessly obsessed with plaid, but menswear-inspired decor is having a moment and,

in my humble opinion, it's here to stay. I adore a masculine bedding look that I can still put my own spin on — it is a win-win for me and the hubs. The great thing about this duvet is the ability to mix in other plaids throughout the year. The simplicity of the colors makes it a blank canvas for all my checked and tartan whims.

A bedding set with longevity is the gift that keeps on giving. While I may fall prey to a flavor of the year (or season) still, at least I always know that I can transition one of these looks into a beautiful and stunning guest bedroom.

Adapted from nellhills.com. Katie Laughridge is the owner of Kansas City interior design destination Nell Hill's. For more information, contact Katie at info@nellhills.com.



ABOVE: It is hard to beat a simple but elegant neutral toned ready-made.

LEFT: This unique linen is sturdy enough to ground a bed but light and airy enough to not weigh down your room.

PROVIDED PHOTOS, TNS

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NORTH SIOUX CITY ♦ \$375,000

**NEW LISTING
BY BARB**



181 NORTH CHURCHILL CIRCLE

Custom built ranch with .38 acre yard on cul de sac. Living areas have vaulted ceiling, four good sized bedrooms, and lower level is finished.

WHISPERING CREEK ♦ \$312,000

**NEW LISTING
BY BARB**



6709 TIMBERLINE CIRCLE

Like new townhome with open living areas, main floor laundry and finished lower level.

MORNINGSIDE ♦ \$225,000

**NEW LISTING
BY BARB**



2905 S CORNELIA ST

Ranch home with 3 bedrooms, some wood floors, 4 season room and newer 2 car detached garage.

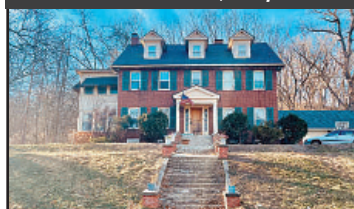
DAKOTA DUNES ♦ \$1,000,000



1036 PEBBLE BEACH DRIVE

INCREDIBLE VIEWS from the deck of this 6 bedroom, 2 story home.

NORTHSIDE ♦ \$599,000



4115 COUNTRY CLUB BLVD

5 bedroom, 5 bathroom, 5 car garage, Colonial style home on 2.15 acres in Country Club.

DAKOTA DUNES ♦ \$445,000



945 WILLOW DRIVE

CUSTOMIZED 3BR/3BA town home with open floor plan on main with vaulted ceiling in living room with expansive windows.

NORTHSIDE ♦ \$285,000



3012 NORDIC COURT

Walkout ranch home with sunroom on main and additional basement space under garage all on a cul de sac street.

NORTHSIDE ♦ \$169,900



3436 JENNINGS STREET

3 bedroom, 2 bathroom bungalow with additional parcel located in the back of the home.

DAKOTA DUNES ♦ \$675,000



236 FIRETHORN TRAIL

2 STORY HOME with 6 bedrooms, 5 bathrooms and a heated 3 car garage all on the #11 fairway.

ACREAGE ♦ \$400,000



33505 HICKORY AVENUE

RANCH HOME with open living areas, 2 car attached and 2 car detached garages, 36x54 steel outbuilding on 8.6 acres.

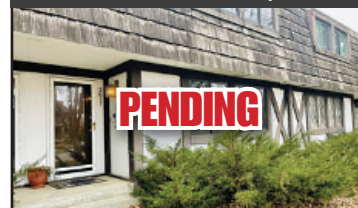
DAKOTA DUNES ♦ \$290,000



257 BISON TRAIL

3 bedroom, 3 bathroom home in the Prairie with finished lower level and fenced back yard.

NORTHSIDE ♦ \$165,000



2617 JACKSON STREET

2 bedroom, 2 1/2 bathroom condo with 1 car attached garage, off street parking and private, fenced in yard.

MORNINGSIDE ♦ \$150,000



718 S WESTCOTT ST

2 bedroom, 1 bathroom bungalow on fenced level lot with detached garage off paved alley.

MORNINGSIDE ♦ \$145,000



3812 GLENN AVENUE

Bungalow home with 2 bedrooms, 2 bathrooms, a 2 car detached garage with 15 x 16 workshop and a fenced in back yard.

LAND FOR SALE

COMMERCIAL LOTS: 1800 BLK OF HWY 20 LAWTON, IA

East of Midwest Equipment. • **22.27 acres**
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1/4-1/2 mile, east of Midwest Equipment N'side of road. GC zoning • **34.5 acres**
Property surrounds Hobart sales. S'side of Hwy 20. GC land • **approx. 70 acres**

FARM LAND FOR SALE

1700 HWY 20, LAWTON: **43.25 acres**
Currently cash rent, approved for commercial sites.
1800 HWY 20, LAWTON: **Approx. 86 acres**, most tillable except windbreak

ASK ANGI



DREAMSTIME/TNS

Insulation plays a vital role in keeping your home temperature stable.

How can insulation help my home?

If you've ever wondered why your heating or cooling bills seem to be out of sync with previous years, poor insulation could be the culprit.

You're paying good money to heat and cool your house, so

PAUL F.P. POGUE

there's no sense letting all that energy just float away. Insulation

is a critical tool in balancing your home's temperature without breaking the bank on electrical and gas bills. In fact, proper insulation can drop your heating and cooling costs by as much as 15%.

But recent studies show that between half and two-thirds of American homes don't have enough insulation. Many factors

can lower your insulation efficiency, including wearing down from age, exposure to leaks, or rodents getting into your walls and attic. If your energy use seems higher than it should be, consider hiring an insulation contractor to take a look and make recommendations.

How to check your insulation

In some cases, you can perform your own inspection to get a sense of the situation. First, make sure you wear protective gear such as a face mask, gloves, and goggles, as well as a long-sleeved shirt and pants. Fiberglass insulation can be sharp to the touch.

Next, check your attic to ensure none of the vents are blocked. Impeded airflow will lead to poor ventilation and could promote mold growth or ice dams on the roof. Look for signs of leakage, which both damage the insulation and indicate the roof needs repair.

Finally, you can visually inspect your attic to verify that it has enough insulation. Most pros recommend 12 to 14 inches of attic insulation, but if you see any less than 5 inches, you're looking at insufficient insulation.

Hiring an insulation pro

Time for a quick lesson on house insulation functions. Insulation maintains temperature

as part of a carefully balanced system in your home that creates what's called the "home envelope." The combination of windows, flooring, doors, roofs, insulation and weather-sealing all play a role in this balance. So when you're hiring a professional to upgrade your insulation, make sure they can explain to you how their work can help fulfill this balance.

A pro should do more than take a peek in your attic. Insulation professionals should use diagnostic testing to determine where wall insulation is needed, for instance. They'll also search for air leaks, condensation buildup, and other problems. Hiring an insulation specialist rather than a general

handyperson is a good idea. Not all states or municipalities license insulation work, but an experienced specialist brings a level of expertise that you won't get from a worker-of-all-trades. Professional installers will often back their work with a warranty, protecting you if something goes wrong.

Find out if your energy provider has a list of preferred or participating contractors. Such a pro will know how to install insulation to meet your provider's specifications. This can also open up rebates and other bonuses from your provider.

Tweet your home care questions with #AskAngi and we'll try to answer them in a future column.

PLUMBER



TIMLTV/ISTOCKPHOTO/GETTY IMAGES/TNS

Console bathroom sinks often include added shelving or pullout drawers.

Create a fancy space under a bathroom sink with a console sink setup

Question: We plan to update both of our bathrooms. The goal is to give our bathrooms a high-end look by using creative plumbing fixtures. I've seen bathroom sinks called console sinks, but I don't fully understand that concept. Can you explain?

— Betty, Iowa

Answer: To get a full understanding of a console tabletop sink, let's start by going over a few basic bathroom sink styles. You'll see shortly why I want to mention these other sink styles and how a console sink is related to all of them.

Wall-hung sinks anchor to the wall and provide open space below. A pedestal sink gets support from a decorative base. A vanity sink mounts on a closed storage box.

This brings us to the console bathroom sink concept, which can include features from all these sinks. It's basically a high-end sink top mounted on a decorative open stand with two or four legs supporting the sink. Not only does it look nice, but usually the stand includes added shelving and even a pullout drawer or storage basket.

Bottom line: If you want a high-end bathroom sink that can make a decorative splash, check out a console sink setup.

Master Contractor/Plumber Ed Del Grande is known internationally as the author of the book "Ed Del Grande's House Call," the host of TV and Internet shows, and a LEED green associate. Visit eddelgrande.com or write eadelg@cs.com. Always consult local contractors and codes.



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AND SUNDAY, JANUARY 23RD, 2022

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CENTURY 21 PROLINK

1:30-2:30 2310 S. Henry \$139,000

Jessica Kern 712-490-4814

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NORTHSIDE

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1:30-2:30 3436 Jennings St. \$169,900

Kelli Jones 712-898-4606

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CENTURY 21 PROLINK

1:00-2:00 895 Springbrook Dr., Hinton, IA \$375,000

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12:00-1:00 1405 S Mulberry St, Dakota City, NE ... \$369,950

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ART OF DESIGN

25 great ideas for your home

When decorating a home, most of us know some information. Some design sense may come intuitively, some learned from your family home, other information from perusing shelter magazines, or maybe you've spent endless hours of viewing home decor shows on television. While many can afford to hire a designer, others cannot.

**JOSEPH
PUBILLONES**

Today's column is dedicated to insider tips on interior design to make your future projects fun and easy for you to accomplish.

Understanding the big picture is the most important part of creating a room that is functional and beautiful. Designers understand space, proportions, furniture placement and color from years of working on projects. Here are 25 tips to make your home a better place.

- Using low scale furniture helps make a standard height room seem taller.

- Finding furniture pieces that are appropriate to a room is essential.

- Start by envisioning a room with an overall style in mind, i.e. French provincial or Italian Modern.

- To give a room serenity, use pairs of things, i.e., a pair of brackets, prints or a pair of upholstered chairs.

- Keep your eyes entertained by mixing objects of different eras or vintages.

- Don't overlook the light that comes in from your windows during the day, and the lack of light at night.

- Fabric shouldn't be matched to exactitude, but rather a range of a similar color makes your room come alive.

- Rooms in all one color make your spaces feel larger.

- Mixing patterns on pillows is an easy way to spruce up a boring sofa.

- Use white or a neutral trim to offset a bold wall color.



- It is uninspiring to choose the same wood finish for all case goods.

- Choose an overscaled piece of art as the start of decorating a room.

- Bold colors create a perfect backdrop for antiques.

- A striped rug can be a statement piece in an otherwise monochromatic room.

- A dash of Chinoiserie adds

sophistication to any room.

- Always respect architectural elements original to any structure; work around them, not against them.

- Doors can be wallpapered to match the walls to make them seemingly disappear.

- A great paint job is worth every penny.

- Not every room requires window treatments. Sometimes

the view is just enough.

- Beds are the perfect place to splurge on a glamorous headboard.

- A floor to ceiling shower curtain makes a small bathroom feel grand.

- Adding a pair of pilasters can turn the plainest room into an architectural gem.

- Eliminate clutter at once... that is an order.

- Mirrors are to be placed strategically to bounce light or reflect something beautiful.

- Rooms considered finished are usually stale. Move things around periodically.

Of course, each room and each home have their specific requirements. These tips are intended to make you think and, maybe, break the rules to create your own version of home.

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Morningside location. Lots
of recent updates and
loads of potential. Large
eat-in kitchen, open living
room space, fenced yard
and welcoming 3-season
front porch. \$132,500

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Dawn Conover

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3BD / 1BA
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Duster Hoffman

NEW PRICE



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Duster Hoffman



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\$145,000
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Janel Pearson



31937 477th Ave, Elk Point, SD
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Janel Pearson



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Katie Slater



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Allison Salmon
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DESIGN RECIPES

How to make your bedroom your favorite room in the house

For many people, the bedroom is a key room, one in which much of the day is spent. From a design standpoint, it's a place into which you may want to invest in elevating your decor.

How do you make a bedroom your favorite room in the house?

Create a mood

To help springboard your design vision, ask yourself a series of questions. How do you want your bedroom space to make you feel? Do

you want the space to feel warm and cozy or cool and tranquil? Whatever you choose, you are going to want to make the right selections that will help set the right balance. Warm colors will help make a space feel cozy, while cool colors will create a more tranquil and calm feeling.

Select a design aesthetic

What is your aesthetic? Modern or traditional? Once you know your own personal style and desire, this will provide direction as you select the perfect bedding. More modern? Think of clean elements, such as piping or stripes and clean, graphic prints. Traditional? Look for soft fabrics and small simple prints.

What is the most important upgrade you should make to a bedroom?

Do you love your bed? Will it stand the test of time? Quality really should be a driving force when it comes to selecting a bed. Look for a bed made out of sturdy and strong materials. If selecting a bed with upholstered elements, consider materials such as leather or stain-resistant fabrics. Next should be your selection of a long-lasting foundation, meaning a high-quality mattress. Choosing a mattress should be done with great care. If possible, see, touch and feel the product in person. After mattress selection, concentrate on top of bed, focusing on great quality sheets, pillows and duvet inserts and covers.

When designing a bed from scratch, what should top your list?

When creating the ideal bed, a key designer tip is layering.

Must-haves

When creating the ideal bed, a key designer tip is layering.

Many designers believe this is the secret to a sumptuous bed. While a great mattress is essential, don't overlook the opportunity to create beauty in the top-of-bed selections.

Cathy Hobbs, based in New York City, is an Emmy Award-winning television host and a nationally known interior design and home staging expert with offices in New York City, Boston and Washington, D.C. Contact her at info@cathyhobbs.com or visit her website at cathyhobbs.com.



ABOVE: A layered bed helps to create a luxurious feel in this bedroom space.

LEFT: Pure white bedding with a camel detail is paired with a bed of a similar color.

SCOTT GABRIEL MORRIS PHOTOS, HANDOUT/TNS

FEATURED HOMES



699 Cherry Hills Ln,
Dakota Dunes, SD
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6400 Golf View Pl
\$599,000 814294



1206 197th St,
Hubbard, NE
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302 Jones St Unit 501
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2609 S Cypress St
\$174,950 815726



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232 S Dorman St
\$138,000 815837



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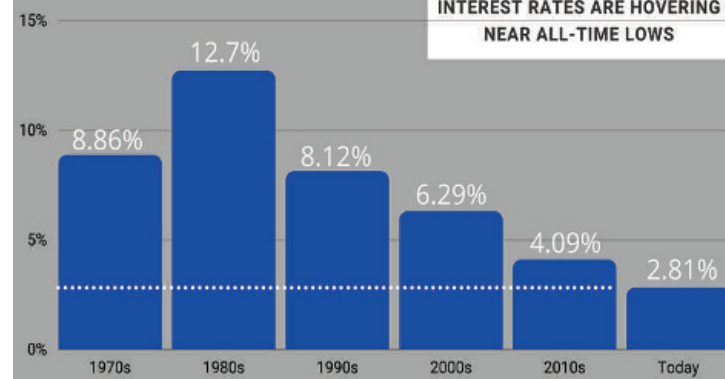
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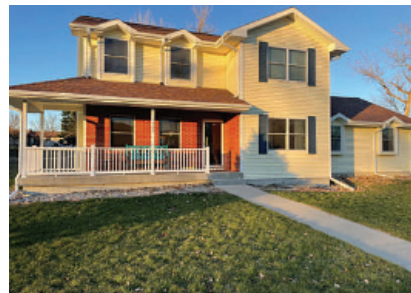
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HOME OF THE WEEK



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eat-in kitchen, master
bath, fenced yard, deck
& oversized garage.

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26 Terra Alta Ct

1 BR, 1 BA, Ranch Townhouse
end unit on Cul-De-Sac w/ eat-in
kitchen, attached garage & newer
windows.
815885 \$69,950

1402 Belmont Park Ave,
North Sioux City, SD

2 BR, 2 BA, Ranch Townhouse
new construction w/ eat-in kitchen,
fireplace, sprinkler system & patio.
815921 \$389,000

2510 Glen Ellen Rd

2 BR, 2 BA, Ranch w/ large pantry,
fireplace, master bath, main floor
laundry, mud room & covered deck.
815922 \$520,000

1396 Belmont Park Ave,
North Sioux City, SD

2 BR, 2 BA, Ranch Townhouse new
construction w/ master bath, main
floor laundry, mud room & patio.
815917 \$345,000

4566 Bison Ct

2 BR, 2 BA, Ranch Townhouse on
Cul-De-Sac w/ open concept floor
plan, walkout basement,
deck & pond.
815924 \$450,000

198 N Canterbury Cr,
North Sioux City, SD

3 BR, 2 BA, Ranch w/ open concept
floor plan, high efficiency furnace,
main floor laundry & mud room.
815916 \$539,000

1398 Belmont Park Ave,
North Sioux City, SD

2 BR, 2 BA, Ranch Townhouse new
construction w/ foyer, master
WI closet, high efficiency
furnace & patio.
815918 \$345,000

4568 Bison Ct

2 BR, 2 BA, Ranch Townhouse on
Cul-De-Sac w/ fireplace, main floor
laundry, mud room & master bath.
815925 \$450,000

187 N Canterbury Cr,
North Sioux City, SD

3 BR, 2.5 BA, Ranch w/ large
pantry, main floor laundry, mud
room, fireplace, sprinkler
system & deck.
815915 \$548,000

1400 Belmont Park Ave,
North Sioux City, SD

2 BR, 2 BA, Ranch Townhouse new
construction w/ fireplace, foyer,
master bath & main floor laundry.
815920 \$389,000

2525 Glen Ellen Rd

2 BR, 2 BA, Ranch w/ 3 stall
garage, sprinkler system, deck,
patio, fireplace & walkout basement.
815923 \$510,000

205 Pinewood Park, Jefferson, SD

3 BR, 2 BA, Ranch w/ open concept
floor plan, master bath, main floor
laundry, covered deck &
sprinkler system.
815914 565,000

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HERE'S HOW

Remove and replace drywall tape over joints

Dear James: The drywall tape is coming loose on the walls and in the corners, so I pulled it off. What is the correct method to retape the corners so that it stays on longer?

— Pamela D.

Dear Pamela: If you have ever watched a professional tape drywall, it looks easy with little sanding needed. The typical do-it-yourselfer ends up having to put on five coats, leaving a huge pile of drywall on the floor from

repeated sanding. Even if the tape never comes loose, a bad taping job is always noticeable.

One of the most important

JAMES DULLEY

aspects of a good taping job is selecting the proper joint compound.

Start out with a pre-mixed bucket of compound. This is more expensive than mixing your own, but it will have the proper amount of moisture.

Once you get some experience,

you can mix your own and save a few bucks.

A standard stiff six-inch-wide taping knife is used to apply the compound. Don't try to scoop the compound out of the tub with the knife and apply it, as you will get too much or too little. Scoop it out with the knife and place a large quantity of compound on a plaster trowel. Scrape the knife clean on the side

Please see **DULLEY**, Page 13

HOME Do-it-Yourself

Drywall Corners

A good system for taping and mudding inside corners improves the look of every room and saves time.

1 Apply a thin layer of joint compound to both sides of the inside corner with a 6-inch knife.

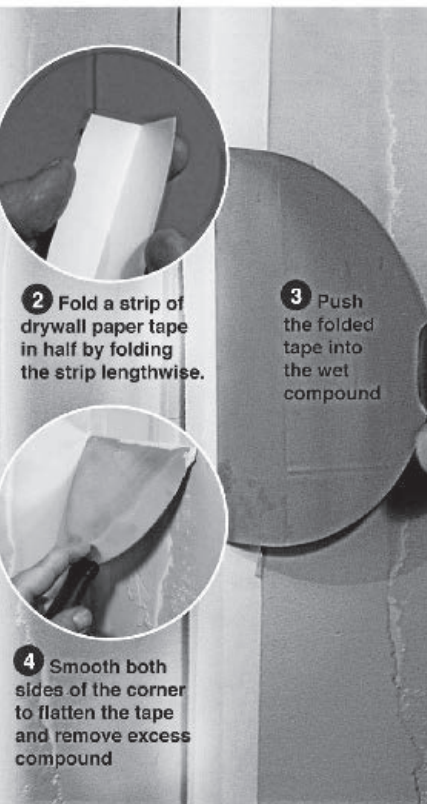
2 Fold a strip of drywall paper tape in half by folding the strip.

3 Position the end of the folded strip at the top of the corner joint. Press small sections of tape into the wet compound.

4 With the drywall knife draw along the edge of the wall, smoothing the tape and removing excess compound.

5 With an 8-inch knife apply a second coat after the first coat has thoroughly dried. Lightly sand any bumps or high spots.

6 After second coat dries, apply a final coat of compound. Sand the final coat smooth.



Creators.com Bob Kast

GREENER VIEW

All-America Selections Flower Winners for 2022

This week I received five gardening catalogs in the mail. I expect a few more will be coming soon. I also look online for new varieties of plants. One

JEFF RUGG

way that I know a plant could work well in my garden is that I look for the red, white and blue logo of All-America Selections on seed packets, bedding plant tags or in catalogs. Even AAS winners from several years ago are more likely to prove successful than non-winners.

The AAS testing program is an independent, nonprofit organization that tests new plants. They have about 80 test gardens from Alaska and Canada to California and Florida. They also have almost 200 display gardens all across the continent that are not used for judging but are used to show gardeners how well the plants grow locally.

The judges evaluate the plants all season long, not just an end-of-season harvest. Only the entries with the highest nationwide average score are consid-

ered to be worthy of a national AAS Award. Some plants will do better in a hot, dry climate or a cool humid region and wouldn't win a national award, so the country is divided into six regions where a plant might win one or more regional awards.

The flowering plants are evaluated for desirable qualities such as novel flower forms, flower colors, flowers held above the leaves, fragrance, length of flowering season, and disease or pest tolerances or resistance. This week we discuss the flowers and

next week the vegetables.

The angel wing begonias are beautiful in hanging baskets. The new begonia Viking Explorer Rose is different because it is a trailing begonia that will hang over the edges of hanging baskets and containers. The rose-colored flowers start early and continue until frost in the fall. The plant grows in full to partial sun and it is tolerant of heat and wet or dry soil.

The first petunia to win a gold medal at the AAS trials since 1950, Bee's Knees has a bright,

non-fading yellow flower. If your garden needs yellow, petunias are sturdy plants that are easy to care for. Full sun and a well-draining potting or garden soil is all they ask for. A little deadheading and fertilizer will keep this petunia blooming all summer.

Sunflowers are always popular in the garden and flower bed. Some varieties grow too tall or have one huge flower that doesn't last very long.

Please see **RUGG**, Page 13

Rugg

From Page 12

Concert Bell sunflower has multiple clusters of 10 to 12 flowers on an erect stem. Each plant grows to a very uniform height of 5 to 6 feet and if used as a cut flower makes an instant, ready-made bouquet from just one cut. The flowers appear earlier than many other sunflower varieties. Excellent seed germination makes this a very easy-to-grow plant that is great for children's gardens. Because of its thick stem, shorter height and smaller flowers, the plant can remain standing even through strong winds.

I have never been impressed with wishbone flowers. They are also known by their genus, Torenia. This year's AAS winner, Torenia Vertigo Deep Blue, looks interesting though. Torenias are short plants, between 6 and 12 inches, but trailing in a hanging basket they can reach two feet long. They need to be planted in large masses to make a visual impact, or to be planted in containers that are near the viewing area. Torenia flowers are reminiscent of snapdragon flowers. Deep Blue has

GARDEN Hints and Tips

2022 AAS Award Winners

All-America Selections recently announced its 2022 award winners. The winners are based on categories such as tolerance to climate, diverse growing conditions and disease resistance.

Begonia Viking™ Explorer Rose on Green F1
These rose-colored flowers stand out against the glossy green foliage and do so all season long. It has a strong tolerance to heat and many diseases, as well as both wet and dry conditions.



Petunia Bee's Knees
Bee's Knees petunia sports lush blooms that put on a colorful show of deep yellow, non-fading flowers all season long. They offer great garden performance in a variety of conditions and require very little maintenance.



Torenia Vertigo Deep Blue F1
Torenia Vertigo flowers for a very long period of time, and has glossy green foliage. The large blooms do not fade even when exposed to strong sunlight. This torenia performed exceptionally well in warmer climates.



Sunflower Concert Bell F1
Excellent seed germination makes this beauty very easy to grow and is perfect for continuous sowing to keep blooms going through the end of summer. Each plant grows to a height of 5 to 6 feet with multiple clusters of 10 to 12 flowers.



Source and photos: All-America Selections Creators.com: Bob Kast

dark blue along the outer edge of the flowers, a pale blue throat and a contrasting yellow center. Many Torenias don't do well in heat or sun, but Deep Blue

passed the tests in Florida and in the Mountain and Southwest regions.

Email questions to Jeff Rugg at info@greenerview.com.

Dulley

From Page 12

of the trowel and then scoop off the amount you need.

When taping the drywall joints in a room, the first step is always to do the flat seams and do them properly. If the flat seams come loose in a year or two, the loose tape will likely cause the tape in the corners to come loose also. The tape for the corners should overlap the tape for the flat seams.

For the flat seams, always start taping them from a corner. Spread a 1/8-inch-thick layer of joint compound along the joint. Place the drywall tape over this and bed it into the wet compound with a wide drywall knife. Hold the knife at a 45-degree angle from the wall as it is dragged along the tape and compound.

Now you are ready to tackle the corners. Use paper joint tape because it is easier to crease than fiberglass-mesh tape. Just as you did on the flat joints, spread a thick layer of compound on each side of the corner. Cut the end of

the tape at an angle so there are fewer layers where the corner meets the ceiling. The end at the floor can be cut straight across.

You will notice the paper tape has a natural crease at the center, making it easier to fold it and keep it straight. Lay the folded tape in the corner against the compound and push it in every foot or so to hold it in place.

Using the knife, bed the paper tape into the compound, moving from the ceiling to the floor. You may have to tack the tape in place at the top so that it does not slide down as you drag the knife over it. Apply the compound and tape the same way across the ceiling-to-wall corners out from the vertical wall corner.

The next day, apply another layer of compound on just one side of each corner. The following day, apply a layer on the other side. This keeps it from getting too thick. Sand and finish the surface.

Send your questions to Here's How, 6906 Royalgreen Dr., Cincinnati, OH, 45244, or visit www.dulley.com.

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SOLD



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DESIGN RECIPES



PROVIDED PHOTOS, TNS

A seasonal closet helps create an open, organized feel.

Closet envy

When it comes to closets, organization is often top of mind. But where do you start?

There is the mindset that everything should have a place. Have tiny items that you fear may get lost? Place them in decorative boxes as opposed to loosely on shelves. Have items that won't work well on hangers? Create slots to allow them to be neatly folded. Here are some top tips to create a functional and inviting closet.

CATHY HOBBS

DO'S

- Do use boxes and bins to hold small items.
- Do color-code your closet by pairing similar colors and patterns together.
- Do incorporate slim or huggable hangers to create more space.

DON'TS

- Don't keep items in your closet you haven't worn in at least a year. Purge those items no longer needed or worn.
- Don't mix different seasons of clothing in the same closet if possible. If you have the storage space, try to store items in your closet by season.
- Don't design your closet before taking in-



Boxes and bins allow for greater organization in this closet.

ventory of what you have and a plan of how you want your closet to function. Otherwise, you may end up creating a closet that isn't fully maximized for usage.

Cathy Hobbs, based in New York City, is an Emmy Award-winning television host and a nationally known interior design and home staging expert with offices in New York City, Boston and Washington, D.C. Contact her at info@cathyhobbs.com or visit her website at cathyhobbs.com.

GREENER VIEW

Home buyer wants to void contract

Dear Monty: We signed a contract to purchase a home last week. We had been looking for over six months. We were tired of looking and decided to buy one that lacked several features we wanted. When we met with our agent, we asked her before we signed if there were any new homes on the market we should investigate before going ahead. The answer was that no new listings that fit our requirements have come on the market. We just found out from a friend that a home that fits us to a tee is on the market and was on the market for several days before we signed. We feel betrayed and upset and want to get out of this contract. How can we proceed to do so?

RICHARD MONTGOMERY

Monty's Answer: It is not uncommon for a buyer to change their mind after committing to a purchase. There are different reasons the desire arises to void a contract. Here is one path to follow that may lead to a successful exit from the agreement:

No. 1: Every day makes a difference, so verify your friend's tip is accurate without delay (the seller may be spending money based on your contract). Suppose it is inaccurate and you still want to escape from the agreement. Email the documents to your attorney for a legal opinion on voiding the contract. There will likely be financial implications. You need good legal guidance to advise you. If you do not have an attorney, here is a Dear Monty link about finding a qualified real estate attorney. <https://dearmonty.com/8-tips-find-good-real-estate-attorney/>

No. 2: You are going to the attorney strictly for their opinion, period. It should not take more than an hour to review the documents and render their opinion. An hour of their time can cost

between \$80.00 and \$500.00, so determine what they will charge for their opinion. Remember that your attorney never knows your case as well as you do. Once you have their thoughts, there are multiple tactics to consider.

No. 3: One of those options may be to go to the seller and ask them if they will agree to negotiate a cancellation agreement and release you from the contract. The real estate agents must agree to waive their right to their commission if the seller agrees. The seller's circumstances may be such that they will fight to keep the contract in force, so be prepared for a "no" answer. On the other hand, there are reasons the seller might agree.

What will you pay to get out?

The attorney will recommend strategies after reviewing the contract and the contingencies. They may suggest that they can easily void the contract. The attorney will also have an opinion about breaking the news to the seller if you decide you do not want to honor the agreement.

Think outside the box

Depending on the state of the local market, you may first want to obtain an accepted offer on your dream home, subject to a release from your current contract. If the seller of your dream home doesn't want to wait, and you have the financial ability to own two homes at once, weigh the cost comparison of doing so and flipping or renting the first one.

Richard Montgomery is the author of "House Money: An Insider's Secrets to Saving Thousands When You Buy or Sell a Home." He advocates industry reform and offers readers unbiased real estate advice. Follow him on Twitter at @dearmonty, or at DearMonty.com

newly listed directory

Saturday, January 22nd, 2022



ADDRESS	BR's	BA's	DESCRIPTION	PRICE	LISTER	REALTOR	PHONE
1711 W 3rd St, Sioux City	4	1.75	Fully updated in 2021, this spacious home features ALL NEW siding, shingles, flooring, carpet, windows, plumbing, electrical, central AC, paint and MORE!	\$145,000	CENTURY 21 ProLink	Alejandra Vasquez	712-574-3237
1903 1st Ave SE, LeMars	5	2.75	Beautiful new build ready for it's new owners!	\$435,000	CENTURY 21 ProLink	Kylie Petty	712-540-9109
1911 1st Ave SE, LeMars	5	3	Beautiful new build ready for it's new owners!	\$430,000	CENTURY 21 ProLink	Kylie Petty	712-540-9109
3410 Indiana Ave, Sioux City	3	2	Fabulous 3 bed, 2 bath Morningside home with tons of updates!	\$160,000	CENTURY 21 ProLink	Derrick Wiebe	605-480-3509
1631 S. Helen, Sioux City	3	1	This home has lots of new including flooring throughout most of the main, new carpet in the large basement bedroom (walk-incloset!) new paint throughout, updated kitchen hardware and some new light fixtures. It also has an oversized detached garage with an attached workshop area.	\$147,500	CENTURY 21 ProLink	Mallori Hoffert	712-251-4359
408 Maupin Lane, Sergeant Bluff	2	2	55 + community. Like new! NO yard work. In move condition. Fenced patio, storm shelter, all appliances.	\$238,000	CENTURY 21 ProLink	Bob Davis	712-266-6569
2905 S. Cornelia, Sioux City	3	2	Great ranch home in Morningside, wood floors in bedrooms. Great 4 season room, plus newer 2 car garage, level lot	\$225,000	CENTURY 21 ProLink	Barb Maxon	712-253-3647
181 N. Churchill, North Sioux City	4	3	Newer Ranch with large fenced back yard, on culdesac. ,Vaulted ceiling LR and Kitchen. Main floor laundry, Large fenced in back yard.	\$375,000	CENTURY 21 ProLink	Barb Maxon	712-253-3647
6709 Timberline, Whispering Creek	3	3	Like new townhome, 10' ceiling, MBR has WIC & heated bath, lower level finished. Excellent condition	\$312,000	CENTURY 21 ProLink	Barb Maxon	712-253-3647
26 Terra Alta Ct	1	1	Ranch Townhouse end unit on Cul-De-Sac w/ eat-in kitchen, attached garage & newer windows. Search MLS #815885 at unitedrealestatesolutions.com	\$69,950	United Real Estate Solutions	Lee Quade	712-898-1606
1396 Belmont Park Ave, North Sioux City, SD	2	2	Ranch Townhouse new construction w/ master bath, main floor laundry, mud room & patio. Search MLS #815917 at unitedrealestatesolutions.com	\$345,000	United Real Estate Solutions	Joe Krage	712-251-4030
1398 Belmont Park Ave, North Sioux City, SD	2	2	Ranch Townhouse new construction w/ foyer, master WI closet, high efficiency furnace & patio. Search MLS #815918 at unitedrealestatesolutions.com	\$345,000	United Real Estate Solutions	Joe Krage	712-251-4030
1400 Belmont Park Ave, North Sioux City, SD	2	2	Ranch Townhouse new construction w/ fireplace, foyer, master bath & main floor laundry. Search MLS #815920 at unitedrealestatesolutions.com	\$389,000	United Real Estate Solutions	Joe Krage	712-251-4030
1402 Belmont Park Ave, North Sioux City, SD	2	2	Ranch Townhouse new construction w/ eat-in kitchen, fireplace, sprinkler system & patio. Search MLS #815921 at unitedrealestatesolutions.com	\$389,000	United Real Estate Solutions	Joe Krage	712-251-4030
4566 Bison Ct	2	2	Ranch Townhouse on Cul-De-Sac w/ open concept floor plan, walkout basement, deck & pond. Search MLS #815924 at unitedrealestatesolutions.com	\$450,000	United Real Estate Solutions	Joe Krage	712-251-4030
4568 Bison Ct	2	2	Ranch Townhouse on Cul-De-Sac w/ fireplace, main floor laundry, mud room & master bath. Search MLS #815925 at unitedrealestatesolutions.com	\$450,000	United Real Estate Solutions	Joe Krage	712-251-4030
2525 Glen Ellen Rd	2	2	Ranch w/ 3 stall garage, sprinkler system, deck, patio, fireplace & walkout basement. Search MLS #815923 at unitedrealestatesolutions.com	\$510,000	United Real Estate Solutions	Joe Krage	712-251-4030
2510 Glen Ellen Rd	2	2	Ranch w/ large pantry, fireplace, master bath, main floor laundry, mud room & covered deck. Search MLS #815922 at unitedrealestatesolutions.com	\$520,000	United Real Estate Solutions	Joe Krage	712-251-4030
198 N Canterbury Cr, North Sioux City, SD	3	2	Ranch w/ open concept floor plan, high efficiency furnace, main floor laundry & mud room. Search MLS #815916 at unitedrealestatesolutions.com	\$539,000	United Real Estate Solutions	Joe Krage	712-251-4030
187 N Canterbury Cr, North Sioux City, SD	3	2.5	Ranch w/ large pantry, main floor laundry, mud room, fireplace, sprinkler system & deck. Search MLS #815915 at unitedrealestatesolutions.com	\$548,000	United Real Estate Solutions	Joe Krage	712-251-4030
205 Pinewood Park, Jefferson, SD	3	2	Ranch w/ open concept floor plan, master bath, main floor laundry, covered deck & sprinkler system. Search MLS #815914 at unitedrealestatesolutions.com	\$565,000	United Real Estate Solutions	Joe Krage	712-251-4030



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DREAMSTIME/TNS

Before you cozy up to the fireplace this season, be sure it is in running order.

Easy winter home cleaning tasks you need to tackle

KIERSTEN WILLIS
The Atlanta Journal-Constitution

Spring cleaning may get all the attention, but it's winter cleaning you need to pay attention to.

From checking the fireplace to cleaning windows, these tasks can often slip by throughout the year but are important in keeping a home free from dirt and germs.

"Constantly changing weather conditions and varying temperatures, means we often carry a lot of dirt into our houses," the team at Helpling, a London-based online cleaning booking company,

told House Beautiful U.K. "With most of us now working from home, having a clean house is even more important than usual to make it as comfortable and cozy as possible."

It doesn't have to be hard to keep your house free from clutter and filth. Here are some tips for how you can get rid of grime in your home.

Clean your fireplace

Before you cozy up to the fireplace this season, be sure it is in running order. Not only can dirt collect and hide inside chimneys

but animals can, too. Clean them and the firebox before lighting. Simple Green has some tips on how to clear wood-burning fireplaces at bit.ly/3nrX9pR.

Look after your HVAC

The heating, ventilating, and air conditioning unit is important for providing warmth inside your home, but you should be sure that it's free from gunk. A simple way to keep the HVAC in good condition is to check it once a month — especially in the winter and summer when it gets heavy use. Replace the air filter

a minimum of once every three months, which will prevent dirt from building up, according to Energy Star.

Wipe dirt from the windows

Despite the sun shining a little less, it's still nice to be able to catch a clear view of the outdoors. Plus, cleaning the windows can allow light to trickle in when the sun is out and help ward off the sadness that can occur in the wintertime, according to Lewisville, Texas-based house cleaning service Buckets & Bows. Bob Vila has some tips on how

you can clean windows inside and outside at bit.ly/3FrnENN.

Don't just clean your refrigerator — check behind it

While it's important to clean your fridge and remove any old food, you also need to pay attention to the exterior and the areas that are often not taken care of. It takes 20-30 minutes to clean under and behind the unit, according to Real Simple. Removing dust from the coils can help the refrigerator run smoothly.

ASK ANGI

Ask Winter is the perfect time to book a carpet cleaning

Winter can be tough on your carpets, even if you don't live in a cold area. The hustle and bustle of the holidays bring a lot of traffic through your home, and more activities mean more chances for something spilling and damaging your carpets. And if you do live in a zone with a lot of snow, your carpets will see even more wear and tear as people track in salt and snow.

PAUL F.P. POGUE

That's why winter is an ideal time to hire a pro to clean your carpets. You should hire a carpet cleaner about once every 12 to 18 months — and stick with 12 months if you have kids or pets!

Carpet tips

It may seem obvious, but frequent vacuuming is a crucial step to keep your carpet in good condition. One thing that's not so obvious? You should avoid using DIY products to remove stains. Experts say homemade cleaning products can



SEBASTIAN CZAPNIK, DREAMSTIME/TNS

Professional carpet cleaners bring specialized tools and expertise to the job.

actually do more harm than good. Carpet stain removal can be a tricky chemical balancing act, and that expertise is one of the most valuable things a pro cleaner brings to the table.

If you have a serious stain or spill, it's better to have a pro take care of it sooner rather than later. Mop up what you can with a towel, and then call in help. When hiring, tell your carpet cleaner upfront what specific problems you need them to handle. Kids' throw up, dog pee and spaghetti stains all call for different so-

lutions. Your pro can use various techniques to address the issue, but only if they know what to look for.

You can also help the job go smoothly by clearing furniture and removing breakable items before your pro arrives.

Questions to ask

Before hiring a pro, make sure you get a quote with details about how they charge for their service. Some pros bill based on square footage, while others charge by the number of rooms they clean. Some may

even tack on an extra charge for targeting specific stains.

You should also ask how long their technicians have been on the job, and what kinds of certifications they hold. The Institute of Inspection, Cleaning and Restoration Certification is one of the more prominent certifying organizations and requires workers to complete continuing education to maintain certification.

Don't forget to ask about their cleaning method. Professional cleaners have a variety of tools available to them. Truck-mounted services tend to offer the deepest clean, but if you live in an inaccessible area, they may need to use a portable unit. Most cleaners use either dry-cleaning or hot-water extraction (sometimes called steam cleaning), which have their own pros and cons for various carpet types and situations.

One more thing: Carefully check your carpet manufacturer's documentation when deciding on a cleaning method. Some techniques will void your carpet's warranty.

Tweet your home care questions with #AskAngi and we'll try to answer them in a future column.




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DESIGN RECIPES

Renovation do's and don'ts

It's that time of the year when many homeowners are considering renovating. While sprucing up your home can be exciting, here are some suggestions for prudent ways to approach a renovation, regardless of size.

Do's

1. Do obtain multiple bids. Regardless of whether it's love at first sight, having multiple

CATHY HOBBS

bids may help provide peace of mind, knowing that you didn't

overpay for your renovation.

2. Do ask for previous samples of work or references. This will help ensure that your hired professional has executed similar renovation projects.

3. Do have inspiration images and overall design direction. There is nothing worse than flying blind on a renovation project.

Don't's

1. Don't purchase your materials once your project has commenced. Instead try to have fixtures, appliances, etc., preordered to avoid delays in your project, which will likely increase cost.

2. Don't submit change orders, or try to submit as few as possible. Many contractors charge fees relating to changing work orders.

3. Don't micromanage. While it is prudent to be on top of your project, it may be counterproductive to be overly involved.

Cathy Hobbs, based in New York City, is an Emmy Award-winning television host and a nationally known interior design and home staging expert with offices in New York City, Boston and Washington, D.C. Contact her at info@cathyhobbs.com or visit her website at cathyhobbs.com.



ABOVE: The completed renovated studio.



LEFT: A studio renovation project mid-construction.

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