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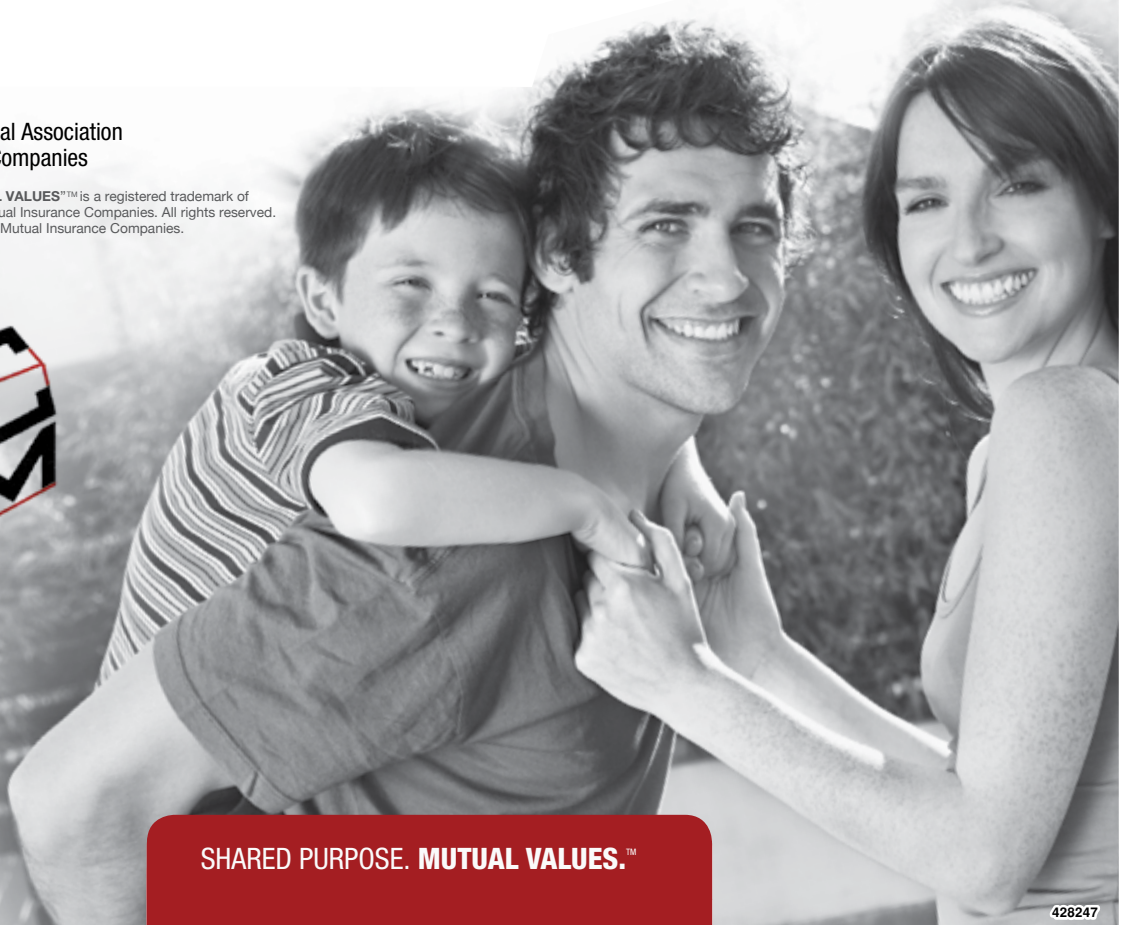
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Kitchen cabinets: reface or replace?



Painting or re-staining can cost 30 to 50 percent less, experts say

The kitchen is a busy room in many homes. That popularity likely has something to do with why so many homeowners spend sizable sums renovating their kitchens.

According to highlights from the 2022 U.S. Houzz Kitchen Trends Study, the median spent on major kitchen remodels grew by 14 percent from the previous year, and minor remodels increased by 25 percent.

Spurred on by increased time spent at home during the pandemic, the main impetus for kitchen remodels according to the study was that homeowners wanted to make these improvements all along and finally had the time and means to do so.

There are many aspects of a kitchen that homeowners can change. Houzz found 94 percent of renovators either fully or partially replaced cabinets in their improvement plans.

Cabinets are a major component of kitchen layouts. They help to establish the aesthetic

of a kitchen and serve a useful function, providing necessary storage space to ensure the room does not appear cluttered.

Homeowners have different options when it comes to cabinet renovations, and they may need to decide if they need to replace or reface their cabinets.

Replacement

Cabinet replacement involves removing all of the existing cabinets before new cabinets are leveled and installed. According to the home improvement resource The Spruce, homeowners can expect to pay between \$13,000 and \$30,000 for contractor grade cabinets.

Cabinet replacement is a good idea when homeowners want to add more cabinet space or create a new layout in the room.

Refacing

Cabinet refacing is less messy and less disruptive than replacement. All cabinets remain the same size and in the same location. The cabinet boxes must be in good shape to facilitate a refacing. The process involves installation of new drawer fronts and cabinet

doors, as well as veneering of the cabinet boxes.

New hardware typically is installed as well while the insides of the cabinets generally remain the same. The Spruce says cabinet refacing can be 30 to 50 percent cheaper than a replacement.

Most people call in professionals to change their cabinets. Cabinet replacement can be a do-it-yourself job, but it involves measuring and ensuring everything fits and is leveled appropriately.

Homeowners who choose to reface their cabinets themselves may opt to paint or re-stain. Wood veneer or a new door and drawer panel installation can be complicated and is best left to qualified contractors.

(METRO CREATIVE)

Homeowners have different options when it comes to kitchen cabinet renovations, such as re-staining them or opting for a coat of paint. That's if they choose to reface their cabinets versus replacing them.

METRO CREATIVE Homes & Design

HOMES & DESIGN *Spring Home Improvement*

April 2024

Published by Southern
Lakes Newspapers LLC
1102 Ann St., Delavan, WI 53115
(262) 728-3411

Homes & Design

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For advertising opportunities, call (262) 728-3411
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Gardening has many benefits

Millions of people embrace opportunities to get back in their gardens each spring, and they might be reaping more rewards from that activity than they realize. According to the American Institute of Stress, gardening sparks a level of creativity among enthusiasts, and that can help to alleviate stress by lowering levels of the hormone cortisol. In addition, authors of a 2022 study published in the journal *Urban Forestry & Urban Greening* concluded that gardening during the COVID-19 pandemic helped people cope with coronavirus-related stress through outdoor activity.

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How DIY can be bad for homeowners' bottom lines

Homeowners know it can be tempting to go the do-it-yourself (DIY) route when starting a home improvement project. Home repairs and renovations can be costly, and the notion of saving money on such projects compels many homeowners to try their hand at home improvements.

However, the DIY approach can be costly as well, and if things go awry, homeowners may end up with empty pockets and unfinished projects.

Online tutorials and advertisements for home improvement retailers can make DIY seem like a snap. But there are potential pitfalls to consider that could make the ostensibly less expensive DIY route far more detrimental to the bottom line than homeowners may recognize.

• **Permits:** Permits ensure work is done in accordance with local codes, which are designed to ensure the safety of residents and their neighbors. Licensed contractors know which permits are necessary for projects they're hired to work on, and many even procure permits for their clients (homeowners are urged to read estimates and contracts to determine who will be responsible for acquiring the appropriate permits).

DIYers may not know about local

permits, and therefore go ahead with projects without procuring any. That can be harmful in the short- and long-term. In the short-term, a failure to procure the appropriate permits can make a home less safe and potentially lead to costly fines and necessitate a complete do-over of the project. In the long-term, homeowners who did not secure the appropriate permits may not be given a certificate of occupancy when putting their homes on the market, which can make it very difficult to sell the home.

• **Ancillary costs:** The ancillary costs of DIY are not often noted in online tutorials. However, such costs can dramatically increase the amount of money DIYers shell out in order to complete projects on their own. Ancillary costs include but are not limited to the price of tools and equipment; disposal fees for materials that will need to be discarded; and the cost of permits. These costs are often included in estimates provided by contractors, but they're easily overlooked by novice DIYers.

• **Repairs:** Even experienced contractors make mistakes, so DIYers, particularly novices, can anticipate making a few errors along the way. Minor mistakes may not prove too costly, but more significant

mishaps can quickly negate any cost savings associated with DIY renovations.

The cost to fix DIY mistakes varies depending on the project, but a 2019 survey from Porch.com found that the average DIY mistake cost homeowners \$310 and added five and a half hours to the overall time spent to complete a project. It's worth noting the Porch.com survey was conducted prior to the dramatic increase in materials costs related to inflation in recent years. So, it's reasonable to assume that fixing DIY mistakes in 2024 could end up costing considerably more than a few hundred dollars.

Before diving into DIY projects, homeowners may want to consider the real costs associated with forgoing professional experience in the potentially misplaced hopes of saving a few dollars.

(METRO CREATIVE)

Online tutorials and advertisements for home improvement can make do-it-yourself seem like a snap. However, there are potential pitfalls to consider that could make the ostensibly less expensive DIY route far more detrimental to the bottom line than homeowners may recognize.

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What to know about **reseeding or replanting your lawn**

Spring marks the return of flowering plants and warm weather. And homeowners know that spring also ushers in the return of home renovation season.

Homeowners undoubtedly have an extensive list of projects on their to-do list this spring, and that may include helping their lawns and gardens recover after a long winter.

Unpredictable weather, which can include drought and excessive rainfall and everything in between, can take its toll on a lawn. In certain instances, the best solution may be planting new grass.

But homeowners can consider these tips before they begin the process of reseeding or replanting their lawns.

Scarify the lawn

Reducing the amount of thatch in your lawn – known as scarifying – can help to create a clean slate, but the timing must be right.

Various lawn and garden experts, including those at BBC Gardeners' World Magazine, recommend scarifying in spring or early autumn. But don't jump the gun when scarifying in spring by doing so before the lawn has started to grow after a dormant winter. Instead, scarify when the soil is a little wet and the grass is once again actively growing.

The process can remove any lingering weeds from last season and also pull up any

moss that might have taken hold over the winter. Without weeds and moss to contend with, freshly planted seeds are in better position to thrive.

Work with a landscaping professional

Homeowners with manageable lawns can likely scarify their own lawns with a relatively inexpensive plug-in scarifier. However, doing so can be a strenuous physical activity, particularly for homeowners with large lawns.

In such instances, homeowners can benefit from working with a qualified landscaping professional. Such a professional can scarify the lawn and subsequently reseed or replant new grass. The latter task is not so simple and the lawn care experts at Scotts note that choosing the correct seed is a vital part of reseeding or replanting a lawn. Choosing seed may sound simple, but it's a potentially complex decision that requires knowledge of the existing grass, including when to plant it.

Certain grasses are best planted in spring or early fall, while others are best planted in summer. A qualified landscaping professional can identify the existing grass and plan the seeding or planting around this important detail.

Prepare to water the lawn

Watering is vital to the long-term

success and health of freshly planted grass seed.

Scotts urges homeowners to keep the top inch of soil consistently moist, but not soggy. That requires a daily commitment, and setting a multi-function hose nozzle or sprinkler to the mist setting once per day or more if it's hot outside can increase the chances grass will grow in thick and strong.

The experts at Scotts recommend keeping the top two inches of the soil moist until the new grass reaches a mowing height of roughly three inches.

Once that benchmark has been reached, watering frequency can be cut back to about twice per week, but now the soil should be deeply soaked instead of misted. The soaking will help roots grow deep into the soil.

Spring is a great time for homeowners in various regions to reseed or replant their lawns. With the right approach, homeowners can enjoy a full and lush lawn throughout summer.

(METRO CREATIVE)

Unpredictable weather, which can include drought, excessive rainfall and everything in between, can take its toll on a lawn. In certain instances, the best solution may be planting new grass, a task that can be successful by following a few expert tips.

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Signs it's time to repair or replace your deck

Spring is a season of rejuvenation that compels millions across the globe to quit hibernating and get back to enjoying the great outdoors.

It also marks a great time to assess a home's exterior, namely those areas like a deck where people will spend a lot of time in the warmer months to come.

Assessing a deck after winter can be eye-opening. Harsh winter weather can take its toll on a deck, and the following are some telltale signs that a deck could be in need of repair or replacement.

• **Wobbly underfoot and in hand:**

Unsteady planks and railings are one sign of a deteriorating deck homeowners won't recognize as they hide from winter weather indoors. But these tend to reveal themselves rather quickly when examining a deck after winter.

Wobbly planks in the middle of the deck can be inconvenient, but wobbly steps and railings can be dangerous. According to the home improvement resource Angi, wobbly railings can be a byproduct of rot.

A local decking professional can assess the extent of the rot in railings and

elsewhere and determine the best course of action. If the rot is isolated to an area or two, a simple repair may be all that's necessary. Extensive rot may require a full replacement of the existing deck.

• **Faded paint:** Many homeowners paint their wood decks, and that paint will not last forever. Faded paint can turn an otherwise lovely deck into an eyesore, and paint can fade over the winter.

Thankfully, a local painter can address a faded deck and may recommend some additional strategies to safeguard the deck against fading next winter and beyond.

• **Holes in the wood:** Many a homeowner has encountered curious-looking holes in their deck. This could be a sign of insect infestation. Termites, carpenter ants and carpenter bees are among the various types of insects that can bore holes through wood.

Homeowners who notice holes throughout their deck are urged to call a deck professional and/or pest control firm to assess the holes and offer a solution.

Though small issues may be addressed with repairs, a deck littered with holes

caused by insects may need a full replacement.

• **Rust:** Wood decks may be made of wood, but they can still exhibit signs of rust, namely in the nails and metal connectors that hold the deck together. If screws have rusted to the point where they are no longer holding the deck together, a full-scale replacement could be in the cards, as the deck could have substantial structural damage.

Like other issues that can reveal themselves during a springtime inspection of the deck, rust necessitates a thorough examination by an experienced decking professional.

Many people do not use their decks during winter, which only underscores the significance of a full deck inspection in spring.

(METRO CREATIVE)

Harsh winter weather can take its toll on a deck but there are some telltale signs that a deck could be in need of repair or replacement, from wobbly boards and railings to holes in the wood.

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On the garden path

Spring garden cleanup with pollinators in mind

Spring cleaning, indoors and out, is a long-standing tradition for many households. But as we learn more about the important pollinators, insect-eating toads, songbirds, and beneficial insects, the more we realize we need to adjust some of our timing and methods.



By **MELINDA MYERS**
Contributor

It is safe to remove winter protection, such as mulch, when the temperatures begin hovering around freezing or your plants are beginning to sprout. Keep some frost protection handy just in case you need to protect any tender plants from a hard freeze.

Always check for frost heaving. When cold winters are interrupted by warm spells, bare soil may thaw and then refreeze. This temperature fluctuation can cause the soil to shift and push spring flowering bulbs, coral bells, daylilies, and other perennials out of the soil. Just gently push them back in place or reset in the soil making sure the roots are covered.

Wait for temperatures to be consistently above 50 degrees to start cutting back perennials that were left standing. This allows any beneficial insects overwintering in the hollow stems time to emerge and find a summer home.

Cut some of the stems to the ground and some back to 18 to 24" on each plant. These old stems provide summer homes for some of our native bees. As new growth emerges in spring, it will mask the older stems so your garden will look as beautiful as ever.

If you can't wait, stack the stems out of sight until temperatures warm and pollinators have a chance to emerge. Then chop and compost the debris in mid-summer.

Tie or bungy cord tall ornamental grass plants before cutting them back to make cleanup easier. Then use a hand pruner for small jobs or a string trimmer or hedge clipper for larger plantings. Wait for new growth to fill in shorter grasses and simply comb your fingers through the plant removing the old brown leaves.

Leave fall leaves on the soil surrounding the plants to serve as mulch, suppressing weeds and conserving moisture. As the leaves break down, they add organic matter and nutrients to the soil. They also provide homes for beneficial insects and insulate the soil for plants, toads, and more.



Adjusting your spring cleanup schedule will help pollinators like this bee on an allium flower. That includes waiting for temperatures to be consistently above 50 degrees before cutting back perennials left standing. Furthermore, it's recommended to cut some of the stems to the ground and some back to 18-24" on each plant as the old stems can provide summer homes for native bees.

MELINDA MYERS PHOTO *Homes & Design*

Mark the location of perennials like butterfly weed and hardy hibiscus that emerge later than most plants in spring. This helps to avoid accidentally weeding them out. Leave a few stems standing, use plant markers, or next fall plant some spring flowering bulbs near the plants to serve as a colorful placeholder.

Consider leaving some sunny spots bare for ground-nesting bees. Avoid areas like entryways and gathering spots where people and the bees may collide. Although the bees are docile and not likely to sting, people are often fearful leading to their elimination. Setting aside some out-of-the-way spaces for ground-nesting bees allows everyone to coexist more happily.

This is also a good time to tidy up garden beds and lawn edges. You'll slow the invasion of weeds and grass into garden beds and lawn encroaching onto walks.

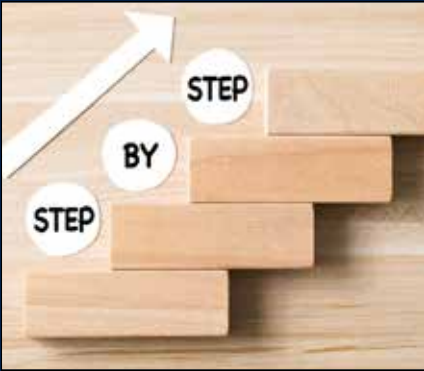
Remove weeds as they appear. The

smaller weeds are easier to remove and eliminating them before they flower and set seed means fewer weeds you'll need to pull in the future.

Take advantage of the delay in spring cleaning by cleaning and sharpening your tools. When the temperatures are right, with tools in hand, you will be ready to get busy in the garden.

*Melinda Myers has written more than 20 gardening books, including the recently released *Midwest Gardener's Handbook, 2nd Edition* and *Small Space Gardening*. She hosts *The Great Courses "How to Grow Anything"* instant video series and the nationally syndicated *Melinda's Garden Moment* TV & radio program.*

*Myers is a columnist and contributing editor for *Birds & Blooms* magazine. For more information, visit www.MelindaMyers.com.*



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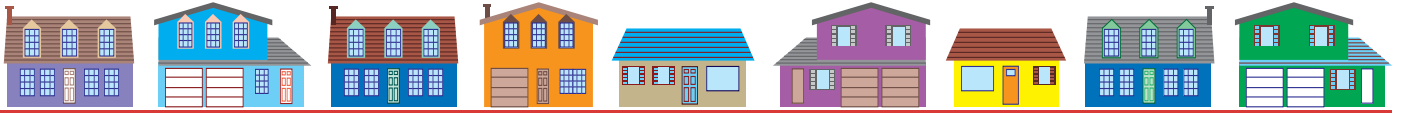


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- 4205 Locust St \$ 203,000
- 424 Delavan Dr \$ 211,000
- 1507 Field Pl \$ 229,000
- 519 S Third St \$ 240,000
- 703 Inlet Shore Dr \$ 312,000
- 3241 Chicago Club Dr \$ 415,000
- 4003 S Channel Dr \$ 515,000
- 2096 Lake Trail Dr \$ 975,000
- 2718 Harbor Ct \$ 1,112,511
- 2706 Harbor Ct \$ 1,229,790
- 2704 Harbor Ct \$ 1,249,234

Elkhorn

- N7339 Mariner Hills Cir ... \$ 158,000
- N6572 Hickory Rd \$ 257,000
- 123 S Church St \$ 265,000
- 315 E Sunny Hill Dr \$ 315,000
- N7061 Lakeshore Ave \$ 380,000
- 213 W Hidden Trl \$ 470,000
- W5211 Meadow Ln \$ 475,000
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Lt148 Palmer \$ 572,534
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- 614 Bowers Blvd 1 \$ 130,000
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Genoa City

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East Troy

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Whitewater

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- Lt18 Eastview Dr \$ 41,500

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- Lt26 Mariner Hills Cir \$ 41,000
- Lt1-3 Park Rd \$ 464,900
- Lt1 Sugar Creek Rd \$ 570,000
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Farm Road \$ 900,000

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- Lt440-444 Hawthorne Rd ... \$ 54,000
- Lt3 Platt Ave \$ 78,000
- Lt24 Moelter Dr \$ 142,000
- Lt27 Wildflower Ct \$ 230,000
- Lt1 Highway 50 \$ 475,000

Whitewater

- Lt9 Lorwood Dr \$ 65,000

East Troy

- Lt3 E Miramar Dr \$ 80,000
- Lt2 Austin Rd \$ 71,900

Delavan

- Lt1 Wisconsin Pkwy \$ 92,900

Walworth

- Lt8 Windmill Lane \$ 50,000

RACINE COUNTY

SINGLE-FAMILY HOMES

Franksville

- 10306 White Manor Ct \$ 350,000
- 7771 W 7 Mile Rd \$ 545,000
- 3650 Morris St \$ 390,000

Mount Pleasant

- 6225 Taylor Ave \$ 165,000
- 2228 Howe St \$ 205,000
- 1319 N Summerset Dr \$ 211,000
- 1124 E Colonial Dr \$ 235,000
- 6819 Durand Ave \$ 226,000
- 932 S Emmertsen Rd \$ 245,000
- 1112 W Colonial Dr \$ 259,900
- 1111 Timmer Ln \$ 282,500
- 1715 Stoddard Cir \$ 300,000
- 5225 Norman St \$ 350,000
- 9203 Dahlia Ln \$ 400,000
- 1236 Rosalind Ave \$ 474,900
- 547 Fox Run Ln \$ 490,000

Sturtevant

- 3201 91st St \$ 125,000
- 3725 Princeton Way \$ 420,000
- 8500 Queensbury Ln \$ 450,000
- 315 Fawn Trl \$ 480,000

home and property sales

Here is a listing of recent single-family home, condominium and vacant land sales in Kenosha, Racine and Walworth counties. The information is provided through the Multiple Listing Service.



KENOSHA COUNTY

SINGLE-FAMILY HOMES

Burlington

- 432 Hawthorne St \$ 240,000
- 209 Johnson St \$ 259,900
- 30837 Sun Ct \$ 300,000
- 617 Madison St \$ 340,000
- 325 Donald Dr \$ 320,000
- 30248 Forest Dr \$ 345,000
- 148 W Chandler Blvd \$ 369,900
- 361 Indian Bend Rd \$ 447,000
- 1573 Barbara St \$ 515,000

Union Grove

- 1604 Main St \$ 291,000
- 250 Mill Ave \$ 476,000
- 23300 W Overson Rd \$ 551,000
- 64 York St \$ 543,900

Waterford

- 30931 Grand Dr \$ 290,000
- 636 Aber Dr \$ 291,200
- 603 Fox Knoll Dr \$ 339,900
- 538 Fairview Cir \$ 350,000
- 29522 Fernwood Dr \$ 355,000
- 806 River Ridge Cir \$ 418,000
- 28423 Joanie Ln \$ 462,500

Caledonia

- 8635 7 Mile Rd \$ 380,000
- 8744 Nicholson Rd \$ 427,500
- 9002 Forest Hills Dr \$ 460,000

CONDOS

Sturtevant

- 1680 96th St 4 \$ 188,550

Waterford

- 921 Prestwick - 7 \$ 255,000
- 537 Fairview Cir B \$ 329,900
- 896 Inverness - 896 \$ 345,000
- 607 Trailview Xing 15 \$ 415,900

Union Grove

- 1145 58th Rd 65B \$ 375,000
- 1081 58th Rd 62 \$ 384,900
- 1083 58th Rd 61 \$ 399,900

VACANT LAND

Burlington

- Lt10 S Lakeshore Dr \$ 35,000
- Lt0 S Lakeshore Dr \$ 37,000
- 6868 Horseshoe Trl \$ 79,900
- Lt2 N River Rd \$ 107,000
- Hoosier Creek Road \$ 242,500

Waterford

- Lt2 Honey Creek Rd \$ 220,900

Caledonia

- Lt0 US Highway 41 - \$ 1,846,500

Trevor

- 11315 276th Ave \$ 42,000
- 23604 126th Pl \$ 262,000
- 11324 272nd Ave \$ 290,000

Bristol

- 19715 83rd St \$ 152,000
- 20807 82nd St \$ 277,000
- 4002 200th Ave \$ 575,000

Twin Lakes

- 707 Lake St \$ 199,500
- 120 Chapel Ave \$ 328,500
- 1849 Swallow Rd \$ 370,000
- 31522 118th St \$ 400,000
- 819 Fairway Dr Lt17 \$ 494,900

Randall

- 40512 102nd St \$ 250,000

Somers

- 114 11th Ave \$ 364,900

Salem

- 27215 95th St \$ 368,561
- 24813 68th St \$ 395,000
- 25833 77th Pl Lt69 \$ 485,000

Wheatland

- 5608 381st Ave \$ 470,000
- 37078 53rd St \$ 765,575

CONDOS

Pleasant Prairie

- 6865 99th Pl AA \$ 160,000
- 6858 100th Pl FF \$ 219,900

Salem

- 24951 87th St 2 \$ 185,000

VACANT LAND

Kenosha

- 4910 39th Ave \$ 30,000
- Lt30 21st Ave \$ 105,000

Randall

- Lt10 95th St \$ 35,000
- Lt9 95th St \$ 39,000
- 40205 106th St \$ 75,000

Twin Lakes

- Lt7 Swallow Rd \$ 65,000
- Lt0 3rd Ave \$ 92,000

Wheatland

- 5225 363rd Ct \$ 135,000

Trevor

- 12323 304th Ave \$ 1,585,000

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