



Tips and trends for homeowners, buyers and sellers

## Choosing the Right Mirror for Your Home

Mirrors are more than practical—they influence light, depth and style throughout your home. From entryways to bedrooms, the right mirror can make any space feel brighter and larger.

**Follow these steps to choose the best fit:**

- 1 Identify the purpose.** Decorative mirrors add interest, while functional ones are best for grooming or checking outfits.
- 2 Measure the space.** A mirror should complement the wall, not overwhelm it. Large mirrors suit living rooms, while smaller ones work well in hallways or bathrooms.
- 3 Pick a shape.** Round mirrors soften edges, rectangular ones elongate rooms and geometric styles add modern flair.
- 4 Select a frame.** Wood brings warmth, metal adds polish and frameless options feel sleek and minimal.
- 5 Hang with care.** Position mirrors to reflect natural light or a favorite design feature. Avoid facing cluttered areas.

When used thoughtfully, mirrors enhance both function and beauty in your home. Experiment with different placements to find what feels balanced and brightens your space.

## Installing Heated Floors for Ultimate Comfort

Heated floors bring luxury and efficiency to bathrooms, kitchens and even basements. They provide gentle, even warmth that radiates from the ground up, eliminating chilly spots common with forced-air systems.

There are two main types: **electric mats**, which are ideal for smaller rooms, and **hydronic systems**, which circulate warm water under the floor—best for whole-home installations.

Both work well beneath tile, stone and some engineered flooring.

Installation involves placing heating elements beneath the flooring, connecting thermostats and adding a protective layer of thinset or self-leveling compound before laying the final surface. It's best handled by a professional unless you're an experienced DIYer.



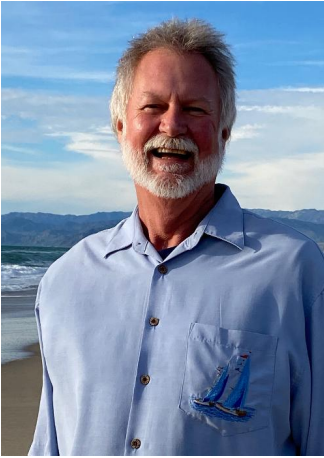
**TIP:** Before installation, check subfloor insulation. A well-insulated base improves heat efficiency and shortens warm-up time.

Though upfront costs can be higher than traditional heating, radiant floors are energy-efficient and low-maintenance once installed. They can even increase resale value by adding a touch of modern comfort. If you're remodeling or building a new home, heated floors are a worthwhile investment that combines comfort with practicality.



**DO YOU KNOW SOMEONE WHO IS THINKING ABOUT BUYING OR SELLING A HOME? PLEASE MENTION MY NAME.**

This newsletter is for informational purposes only and should not be substituted for legal or financial advice. If you are currently working with another real estate agent or broker, it is not a solicitation for business.



## RALF MOLL

### REAL ESTATE

Office: 805-985-Ralf (7253)  
Cell/Text: 805-207-Ralf (7253)  
Email: [ralf@ralfmoll.com](mailto:ralf@ralfmoll.com)  
Web Site: [www.ralfmoll.com](http://www.ralfmoll.com)



Tips and trends for homeowners, buyers and sellers

## Building a Custom Closet That Fits Your Life

A custom closet transforms clutter into calm by giving every item a designated place. Before building, take time to plan your layout. Think about what you store most often—clothes, shoes or accessories—and design around those needs.

Closet systems can range from full built-ins to modular kits you can customize over time.

Choose materials that fit your style and budget, whether that's sleek melamine, warm wood or durable wire shelving. Measure twice before cutting or assembling to avoid gaps and wasted space.

### Key features to consider:

- ▶ **Adjustable shelving** for greater flexibility as your wardrobe changes
- ▶ **Double hanging rods** to maximize vertical storage
- ▶ **Drawers and baskets** for smaller items like jewelry or belts
- ▶ **Lighting** to brighten shelves and corners

If you're handy, a DIY closet system can save money while offering professional results. For complex layouts or walk-in spaces, hiring a designer or installer may be worthwhile. With smart planning and a few upgrades, you can transform your closet into an organized and functional retreat.



Pixel-Shot /stock.adobe.com



Buying or selling a home can seem like an overwhelming task. A Certified Residential Specialist (CRS) can make the process easier—and more profitable. A CRS, with years of experience and success, will help you make smart decisions in a fast-paced, complex and competitive marketplace.

To earn the CRS Designation, residential real estate specialists must demonstrate outstanding professional achievements—including high-volume sales—and pursue advanced training in areas such as finance, marketing and technology. Contact your CRS today!