

# REAL ESTATE



**Windermere**  
REAL ESTATE  
WINDERMERE CENTRAL OREGON

When it comes to navigating the complicated world of Real Estate and today's market; why not go with your locally owned, Human connection? The Windermere family of brokers and staff have been collaborating with happy clients and community for over 45 years. Call or stop in to one of our Windermere offices located throughout Central Oregon.



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## Brasada Ranch adjoining lots!

One of the best golf/mountain views in Brasada Ranch, looking straight down the 15th Fairway all the way to the green and Cascade Mountain views. Lots 312 & 313 could be consolidated to one, 1.48-acre lot. Purchaser responsible for Brasada Ranch and county approvals. Seller to credit purchaser \$7000 to apply to consolidation costs. These lots could also be purchased separately. Come enjoy all the benefits of membership at Brasada Ranch! \$397,000

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Annie Montgomery, Principal Broker  
"Your Oregon Resort Expert"

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# easy wow-factor for bathrooms

If you want to add some pizzazz to your bathroom but don't want to spend big on a renovation there are plenty of ways to upgrade without going broke.

Most bathrooms with the so-called "wow factor" feature elegant fixtures and luxury additions, and many of these can be added inexpensively. Here are some ideas for giving your bathroom that extra zing on a budget.

## Vanity makeover

Creating a focal point is always a good place to start when considering renovating your bathroom. Two easy ways to add cozy elegance is to center the room around your vanity.

If your vanity has good bones, there's no need to start from scratch. Adding some new door and drawer pulls, fixtures and a fresh coat of paint can make the room pop. Add new, upscale accessories to complete the look. Tired of that old mirror or one that doubles as a medicine cabinet? Pick out a new, larger mirror and frame it and surround it with a DIY frame, maybe shimmery glass tile surrounded by reclaimed wood, to bring it to life.

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## Lighting

Bathrooms are all about lighting — bright in the morning to shave or apply makeup; lower light in the evening or whenever you want to relax in a bubble bath.

The first easy update is a dimmer switch. But remember, there's more to changing a switch than connecting a few wires. You'll need to check the grounding and box size for a safe job. Also, make sure to upgrade the wiring if necessary to make it safer and meet code requirements. Check with a local electrician to ensure you meet these requirements.

Adding new accent lighting can also brighten your bathroom. Elegant dual sconces in finishes that match

your vanity hardware will bring another touch of elegance.

Don't forget scented candles. Candles create a warm, cozy atmosphere adding both mood and, if you like, a pleasing scent.

## Towel warmer

There's nothing as luxurious as warm towels when you step out of the shower or bath. Installing an attractive towel warmer, whether attached to the wall or free-standing, is another easy, inexpensive way to create a spa-like look for your bathroom and provide you with extra warmth.

With that new towel warmer, you may also want to upgrade your towels and washcloths with fancy newer versions featuring a plusher, more absorbent luxury feel.

## The shower

Without spending on a complete upgrade, you can add luxury touches to your shower that will bring you comfort and add the "wow" factor. Consider a rainfall shower head and upgraded shower shelves. Adding a curved curtain rod — and an elegant new curtain that matches your towels and rugs — can create more space and a refreshed look.

## Get inspired

Need more ideas and inspiration? Visit your local home improvement store or check out the boards online at such sites as Pinterest. You'll find no shortages of suggestions and ideas to add the coveted wow factor to your bathroom.



**WELCOME ERIC NITZCHKE!**

*Eric's comfortable demeanor, negotiating talents, and success have made it so very easy to welcome him into our Windermere Family! He adds tremendous experience in the luxury home and resort category for us. His pedigree and multitude of relationships with Resort & Golf clientele throughout the Pacific NW make him a very strong force of knowledge to be reckoned with! Welcome aboard Eric! ~ Dave Feagans-Managing Principal Broker, Bend/Sunriver Offices*

*As a seasoned veteran in the Real Estate industry, my 30 years of serving as a consultant, trainer and top-producer, Windermere was a clear leader when aligning my success in the industry with an organization on the leading edge of technology, relationships and navigating an ever complex environment with great skill and professionalism. I am intimately familiar with the Central Oregon Real Estate market having lived here for 15 years and raising my 12 year old son. As a private pilot in my free time, I've employed the same philosophy when flying and conducting business. 'Always conduct your pre-flight and never fly fat, dumb and happy.' Situational awareness in a key element to getting the plane off the ground and to its destination safely. Dave Feagans, owner of Windermere Central Oregon Real Estate, and the pro's he's assembled have proved their value as a progressive, nimble customer-centric organization of over achievers. I look forward to adding to an already highly talented group here in Central Oregon. ~Eric Nitzchke, Broker*

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