

Spring Home Improvement 2025

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.

- **Walk-in-closet:** Relocating the bedroom closet to right off the owner's bathroom affords an immediate opportunity to dress comfortably, thus streamlining a morning routine.

Bathroom renovations are worthwhile investments. Choosing some unique upgrades can enhance the design and function of these important spaces. HI254747

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6 reasons to build a retaining wall

Homes are not always located on flat lots. In fact, landscapes can feature hills and valleys, necessitating some extra steps when installing certain features. Retaining walls are often utilized to improve the functionality and safety of a property.

Retaining walls are typically recommended to eliminate soil erosion and improve drainage, says Design One Landscape Corporation. Over time, soil erosion or drainage issues can eat into the structural integrity of a home and cause cosmetic damage and unhealthy conditions, such as mold growth. Here's a look at six instances when installing a retaining wall can be advantageous.

1. Remedy a slope in the yard: Retaining walls help make sloped areas functional. The wall will help flatten the slope so that water and soil do not flow downward.
2. Make the yard easier to traverse: A retaining wall can make it easier to walk around a sloped yard. Rather than contending with the hill both uphill and downhill, particularly if it's steep, the retaining wall can be installed to create flat areas that are easier to navigate.
3. Manage water runoff: Retaining walls can hold back or redirect water to help prevent flooding. A wall can be used to keep water away from the foundation, where it may enter the home.
4. Prevent soil erosion: Along with keeping water back, the retaining wall also will stop soil erosion and runoff so it doesn't cause an unsightly condition in the yard, or prove dangerous during severe weather.
5. Prevent sink holes: By helping to manage water runoff, retaining walls can reduce the risk of sinkholes. According to Slaton Bros, Inc., a retaining wall service provider, sinkholes occur when enough water pools beneath the surface of the ground to weaken it to the point of not being capable of supporting the ground's surface weight.
6. Improve curb appeal: Retaining walls also may serve cosmetic functions.



They provide additional surfaces upon which to place container plants or additional decorations. Retaining walls also can provide backdrops to shrubs and separate grassy areas from patios or swimming pools.

Retaining walls marry form and function. Homeowners with sloped yards or drainage issues should consider installing retaining walls to address these issues. SH252601

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Popular types of lighting that can complete home decor

Many components come together to create a home interior that is welcoming and comfortable. Lighting is an important part of any design and plays a key role in home decor. Lighting can change the atmosphere of a room with the flip of a switch. Through lighting, one can make a space seem more cozy, or even make small spaces seem more expansive.

Homeowners should not underestimate the power of lighting in their homes. In addition to making spaces functional and more attractive, lighting can affect personal well-being, as a well-lit room can benefit mental health. The following are various types of lighting and how they can work best in a home.

Ambient

Ambient lighting is blanket lighting that is used to evenly illuminate a room. Lowes Home Improvement says this is the general lighting that every home needs. Fixtures like overhead lights, floor lamps and more provide enough light for people to function safely indoors. Ambient lighting is the foundation for every interior lighting scenario, and ambient lighting fixtures should be featured toward the center of the room and closer to the ceiling to disperse light more efficiently.

Task lighting

The home improvement firm Hiller describes task lighting as lighting directed toward a specific area to give more detail to objects. Close-range work such as crafting, reading, cooking, and desk work requires task lighting so projects are effectively illuminated. Task lighting can be installed anywhere a person requires direct, intense light to see details. This means lights can be under cabinetry or on a desk for reading mail or homework.

Accent lighting

Lowes indicates that accent lighting balances lighting and spotlights certain points in a space. For example, accent lighting can be utilized to highlight collectibles or artwork. Accent lighting may call attention to entryways, plants, fireplaces, or other points. Accent lighting typically adds character to a room and is not necessarily bright enough to sufficiently illuminate a space.

Decorative lighting

Decorative lighting is used exclusively for aesthetic purposes, according to BLOCC House of Interiors. It adds style and drama to spaces. Decorative lighting fixtures include pendants, sconces, chandeliers, and more. Decorative lighting also may be whimsical, such as fairy lights strung in a child's bedroom or neon lights in a home bar or sports room.

Separately, these lighting options may not be enough to suit your needs. But when combined, these types of lighting help to establish an interesting and functional home interior design that fits with a person's lifestyle and needs. HI254746



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How to upgrade your home to accommodate modern living

Remodeling projects allow homeowners to put their personal stamps on a property. In addition to choosing a color and design scheme that fits a particular aesthetic, homeowners may want to outfit their homes with various features that can make them more accommodating to modern living. Homeowners can use these ideas as a springboard for remodeling projects designed to modernize their homes.

- **Open floor plans:** Open floor plans remain coveted characteristics of modern home architecture. An open layout enables occupants to feel like they are enjoying spaces together without having to be on top of one another. Since sightlines are not obstructed in open floor plans, homeowners can enjoy a cohesive design style across each level of the home.
- **Eco-friendly features:** Eco-friendly features modernize homes and may even earn homeowners rebates from the government. From positioning rooms to take advantage of natural sunlight to using environmentally responsible materials throughout a home, modern homes can function with a much smaller carbon footprint than older structures.
- **Smart home technology:** A smart home is equipped with appliances and other devices that can be controlled remotely, typically from a phone or computer connected to the internet. Investopedia notes that smart home technology offers homeowners convenience and cost savings. Smart home technology is available across a wide range of budgets, ranging from thousands of dollars for a complete home automation to roughly \$100 for a small change like a smart thermostat.
- **Accessibility features:** A home that can grow with its residents is advantageous. When choosing renovations, features like slip-resistant flooring, stylish grab bars and low-threshold or barrier-free showers can enable homeowners to age in place more comfortably.
- **Dual owner's suites:** Dual owner's suites can be an asset for couples who choose to sleep separately. The Sleep Foundation says individuals choose to sleep in different rooms for a variety of reasons, notably reduced sleep interruptions and improved



sleep quality. Plus, an extra bedroom can come in handy when one person is ill or in the event a partner snores. Rather than one person in the relationship getting the "lesser" space, certain homebuilders now offer plans for dual owner's suites so both people get the features they desire in a bedroom.

- **Three-season room:** Many homeowners aspire to bridge the gap between the indoors and outside. Three-season rooms help transition from the yard to the interior of a home, and offer a touch of nature without the bugs or unpleasant elements. A number of home improvements can bring homes up to the standards of modern living. SH252608

Home interior trends on the rise



Trends that seem ubiquitous one day can seemingly vanish before the sun rises again just 24 hours later. That's especially true in the digital age, when overnight celebrities and viral videos can be on the tips of everyone's tongue before being forgotten entirely when the next online sensation emerges in an increasingly rapid news cycle.

Home trends typically benefit from a longer shelf life than viral videos and other fads that originate on the internet, and that's something renovation-minded homeowners should consider when improving their homes. Homeowners preparing to do just that can consider these notable trends, which the online renovation experts at Houzz suggest will be particularly popular in the year ahead.

- **Rounded furnishings:** Houzz noted that gentle curves and rounded edges embody the organic modern styles that many current homeowners love. Rounded dining tables and similarly circular coffee tables may merit consideration among homeowners who want to embrace popular trends.
- **Arches:** Houzz cites arches among the more popular modern trends, and the experts at Better Homes & Gardens note this unique, eye-catching style has been gaining popularity for several years. Better Homes & Gardens suggests that part of the appeal of arched doorways could be their deviation from a more traditional door shape. That uniqueness draws the attention of residents and visitors alike, and Houzz notes that arched windows, cabinets and even millwork details are part of the pivot toward arches.
- **Stove alcoves:** If it's a touch of history homeowners want, kitchen range alcoves might be just the project for them. Range alcoves call an earlier time to mind when wood burning stoves were commonplace. The report from Houzz notes range alcoves immediately draw attention, which undoubtedly adds to their appeal.
- **Wood for warmth:** Homeowners who hear "wood and warmth" might think fireplaces, but Houzz reports that wood elements are being incorporated into interior designs as a means to giving homes a more cozy vibe. Ceiling beams, trim, wall paneling, and cabinetry are utilizing wood to add warmth to a home.

Trends come and go, but home trends typically have more staying power than styles that emerge in other arenas. Homeowners who want to upgrade their home interiors can consider the latest trends and choose those that align with their own personal tastes. HI254743

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Small renovations that make a big impact

Homeowners may think they have to tear down walls or build room extensions to transform their homes with renovation projects. But small projects can yield impressive results, and that's something homeowners working with limited budgets can keep in mind.

There's no shortage of small projects that can change the look and feel of a home. Many of these undertakings can be achieved with a modest investment.

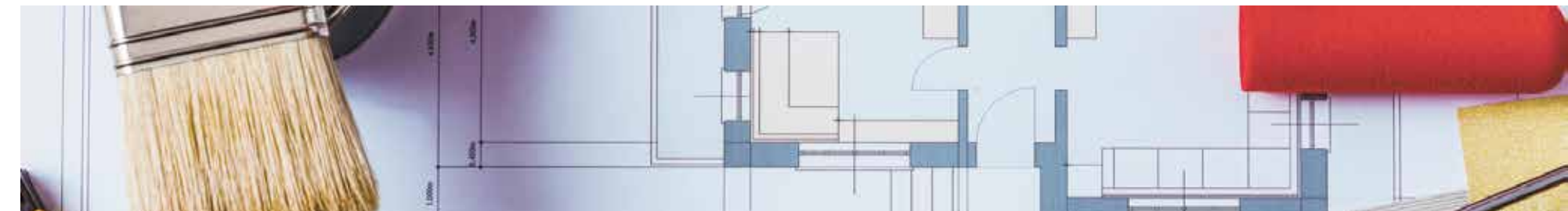
- **Front door replacement:** A new front door instantly improves curb appeal and can make a home more secure and energy-efficient. Painting the existing front door is an even smaller project that still offers appeal.
- **Lighting addition:** Whether a homeowner enlarges a window or adds skylights, natural light can produce incredible results. Investing in new lighting can feel like expanding a space without pushing out walls.
- **Kitchen and bath fixture upgrades:** Faucets and door pulls are used every day. Swapping existing fixtures for something a little more modern can unify spaces and provide subtle changes that enhance these popular spaces.
- **Wood floor restoration:** Scuffing and scratches can adversely affect the pristine look of a natural wood floor. Homeowners can polish a floor to restore its shine. A professional service will sand down and refinish older floors at a fraction of the cost of a new floor installation.
- **Exterior lighting:** Lighting isn't just important inside. A welcoming glow in the yard is awe-inspiring. There are many energy-efficient lighting options, including ones that do not need to be hard-wired to the circuitry inside the home.
- **Staircase renovation:** Coordinate the staircase to the style in the home with a decorative carpet runner. A secure runner is attractive and can help reduce slipping down the stairs. Tighten shaky railings or replace them while upgrading the stair treads.
- **Interior paint:** Change the color of walls, doors, cabinets, or even furniture with paint. All homeowners need is a paint color that inspires them and a little bit of time.
- **Replace outlet covers:** Upgrade outlet covers with screwless options. Screwless



plates for outlets and light switches can make walls look more sleek.

• **Entry organizer installation:** Banish clutter from the home by catching it at the door. An entry organizer with spaces for shoes, coats, backpacks, and shopping bags can be eye-catching and functional.

• **Carpets cleaning:** Soiled carpets can look drab and dingy. Homeowners can rent carpet-cleaning machines or hire services to revitalize carpets with a deep cleaning. Small changes around a home can create a big impact without breaking the bank. SH252594



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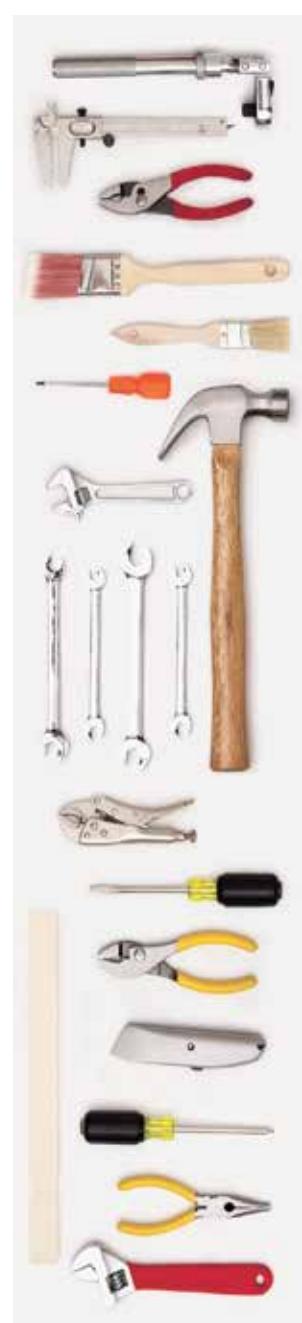
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