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REAL ESTATE

FREE ISSUE



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Dream the Dream

In the year since we published our first Best of Utah Real Estate edition, I bought a home. In suburbia, no less. This came after my “training wheels” experience as a condo owner in downtown Salt Lake City when I realized I wanted to put on my big-girl work gloves and start pulling weeds.

Perhaps after being closely involved with editing last year’s issue, a dream was dreamed. It took hold, and I found I wanted a home with a yard (for my pups), so I began looking. Using the 2018 edition, I found recommendations for Realtors, title companies, mortgage loans, home inspectors and such.

After the sale was complete, I needed to get some work done. So, thanks to Best of Utah Real Estate, I read up on painters, carpenters, drywallers, carpet installers, plumbers and appliance-repair companies. Yes, I can google those trades and use various apps and websites. But, for me, it can be information overload, often with questionable ratings. I find there’s nothing like a printed guide, especially one like this that lists some 80 real-estate professionals, many of whom were voted on by *City Weekly* readers. It’s something I can continue to refer to time and again, both in print and in our digital edition at Issuu.com.

So, am I now living the dream? Yes, it’s ideal in many ways, but in truth, home ownership is an immense responsibility. The water line to the house sprung a leak and needed to be replaced. Thank goodness for Luis at **Mr. Expert Plumbing** for arriving so quickly and sleuthing out the source of the leak. He hand-dug our rocky soil in the afternoon sun to get at the line with minimal damage to the lawn. That’s just one of many examples that have helped me see that it takes a village to maintain one’s little slice of heaven. And we are lucky to have such pros in our business community.

This issue also recognizes those who dream bigger dreams, those who build office towers and condo projects and malls and convention centers. Such big dreamers deserve a shoutout in these pages.

The way it works is like this: *City Weekly* readers were invited to vote for their favorite real-estate professionals in an online ballot. We’ve included the top vote-getters in each category as well as the second- and third-place winners (where we had three). We also invited our writers to research their own “staff picks.” Finally, we asked readers to let us know about categories we might have missed on the ballot, and we included a few of those.

In addition, you can read about the latest trends in real estate in articles written by former SLC councilman Luke Garrott, who is now co-manages the website Building Salt Lake; Babs De Lay, broker for Urban Utah Homes and Estates; Josh and Jen Horner, agents with RE/MAX Masters in Salt Lake City; and Paula Higman, Realtor with Engel & Völkers Park City.

Above all, congratulations to this year’s winners! It’s a competitive field and it’s not easy to be top of mind. Your hard work paid off and you deserve this recognition.

For our readers, just remember, if there is a dream you are dreaming, and if it involves owning real estate, large or small, read this edition of Best of Utah Real Estate. You might find that a year from now, you, too, are living your dream. 🏡

—Jerre Wroble

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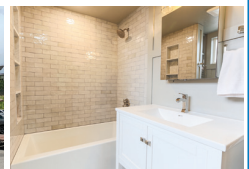
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COVER PHOTOGRAPHY OF DOWNTOWN SALT LAKE CITY

BY MACIEJ BLEDOWSKI

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Zion Train

Mass transit demand is spurred by Wasatch Front development

By Luke Garrott

Increasingly in demand, transit access continues to improve along the Wasatch Front. Public investments in TRAX light rail, FrontRunner commuter rail and the Sugar House Streetcar and Greenway have attracted significant real-estate investment. Enhanced bus service is also coming to Salt Lake City this fall. Policymakers regionwide are embracing transit and “active transportation.” In both regional and city plans, walking, biking and rolling in various noncarbon-emitting ways are key pieces to future growth.

Models presented by the Wasatch Front Regional Council (WFRC) in their **Wasatch Choice 2050 Transportation Plan** still favor investment in roadways vs. transit at a 5:1 ratio. Yet, the emphasis on offering alternatives to driving is significant. This reflects a growing preference for transit by commercial and residential developers. Private investment along the Sugar House Streetcar line continues to be robust. At least eight residential developments west of downtown Sugar House are examples of aggressive investment in the hundreds of millions. In the heart of Sugar House, the development has been even more intense.

In downtown Salt Lake City, the Redevelopment Agency (RDA) and Utah Transit Agency (UTA) are in advanced discussions to add a TRAX station at 650 S. Main. Proposed new Class A office and residential projects are driving the demand.

New Transit Projects

WFRC’s 2050 Regional Transportation Plan includes some important new projects. Expect new bus rapid transit (BRT) lines, modest TRAX expansion, a Salt Lake City streetcar loop extending from Sugar House to downtown SLC, and double-tracking and electrifying of FrontRunner.

With intensified development expected at the former state prison site in Draper and farther south in the Lehi-Silicon Slopes area, UTA is looking at the possibility of TRAX light rail being extended to Utah County through these areas.

New bus rapid transit from Ogden downtown to Weber State/McKay Dee Hospital, as well as Davis County to downtown Salt Lake City are well in the works. The BRT line in Utah County, connecting the Utah Valley University campus with Brigham Young University, has been a huge success.

UTA has plans, at least 15 years out, to add track in west downtown Salt Lake City to relieve TRAX congestion on Main Street. The 400 South connector would spark the Redevelopment Agency’s long-term but currently lagging interest to build a streetcar in downtown and the Granary District.

While bringing back streetcars to the city was a priority of former SLC Mayor Ralph Becker, it has stalled under current Mayor Jackie Biskupski, who will be leaving office in January 2020.

Development along the S-Line greenway in Sugar House



“Frequent Transit Network” in Salt Lake City

Driven by a transit-minded city council, recent Salt Lake City budgets and master plans have prioritized local bus service in unprecedented ways. Contracting with UTA to increase bus service in the city to the tune of over \$5 million yearly, primarily on east-west connections and on Salt Lake City’s west side, will begin in fall 2019.

Already, downtown bus stops are getting better shelters and ADA accessibility, thanks to federal and UTA funding.

The city has a goal of providing 15-minute or better service along major corridors as well as better evening and weekend service than currently exists. Reliability, frequency and seven-day-a-week service are highlighted in the city’s 2017 Transit Master Plan.

A recent sales-tax hike branded “Funding Our Future” is spurring the city’s new investments in road reconstruction and transit service. The city’s Frequent Transit Network will be accessible within a quarter mile to 73% of current residents and an equal percentage of jobs by 2040. 🏠

Luke Garrott is an operating partner of Building Salt Lake, a smart growth and development news blog, and a former member of Salt Lake City Council.



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Top Row: left to right
 Carmelle Jensen, Lou Shingleton, Justin Bell, Mike Simmons, LeAnn Brown
Middle Row:
 Bob Kmetzsch, Karin Fife, Kayla Brown, Trina Nicholson, Summer Hansen, Erik Fuller
Bottom Row:
 Rachel Ludlow, Barb Astle, Pat Florence, Melissa Calienes, Jessy Auger, Ashely Pike,
Voted top 3 Best of Utah Interior Designer, Casey Phelts, far right, bottom.

358 S. Rio Grande St #100 SLC | 801.359.6622 | ccgslc.com

Babs De Lay, Urban Utah Homes and Estates



BEST REAL ESTATE DEVELOPMENTS

Summit Sotheby's International Realty

Working with premier builders and developers along the Wasatch Front and St. George, Summit Sotheby's International Realty has successfully developed luxury estate homes, single family homes, townhomes, condominiums, mixed use and master planned communities. Summit Sotheby's sets themselves apart with a seasoned senior sales team with a proven track record in Utah's luxury market, effective online marketing, and access to Sotheby's Auction House prestigious clientele and brand. (Claire McArthur)

Multiple locations, 800-641-1884, SummitSothebysRealty.com

2. Garbett Homes
3. Fieldstone Homes

BEST REAL ESTATE BROKERAGE

CityhomeCOLLECTIVE

Real estate meets design at Salt Lake City's CityhomeCOLLECTIVE, a boutique brokerage and interior design firm pushing the envelope with its eclectic style and customer service. Since 2005, CityhomeCOLLECTIVE has been helping clients sell houses, find their dream homes and design them to match their aesthetic, whether it's clean-lined minimalist or rustic cabin chic. A firm with personality, CityhomeCOLLECTIVE has

crafted a distinctive brand that entices a design-discerning clientele. (Claire McArthur)

645 E. South Temple, SLC, 801-718-5555, CityHomeCollective.com

2. Coldwell Banker – Sugar House
3. Keller Williams Utah

BEST REAL ESTATE BROKER

Babs De Lay, Urban Utah Homes and Estates

Babs De Lay, principal broker at Urban Utah Homes and Estates, has a storied career in real estate spanning nearly four decades. She served as past director of the Salt Lake Board of Realtors and was a Salt Lake City Planning and Zoning commissioner for eight years. De Lay received the "Distinguished Real Estate Instructor" designation while teaching at the National Association of Realtors, and for the past 15 years, she's been in the top 10% of sales agents in the Salt Lake Board of Realtors. She serves on the board of directors for Utah's Girls Scouts and on the advisory board of the Utah Coalition Against Sexual Assault. A history buff and active member of the community, De Lay also writes articles for *City Weekly* and for publications such as this one. (Claire McArthur)

380 W. 200 South, Ste. 101, SLC, 801-595-8824, UrbanUtah.com

2. Cody Derrick, CityhomeCOLLECTIVE
3. David Kevitch, Wasatch Homes and Estates

BEST REAL ESTATE AGENT

Rachel Green, Keller Williams Realty

Rachel Green, a Realtor with Keller Williams Realty in Midvale, credits her success over the past 11 years not to salesmanship but her keen sense of observation and ability to connect individuals to unique spaces. Past clients have described her as "the model of what an agent should be" and "a superb marketing strategist." She uses her degree in communication and economics from the University of Utah and recently completed MBA at Westminster College to negotiate the best deal for her clients. (Claire McArthur)

6995 S. Union Park Center, Ste. 390, Midvale, 801-694-3804, KW.com

2. Anne Tuckett, The Real Deal Group
3. Donny Haynie, Keller Williams

BEST LEASING AGENT / PROPERTY MANAGER

Partlow Investment Properties

Guided by its core principles of integrity, courtesy and respect, Partlow Investment Properties was founded by Laura Partlow in 1995 as a way to create an "egalitarian workplace" where she could empower herself and employees. With a small but mighty team, Partlow manages properties across Salt Lake Valley, balancing professional property management and investment services with responsive care for renters. (Claire McArthur)

440 S. 700 East, Ste. 203, SLC, 801-484-4446, PartlowRents.com

2. Alliance Property Management

BEST REALTOR DIGITAL PRESENCE

CityhomeCOLLECTIVE

The boutique real estate and interior design firm, CityhomeCOLLECTIVE, has a well-designed and thoughtful digital presence. With a dynamic and aesthetically pleasing website, CityhomeCOLLECTIVE clearly presents its services, brand and style to prospective clients through professional photography and engaging copy. The firm has a solid grasp of its audience on social media and has grown its following to nearly 17,000 on Facebook and 22,000 on Instagram, thanks to its commitment to high-quality photography and engagement. (Claire McArthur)

645 E. South Temple, SLC, 801-718-5555, CityHomeCollective.com

2. Erika Wiggins, SaltLakeLiving.net
3. Rachel Green, SaltLakeHomes.com, Home and the City Blog



Partlow Investment Properties

BEST ARCHITECTURAL FIRM

Upwall Design Architects

Upwall Design has mastered the art of the custom, luxury home. Founded in 1991 by Michael Upwall, the full-service architectural firm creates homes that blend seamlessly into the landscape while melding the techniques of hand sketching with the latest design technology. Upwall believes each home should reflect its clients' accomplishments and dreams—a philosophy borne out by its diverse, creative range of homes. (Claire McArthur)

1930 S. 1100 East, SLC, 801-485-0708, UpwallDesign.com

2. Lloyd Architects
3. JMA Architecture, Park City

BEST MORTGAGE COMPANY

Academy Mortgage Corporation

Started in 1988 by Duane Shaw, Academy Mortgage Corporation is a family-owned company founded on values, relationships and service. From its headquarters in Draper, Academy has experienced rapid growth in recent years and is now one of the nation's largest independent mortgage lenders with more than 220 branch offices, 2,000 employees and licenses to originate loans in 49 states and the District of Columbia. With quick closing times, local control through direct lending and innovative mortgage tools, Academy is a frontrunner in helping individuals and families achieve home ownership. (Claire McArthur)

Multiple Locations, AcademyMortgage.com

2. City Creek Mortgage
3. Graystone Mortgage

BEST BANK LENDER, COMMERCIAL AND RESIDENTIAL

Zions First National Bank

Founded in 1873 by Brigham Young, Zions First National Bank continues to provide individuals, small- and medium-sized businesses, nonprofits, corporations and institutions with a wide range of traditional and innovative banking services. With 122 financial centers across Utah, Idaho and Wyoming, Zions Bank is committed to supporting economic development in the communities it serves. Zions is a leader in U.S. Small Business Administration lending and is well-known for its local decision making. Zions First National Bank is also a frontrunner in helping individuals buy, build and refinance homes with customized loans—making home-buying dreams a reality for thousands of customers across the Intermountain West. (Claire McArthur)

Multiple locations, 888-307-3411, ZionsBank.com

2. Chase

BEST CREDIT UNION LENDER

Mountain America Credit Union

Since the 1930s, Mountain America Credit Union has guided individuals and families as they navigate the complexities of securing a home loan. The not-for-profit financial cooperative has nearly 832,000 members and a network of over 90 branches spanning the Intermountain West. Adhering to the philosophy of "people helping people," Mountain America seeks to educate its members on money matters through financial advisors and other in-house resources. (Claire McArthur)

Multiple locations, 1-800-748-4302, MACU.com

2. University Federal Credit Union
3. America First Credit Union

BEST RESIDENTIAL TITLE INSURANCE AGENCY

Title Guarantee

Combining cutting-edge technology with an entrepreneurial spirit, Title Guarantee is committed to providing exceptional customer service at its four Utah locations. With a local staff handling every step of the process, Title Guarantee continues to receive glowing reviews from clients who describe their service as friendly, efficient and professional. (Claire McArthur)

Multiple locations, UtahTitle.com

2. Old Republic Title
3. Stewart Title Co.

BEST BUILDER/GENERAL CONTRACTOR

Built By Design Construction

Utah-based Built By Design was founded by Jason Coulam, Jeremy Higginson and Monique Higginson with a vision of creating inspired, enduring homes in the Salt Lake area. Specializing in custom renovation and construction, the company's focus on adaptability, reliability and quality has earned it praise for projects big and small. (Claire McArthur)

2015 S. 1100 East, SLC, 385-355-1357, BuiltByDesignConstruction.com

2. Davies Design Build
3. Perry Homes



BEST PLUMBING CONTRACTOR

Manwill Plumbing and Heating

In 1920, 20-year-old Vearl J. Manwill packed up his horse-drawn wagon with a load of pipe and carbide lights and went from home to home installing then-modern amenities. Over the last 99 years, Manwill Plumbing and Heating has remained a family business, now run by a fourth generation— Brian Jackson. Over the years, Manwill has maintained a strong commitment to customer service, reliable products and quality craftsmanship for all Utah homeowners' plumbing, heating and air conditioning needs. (Claire McArthur)

385 E. 3900 South, SLC, 801-262-4671, Manwill.net

2. All Hours
3. Walton Plumbing, Heating and Air

BEST PAINTING CONTRACTOR

CertaPro Painters

CertaPro Painters was founded in 1992 with a vision to make painting services simpler and more convenient for customers. Today the company is one of the largest residential painting contractors in North America, but its locally owned and operated franchise in Salt Lake City prides itself on bringing personalized services and expert quality to the region. (Claire McArthur)

4637 S. Commerce Drive, SLC, 801-747-1027, Salt-Lake-City.CertaPro.com

BEST HVAC

Manwill Plumbing and Heating

Family-owned and operated out of Salt Lake

City since 1920, Manwill Plumbing and Heating has built a reputation for top-notch HVAC service across the region for both commercial and residential. Manwill technicians are known for their quality workmanship and dedication to building transparent and lasting client relationships. (Claire McArthur)

385 E. 3900 South, SLC, 801-262-4671, Manwill.net

2. All Hours
3. CCI Mechanical

BEST INTERIOR DESIGN

CityhomeCOLLECTIVE

CityhomeCOLLECTIVE will not only help you buy your dream home or commercial space, but they'll help you decorate it, too. The Salt Lake City-based real estate and interior design firm has a skilled team dedicated to interpreting their clients' aesthetics—whether modern, moody, elegant or rustic—into functional-yet-artful spaces that still reflect the collective's distinctive flair. (Claire McArthur)

645 E. South Temple, SLC, 801-718-5555, CityHomeCollective.com

2. Osmond Designs
3. Casey Phelts

BEST CARPETING

Wall 2 Wall Flooring

From hardwood and ceramic tile to carpet and sheet vinyl, Wall 2 Wall Flooring sets itself apart from other companies with its large inventory. Not only is there more to choose from, but its Ogden store offers lower prices on all orders due to bulk purchasing. With fast installation from certified professionals, Wall 2 Wall prioritizes

customer service and quality workmanship. (Claire McArthur)

240 W. 36th St., Ogden, 801-621-2733, Wall2WallFlooring.com

2. South Valley Floors
3. Factory Flooring Direct

BEST SHADES AND BLINDS

The Blindman of Utah

For the past 30 years, the Howell family has sold affordable quality blinds, shutters and shades at The Blindman. Manufactured locally at the company's state-of-the-art factory in Lindon, all products are made to order and installed by a skilled professional. Free, in-home consultations set the company apart from others in the market. (Claire McArthur)

750 N. 2800 West, Lindon, 801-692-2490, TheBlindman.com

2. Budget Blinds
3. Bay Way Blinds and Draperies

BEST LIGHTING SUPPLY

Felt Lighting

In 1906, Charles Lamont Felt began selling lights out of a wagon and making electrical repairs in Salt Lake. Over 100 years later, Felt Lighting has evolved into one of the leading lighting showrooms in Salt Lake City with over 4,000 square feet of products, from custom-made fixtures to landscape lighting. The company is still owned and operated by a third generation family member, Gary Felt, who maintains the standard of exceptional, personal service. (Claire McArthur)

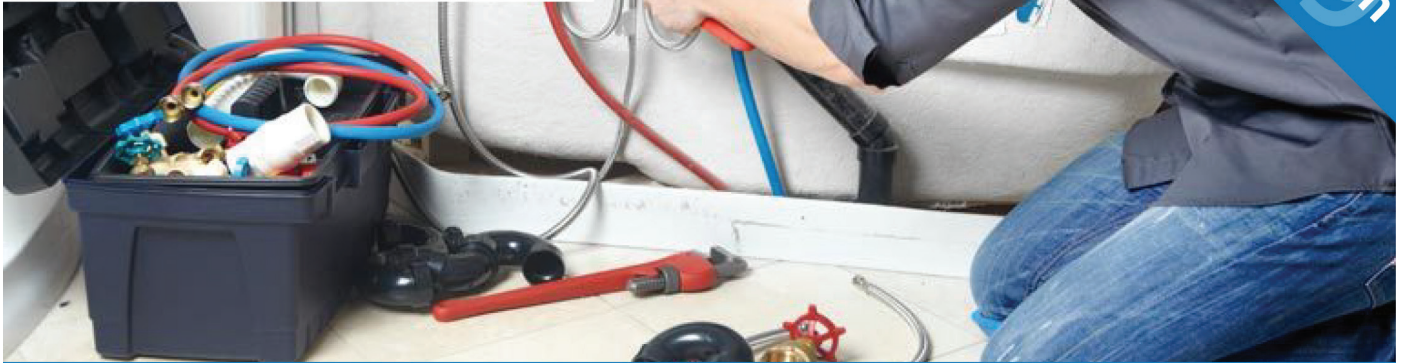
1220 E. 3300 South, SLC, 801-484-8571, FeltLighting.com

2. Commercial Lighting Supply
3. Lighting Design

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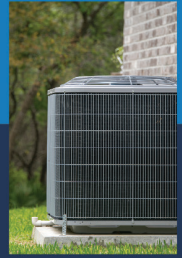


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BEST LANDSCAPING SERVICES

Silver Sage Xeriscape & Design

Silver Sage Xeriscape & Design specializes in water-wise landscaping that works with the local climate to lower water usage, create habitat and reduce maintenance. Using native, low-water plants, Silver Sage hopes to attract pollinating birds, bees and butterflies, all while creating a beautiful space for clients to enjoy. The design and landscaping firm also crafts custom raised beds for vegetable gardens. (Claire McArthur)

801-449-0235, SilverSageXeriscape.com

2. Cottonwood Landscapes

BEST MOVING COMPANY

The Other Side Academy

The Other Side Movers is one of several training schools at The Other Side Academy, a public nonprofit where former inmates, substance abusers and the homeless can engage in a two-year residential vocational program to help rebuild their lives. All proceeds from The Other Side Movers goes toward feeding and clothing the students, who are in the program free of charge. The Other Side Movers provide free estimates, full-service packing, and residential and commercial moving. "Our guys might have some wild tattoos, but they will be the hardest working, friendliest, most polite, and the most careful movers you have ever hired," says the company. (Claire McArthur)

801-893-1972, 667 E. 100 South, SLC,

TheOtherSideAcademy.com

2. Two Men and a Truck

3. Miracle Movers

BEST RESIDENTIAL COMMUNITY

Pinnacle Highland Apartments

Top rated in 2018 for resident satisfaction, this Cottonwood Heights location is perfect for both nature lovers and urban explorers. Sexy amenities like workout and spa areas, lounges, swimming pools and spacious lawns transform your day-to-day drab into resort-style class. If you're looking for the downtown lifestyle with the natural backdrop of the Wasatch Front, then Pinnacle Apartments should be at the top of your list. (Samantha Herzog)

7673 S. Highland Drive, Cottonwood

Heights, 801-285-9640,

MyPinnacleHighlandApartments.com

2. Hardware Village

3. Maven Townhomes

BEST HOME FURNISHINGS

R.C. Willey

With humble beginnings as a door-to-door appliance operation in Syracuse, Utah, this home furnishings super star has expanded across the Intermountain West with a successful line of reputable stores. With locations in Utah, California, Idaho and Nevada, you can count on RC Willey to offer affordable payment plans, name brands and time-honored family values! (Samantha Herzog)

Multiple locations, RCWilley.com

BEST MATTRESSES

Purple

A few years ago, Purple appeared on the startup scene as a viral sensation and since then the company has become a ubiquitous name in new and exciting sleep tech. This "magical"

mattress follows that dreamy vibe with charming marketing campaigns that leave a surprising impression on unsuspecting audiences. Based in Alpine, Utah, these locally made free-flowing and flexible mattresses have grown a cult following for good reason. (Samantha Herzog)

123 E. 200 North, Alpine, 888-848-8456,

Purple.com

2. Mattress Firm

3. Mattress Warehouse

BEST HOME-ENTERTAINMENT INSTALLATION SERVICES

AudioWorks

Don't let the word "audio" fool you, the folks at AudioWorks do so much more than just sound. Normally, you're the one who takes care of your home but the specialists at AudioWorks dare to ask: What if your home took care of you? With 30 years of personal and big brand connections, this customer-centric business makes your home entertainment experience "Simple by design." (Samantha Herzog)

466 Lawndale Dr. Ste. L, South Salt Lake,

801-364-9999, AudioWorks.net

2. Argenta

3. Geek Squad

BEST RESIDENTIAL TREE SERVICE

Diamond Tree Experts

The Diamond Tree Experts scale the heights to deal with challenging situations, from tree removal to tree trimming and stump grinding. In business since 1974, these arborists offer fair quotes while emphasizing job safety and thorough cleanup for any tree removal or



maintenance job. They also sell mulch products. (Samantha Herzog)
3645 S. 500 West, SLC, 801-262-1596,
DiamondTreeExperts.com

BEST PEST CONTROL

Jensen's Pest Control

Jensen's Guaranteed Pest Control makes pest protection cool! Whether you need help with pests inside or outside of the house, their team is equipped with all the right tools for a full scope of services. A recent merger with Mosquito Busters LLC means that now Jensen's has even more to offer. And with their range of discounts, specials and referral programs, you can keep your costs low. (Samantha Herzog)

731 N. 1725 West, Clinton, 801-985-3117,
JensensPestControl.com
2. All Pest Pest Control
3. Nature's Way Pest Solutions

BEST HOME AND GARDEN SUPPLY

Millcreek Gardens

From fairy gardens, to sprouted potato tubers, to soil preppers and protectors galore, this one-stop plant shop has a little bit of everything! Knowledgeable staff members are always available to help you "grow your own" greenery, ensuring that your experience goes far beyond garden variety. Every day is "a great day at Millcreek Gardens", so come take a stroll and see for yourself! (Samantha Herzog)

3500 S. 900 East, SLC, 801-487-4131,
MillcreekGardens.com
2. Glover Nursery
3. Valley Nursery

BEST HOME SPAS

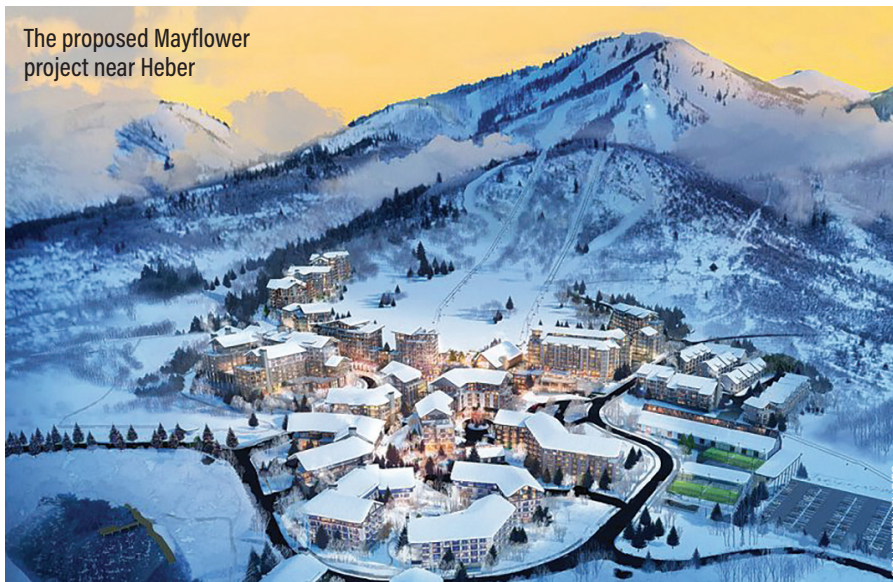
Bullfrog Spas

In business since the late 90's, this Utah-born company recently expanded their headquarters and has become one of the world's leaders in the home spa market. This "homegrown" company continues to flourish, allowing them to expand their slick line of hot tubs and spa hardware

to factories and stores across the nation. Get your hydrotherapy spa session on with one of their reliable and customizable home designs! (Samantha Herzog)
4678 S. Highland Drive, Ste.. 1, Holladay, 801-277-8700, BullfrogSpas.com
2. Arctic Spas Utah
3. Quality Pool and Spa



The proposed Mayflower project near Heber



COURTESY PHOTO

A New Four-Season Resort on the Wasatch Back

Mayflower links Deer Valley Resort with the Jordanelle Reservoir

By Josh and Jen Horner

In this Best of Utah edition, we vote for Greater Salt Lake as the place that offers it all: City. Mountains. Suburbs.

Not only do we have a booming economy (see “Little Engine,” p. 15), but you can live in Draper or Park City or West Valley City and easily commute to work in the city.

You can live downtown and easily drive up to a mountain canyon within 30 minutes. And within a few hours’ drive, you can access some of the most memorable landscapes in the country. Utah is one of the few places where this type of lifestyle and accessibility exists. It’s what makes this state special.

Whether you are looking to reside in the mountains or invest in a second home minutes from downtown Salt Lake, you have many opportunities to own real estate where you can live, work and play. One example of this accessibility is the remarkable development involving the Deer Valley Resort and Jordanelle Reservoir.

Just 40 minutes east of Salt Lake City off U.S. Route 40 heading toward Heber City is the community of Mayflower. Haven’t heard of it yet? You soon will. The land lies between Deer Valley Resort and the western shores of the Jordanelle Reservoir. The area is currently known for the beautiful Hailstone Event Center at Jordanelle State Park, the Lodge at Stillwater and a few developments sprinkled here and there, but it’s about to turn into something much more. The area itself is critically important to Summit and Wasatch counties because it’s the primary gateway between Wasatch County and Park City and Salt Lake City.

The stunning Mayflower area will very soon turn into a thriving four-seasons resort community spanning thousands of acres. Significant residential and commercial development is planned over the next few years providing one-of-a-kind opportunities for vacationers, second-home buyers and investors.

When we first moved to Utah in 1999, we purchased a small piece of land on a vast and empty swath of land just off the Mayflower exit, east of Deer Valley Resort, west of the Jordanelle. Fresh from the East Coast and just starting our careers in Utah, we couldn’t

really afford to purchase at that time. However, standing on that empty piece of land, we looked at the sparkling Jordanelle Reservoir on one side and the No. 1 rated ski resort in the country on the other and decided we had to buy. As information about the project began to surface, we became more involved and have personally and professionally invested in that area over the past 20 years.

In 2017, Extell Development Company, one of the largest New York City developers, purchased more than 2,300 acres of land on the Deer Valley Resort side of U.S. 40. The land is just south of Deer Valley’s Jordanelle Express Gondola and is to be the site of a new entrance to Deer Valley Resort along with a 950-acre master-planned ski resort and base area village. The plan includes 1,000 acres of new ski terrain and seven-plus new lifts feeding a luxury resort base with shops, dining, hotels, entertainment and the largest “ski beach” in the U.S. overlooking the Jordanelle. Wasatch County approved these plans in September 2018, and the site is already being cleared.

This new resort village and Deer Valley Resort entrance are the heartbeat of the area. To connect the beautiful shores of the Jordanelle to this extraordinary new mountain resort, one to two portal tunnels will be created under U.S. Route 40 in 2020, one directly adjacent to the Deer Valley gondola; the other just south of Hailstone. The approval of these plans has kickstarted a major parkway and new developments on the east side of U.S. 40. Mayflower is a “Best of Utah” because of the uniqueness of the land, the new recreation and investment opportunity it provides and the perfect alignment with the overall growth of the region. 🏠

To find out more about what is planned for the area, visit ParkCity360.com/1648-2/ or contact Jen Horner at 801-884-2314 or Josh Horner at 801-903-7697.

Josh and Jen Horner are RE/MAX Masters and experts in the Park City and Salt Lake real estate markets.

The Little Engine That Could

Utah's economy keeps growing

Utah's economy and population continue to grow at a healthy pace. According to the Utah Economic Council's 2019 Report to the Governor, the Utah economy is expected to have another solid year of growth in 2019 with every major economic indicator showing an increase over 2018 (with the exception of permit-authorized construction for both residential and nonresidential projects).

- Utah has led all U.S. states in the rate of job growth since 2010 and ranks in the top tier of states in personal income growth. Utah's 3.3 percent job growth will once again be among the top states in the nation. The 2019 forecast is a bit lower at 3.1 percent; nonetheless, it's still another year of solid growth. This would be the eighth consecutive year of job growth in Utah above 3.0 percent, which means wages are increasing and consumer confidence in the state is very high.

- Utah's population as of 2019 is 3.22 million and is projected to be almost 7 million by 2060. The growth is fueled mainly by the state's strong economic diversity, job growth rate, overall quality of life, and birth rate. Several Utah cities are the fastest growing in the nation and frequently ranked as the best places to live.

- Utah also leads the nation in the number of people per household with an estimated 3.13 people on average. Nationally, this same measure is 2.65 persons per household. To help mitigate Utah's affordability issues, older parents are living with younger children and vice versa.

- Unique to Utah is that more than 80 percent of its population is concentrated along the Wasatch Front in a fairly thin strip of land north to south. Despite Utah being the 13th largest in the U.S. in terms of land mass, it is very sparsely populated and restricted by mountains, lakes and federal lands.

- With the growth come challenges including labor shortages, housing shortages and ongoing concerns about housing affordability. Utah's geographic makeup further complicates things due to the limitations of developable land due to mountains, lakes and federal lands. 🏠

—By Josh and Jen Horner



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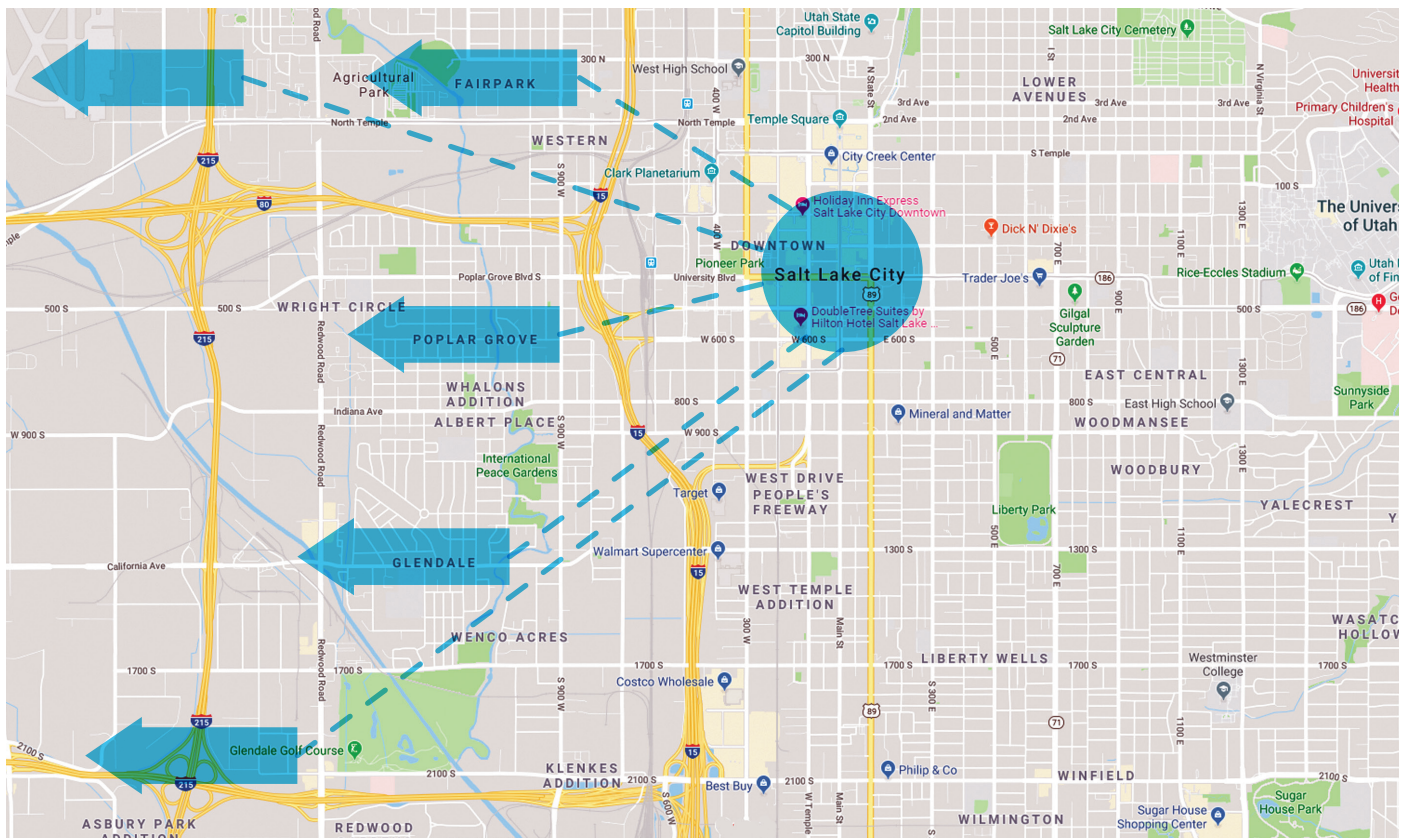
Realtors and Brokers:

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| Jack Rhinehart | Jennie Richau | Jeni Shirley
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Julie De Lay | Lakshmi Johal-Dominquez |
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Haley | Pat DePaulis | Ross Clark | Ryan Eborn
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www.urbanutah.com | 801.585.8824



Go West, Young People!

To live close to SLC's downtown, westside neighborhoods hold value and potential

By Babs De Lay

First-time homebuyers who want to live close to downtown in Salt Lake City are struggling to find neighborhoods they can afford, since most can't qualify for a big mortgage. Capitol Hill and the Avenues are too expensive unless they want a tiny condo. The area from the University of Utah to Millcreek is pricey, so buyers will be scouring homes just east and west of State Street. Even the Liberty Wells area is going up in price while Rose Park is also hot and heading into the upper \$300,000s for 1940s' homes (many without dining rooms) that are close to TRAX and the freeway.

The affordable "close in" places to live nowadays are the **Granary District** (aka the Brewery District because of Proper and Fisher Brewing companies located there), **Poplar Grove**, **Glendale**, **Fairpark**, **Westpointe** and **Jordan Meadows**—all on the west side of the city. If you're not familiar with these areas, know this: Westpointe and Jordan Meadows are west of Rose Park and Fairpark is just south.

Poplar Grove used to be a part of Glendale. It got its name from the trees planted there by the Edwin Rushton family in the late 1800s.

House flippers are having a heyday buying up rentals and selling them in these areas or adding them to investor portfolios as rentals. If you're a single income or a lower double-income household, you'll be offering on homes in those neighborhoods and competing with at least a handful of other offers to win the battle of the best real-estate contract.

How does a first-time buyer win in a no-holds-barred competition for a house?

Buyers' agents are writing escalation clauses into purchase contracts to help their clients win the property with verbiage like: "Buyers are offering asking price but will pay \$1,000 over the highest bona fide offer to seller with a price not to exceed 'X'" (X being the maximum the buyers would pay or qualify for to buy the home). Yet, even that kind of contract language doesn't always secure a contract on a home. Buyers are sometimes willing to remove the "subject to appraisal" clause in an offer, and even others will remove the "subject to inspection" clause as well. The latter is quite risky unless the buyer or family/friends of the buyer inspect the house upon discovering it and seeing it for the first time.

Gentrification of Salt Lake City's close-in west side is happening *now*. And where will it creep to in the next three to five years? Goodbye, Tooele and Grantsville! With the mega-airport, state prison, inland port and a new intermodal hub going in all along the same road, it would be easier for people to live in the Tooele Valley than in Salt Lake Valley. Right now, it takes 20 minutes to get from downtown Salt Lake City to the Tooele freeway exit and then 12 more minutes to Grantsville.

The next thing you know, we'll have Frontrunner trains heading to Wendover! 🏠

Babs De Lay is the principal broker at Urban Utah Homes and Estates in Salt Lake City

Color Me Coral

The coolest 2018 paint color announced by the Pantone Color Institute was a yummy eggplant color called The Purple One. This aubergine hue was named in honor of the late rock legend Prince and released with permission of his heirs and named Love Symbol #2, inspired by the color of his piano. The Pantone Color Institute has chosen a Color of the Year for about 20 years and florists, fashion designers, interior decorators and the like wait with bated breath for it to be announced each year. The Pantone colors standardize the color reference system in many industries, so that there is consistency and accurate production of painted, printed or manufactured goods anywhere in the world.

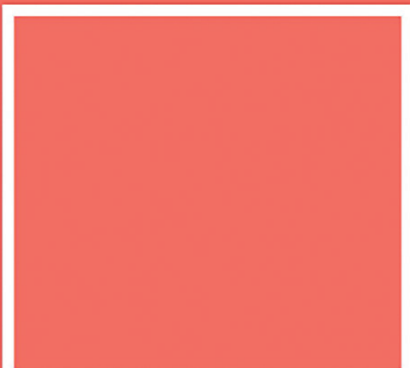
This year's color is Living Coral, which they describe as "an animating and life-affirming coral hue with a golden undertone that energizes and enlivens with a softer edge." You can walk into any paint or hardware store and ask for Pantone 16-1546, and it will be the same mix of dyes in Provo as it is in Topeka.

The Color of the Year selection requires thoughtful consideration and trend analysis. To arrive at the selection each year, Pantone Color Institute's experts comb the world looking for new color influences. These can come from the entertainment industry, films in production, traveling art collections, artists, fashion designers, travel destinations as well as new lifestyles, playstyles and socio-economic conditions.

Influences may also stem from new technologies, materials and textures that impact color, social-media platforms and even upcoming sporting events that capture worldwide attention. For us amateurs, we might not pay attention to the annual Pantone color announcement, but we see it when we go shopping.

Have you noticed that everything is coral colored this season? Pillows, sofas, tennis shoes—all seem to be coral! 🏠

—By Babs De Lay



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Tiny homes are sprouting up in many homeowners' backyards

Tiny Town

Accessory dwelling units are a new use for your backyard

By Babs De Lay

Imagine being able to drop a tiny house into your backyard (legally) for under \$100,000 that you could use as a rental property or as a place to put a relative or friend? With rents hovering around \$1,166 per month for an 862-square-foot apartment in the 84102 ZIP code (per RentCafe.com), your passive income could be more than \$13,000 annually from an accessory dwelling unit (ADU).

Salt Lake City is in a housing crisis, so city officials are relaxing rules for ADUs. Originally, the test was for 25 ADU licenses per year. The demand was high enough that it's now easier to get a permit for extra housing on your property. Of course, that depends on *where* you live in Salt Lake City and, of course, on zoning requirements.

Right now, a company called **Modal** (LiveModal.com) is displaying a container-like ADU at **City Creek Center** (50 S. Main, SLC) by the food court that can be ordered to your specifications and then dropped into your backyard in about three months. Company representatives will survey your property and file for a permit with the city while building your ADU off-site.

In about three months, the unit will be shipped and installed in less than a week. Viola! A stand-alone rental property!

Although these companies are popping up all around the world, Modal is capturing the Salt Lake/Utah market quickly. Their basic units feature 9-foot ceilings, built-in furniture (sofa plus a wardrobe with a washer/dryer), bed frame, full bath, kitchen with dishwasher, refrigerator, garbage disposal, four-burner electric stove, LED lighting, heating/cooling system and custom finishes and options.

Made with 2-by-6 wood-frame construction with painted and sealed red-cedar cladding, the unit has R53 roof/floor insulation and R24 wall insulation, double-pane windows and doors, hanging barn doors and quartz countertops. They're simple, modern and cute living quarters.

Of course, you don't have to drop one in your yard; you could simply put it on a lot that you own. Problem is, lots are harder to find than houses. And pushing over a derelict house on a nice lot to put in a tiny home costs money. Lots in the city, if you can find one, don't go for \$20,000 to \$30,000 but rather \$100,000 to \$300,000.

Prior to Modal, there was/is **Sarah House Utah** (Facebook.com/Sarah-House-Utah-72517442758). Founder and developer Jeffrey White originally built a 700-square-foot tiny home out of a shipping container, dropped it on a lot and then asked forgiveness from Salt Lake City. He did so because he didn't think they'd give him permission. Through his experience, the city found that these tiny homes work in approved neighborhoods and are a great alternative to low-income housing.

One of his models is 432 square feet, costs just under \$40,000 and can be put together by the buyer almost like Legos. That price doesn't include building permits, permission from the city, the cost of the lot, the foundation and utility connections. The micro living space (or office) may look like a dollhouse, and if larger folks were to order an extra-large pizza, they might feel they have to go outside to eat it, but for someone living in a sleeping bag by Pioneer Park, it's heavenly. 🏠

Onward, Upward

Salt Lake's sky-high building boom

By Anna Kaser

In the past decade, the skyline of the Wasatch Front has undergone numerous changes. Utah burbs are stepping up and building up. No city wants to be left out of the building boom. From a \$3.6 billion new airport to a 725-room convention hotel near 200 South and West Temple, Salt Lake City is itself on a quest to keep up with the Joneses. Or rather the Denvers, the Portlands and the Boises. But what are these new buildings for? Offices? Apartments? Retail? There are many to keep track of. Here's a sneak peek of a few of this year's high-profile builds:

SALT LAKE COUNTY

Tower 8

Much of SLC's recent development has been focused on residential buildings. Conversely, Tower 8, aka "95 State at City Creek," is all about office space—28 stories of it. Property Reserve Inc., the private real-estate arm of The Church of Jesus Christ of Latter-day Saints that was behind the 111 Main building, is also developing Tower 8. Construction on the glass-clad tower—slated to be the third tallest downtown—is underway on the northeast corner of 100 South and State Street. The building will feature a 5th-floor garden terrace with 7,000 square feet of landscaping, restaurant, gym, a lobby with almost 30 feet of floor-to-ceiling glass, bike storage and an underground pedestrian walkway beneath State Street with access to City Creek Center. **95 S. State, SLC**

Food Alley

Construction is underway for a \$10 million, Portland-esque food alley at 757 South and State Street, across the street from the old Sears store. Known for their quality renovations at Purgatory and Sapa Sushi & Bar, the family-run Sapa Investment Group is behind this project. Taking their inspiration for this project from the streets of Japan, Sapa infuses a passion for culture into each of their spaces. Set to be complete in the spring of 2020, Food Alley's ground floor will house 17 unique restaurants and bars. The second floor will be home to artist and retail lofts. The north wing will include remodeled brick and steel buildings while the east wing will be made up of shipping containers. Plan on being enchanted. **757 S. State, SLC**

Block 67

Yes, a 28-story building is a big project, and yes, we have a few such vertical buildings in progress in SLC. However, this one takes in the entire block—6.4 acres to be exact. Block 67, from developers The Ritchie Group and Jacobsen Construction, aims to take over the block at 100 South and 300 West adjacent to Vivint Smart Home Arena. The first phase includes 650 residential units and a parking garage. Also planned are 100,000 square feet of retail space, 430,000 square feet of office space and a 271-room hotel. Rubbing shoulders with The Gateway mall and the Salt Palace Convention Center, developers believe the "West Quarter" will help define the emerging sports and entertainment district in downtown Salt Lake City. **100 S. 300 West, SLC**



370 Millennium Tower

The northwest corner of 400 South and West Temple, where once stood a Goodyear tire shop, has long been vacant and will soon get a facelift. The latest plans call for a mix of a hotel, residential and office space. Envisioned as the ideal live/work/play location, tenants will be treated to large windows and natural lighting offering dramatic mountain and city views. A full-service high-end hotel with a 15,000-square-foot amenity deck, food and retail space as well as penthouse condominiums will be incorporated into the project. Developers LCC properties group plan to deliver prime location, design and access. **370 S. West Temple, SLC**

UTAH VALLEY

Adobe Campus expansion

After buying the four-story, 280,000-square-foot Omniture building in Lehi in 2012, software giant Adobe broke ground to build a new wing in 2018, set to almost double its size at 160,000 square feet. Work on the \$90 million facility should be complete in summer 2020, and it should house more than 1,300 new employees. Next time you're rounding the Point of the Mountain and stuck in Interstate 15 traffic, take a gander at the new addition. **3900 Adobe Way, Lehi**

UVU pedestrian bridge

Utah Valley University is planning a covered pedestrian bridge over I-15 to connect the university to the Frontrunner station. An innovative and, dare we say, attractive idea to create a more walkable campus community. Groundbreaking took place in late 2018, but construction stalled while the project awaited approval from Union Pacific Railroad. The goal is for completion by fall of 2020. The 1,022-foot bridge will be 15 feet wide and stand 90 feet above ground, and will connect UVU's east main campus to parking and student housing west of the interstate. **800 W. University Parkway, Orem**

Provo Towne Center Expansion

Downtown Provo is expanding its Towne Center to include a 30,000-square-foot dining district, a 50,000-square-foot space for an anchor tenant, an outdoor park, two 6,000-square-foot restaurants and more. This ambitious large-scale expansion will be underway in phases for years. The first phase, which includes a Marriott Residence Inn, is already complete. **1200 Towne Center Blvd., Provo** 🏠



RESIDENTIAL STAFF PICKS

BEST CUSTOM LUXURY HOMEBUILDING

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Magleby encourages their clients to engage a builder before designing a home. From concept to follow-up care of a custom-built home, Magleby Construction is by your side every step of the construction process. Founded in 1974 by Paul Magleby, the company's dedication to high-quality construction has led the way in the local building industry. Known for estate homes, custom homes and remodel projects, Magleby was recognized as the 2006 and 2016 NAHB custom builder of the year. (Jerre Wroble)

**1291 W. Center St., Lindon, 801-785-9998,
MaglebyConstruction.com**

BEST AFFORDABLE HOUSING

Giv Development

As rentals in the SLC housing market began to skyrocket in recent years, many downtown workers were being priced out of their dwellings. SLC Mayor Jackie Biskupski made affordable housing a priority by bolstering public-private partnerships. Thanks to companies like Giv Development, the city has made impressive gains on closing Salt Lake City's 7,500-unit affordable housing gap. Giv Development prides itself on creating sustainable and innovative projects, and their fingerprints are on several affordable housing ventures including Imagine Jefferson (completed in 2016), North Sixth (2014), Startup Crossing (2015), North Fourth, aka Project Open (Phase 1,

complete; Phase 2 underway) and the planned Exchange civic campus. Their work helps fund a sister nonprofit, Giv Communities, which helps blighted communities regrow. If you're a starving artist and can now afford to rent downtown, thank companies like Giv. (Jerre Wroble)

**50 N. 600 West, Unit D, SLC, 801-917-Giv4,
givdevelopment.com**

BEST TITLE PLANT

Metro National Title

Metro National Title is a full-service title company and one of the oldest in Utah, having been founded in 1946 as McGhie Land Title. The firm has its own title plant—a compilation of records that impact the title of real property, essential to all real estate transactions. Metro's commercial title plant goes back to patents in the late 1800s, including recorded deeds. That's a lot of stored data! Metro is one of a few title companies that keeps this information onsite, along with a skilled staff that knows how to search the records. Come by and take a tour of the "plant." The company also provides professional closing services for all type of real estate transaction across the nation. (Jerre Wroble)

**345 E. Broadway, SLC, 801-363-6633,
MetroTitle.com**

BEST SURVEYS

Bush and Gudgell

Bush and Gudgell are the complete one-stop shopping if you are ready to build something. They're engineers, planners, surveyors and construction advisors who have been serving the Intermountain West for more than 60 years. They work in both residential and commercial

development and can help with simple survey staking—like if you and your neighbor want to know where your fence line really should be—or meet with you and your team to figure out land use and zoning laws so that your firm can construct a mixed-used development. (Babs De Lay)

655 E. 4500 South, Ste. 100, Murray, 801-364-1212, BushAndGudgell.com

BEST STRUCTURAL ENGINEERING

Criterium-Bernhisel Engineers

If you own an old home and notice cracks in the walls, call one of the engineers like Scott Bernhisel at Criterium-Bernhisel. They know all of building types in Utah, and Scott actually inspects for prospective buyers and investors. He holds a B.S. degree from the University of Utah and was one of the first home inspectors who Realtors started using in and around the Salt Lake Valley in the early 1990s. Civil engineers love puzzles and are one of the few specialists who get paid to look at erections, as in, how they go up and how they come down. (Babs De Lay)

**3725 S. 3100 East, SLC, 801-466-0931,
Criterium-Engineers.com**

BEST ELECTRICAL CONTRACTOR

Allure Electric

David Duehlmeier is a licensed contractor and master electrician with over 25 years of experience. His LinkedIn profile is not the typical list of skills, but boast that: "Honesty and integrity are my forte." Since most of us know so little about all things electrical, we are just bait for unscrupulous "experts." If you need help with dead or live wires, make sure your electrician



is a licensed contractor or working under one as a journeyman. Then, if it's a big job, get bids. You'll find David Duehlmeier is super chill and reasonably priced. He's fast but methodical and won't make you feel too stupid when he explains what your problem is and what's needed to remedy the issue. (Babs De Lay)
4405 S. Ashford Drive, Millcreek, 801-910-4361, AllureElectric.MyHomeHQ.biz

BEST CARPENTRY

Full Curl Carpentry (Lehi)

What started as a hobby and a passion for all things woody, Wade McAllister is now making a living at what he loves. Lucky guy, right? For a little more than five years, the company has remodeled homes with complete design-build services as well as pre-finished trim and cabinetry in commercial buildings. Wade and his crew like to treat each job with integrity—as if they owned the home they're working on. Their customers report they listen and look at Pinterest boards they've put together and have even YouTube videos to understand the look and feel of the project. This skill has been around for a long time; Joseph, the stepfather of Jesus, was a carpenter who passed his skills down to his son. BGood for modern folk keeping ancient skills alive. (Babs De Lay)
801-616.2431, FullCurlCarpentry.com

BEST STUCCO/STUCCO REPAIR

ESP Stucco

Whoever thinks about stucco problems? Stucco is that mud or plaster-like substance on your exterior walls, particularly common on newer construction townhomes and houses. It's an

inexpensive option to an all brick/all wood home and is quite durable and water-resistant. *But* if you have a bad application by the original builder's subcontractor, you might end up with an entire wall of your home falling onto your front yard one day. For real! If water gets behind that layer of stucco and mold forms, you're in deep, deep trouble. Sadly, there was a kind of stucco that came out several years ago that caused homes to fall apart. You could be sitting in your warm living room and looking out at a gentle snowstorm when the window dislodges because the framing rotted out. Call Terry George at ESP Stucco when you need patching, repairs and replacement. (Babs De Lay)
801-250-9600, ESPCorpUtah.com

BEST CARPET REPAIR, INSTALLATION & CLEANING

A-1 Carpetman & Repair

Imagine: You just moved into your new home that has been freshly carpeted. You diligently shopped for the best carpet and pined over the perfect shade and texture. The first night you come home you discover that your Labrador retriever doesn't like your selection and has dug up a 1-foot section and the pad underneath it! That's when you call Bob to help you repair the damage. Carpet repair and cleaning is a science unto itself. You can get fly-by-night companies who will ruin your flooring after mold grows under the damp fibers they left behind or hire solid contractors that know their business. Bob Slick gets rave reviews from folks in the Salt Lake Valley. (Babs De Lay)
3664 W. Clermont Drive, West Valley City, 801-631-0133

BEST HOME ELECTRONICS

R.C. Willey

Founded by Rufus Call Willey in 1932 in Syracuse, Utah, this member of the Berkshire Hathaway empire is a giant retail store that sells furniture, electronics, home appliances, mattresses and flooring. Decades ago, there were dozens of these types of stores scattered throughout Utah and the Intermountain West that slowly fell to larger competition. Most people love to shop online but when purchasing large-screen TVs and such, but there's an advantage to be able to sit down and experience the technology. Plus, they have very easy credit terms for first-time buyers or repeat customers. (Babs De Lay)
Multiple locations, RCWilley.com

BEST ROOTER AND DRAINS

Apollo Rooter

When you're in a pickle, and the poop has almost hit the fan, you call anyone who can get there fast, right? But not so fast! You want the pros with the skills and equipment to resolve your problem. In many Utah cities, including the capital, there are still clay pipes delivering sewage from homes to the main lines in the streets. These are old and cracked and eventually will need replacing. Salt Lake City offers \$10 a month insurance on those old lines, as do most homeowner's insurance plans (if you request it specifically). When you buy a home these days, it's important to have the sewer main video scoped to see if it's cracked, sunken or ready to be dug up and replaced. Call Apollo and learn what they see when they run their cameras through your lines. Open 24 hours. (Babs De Lay)
P.O. Box 520927, SLC, 801-466.4994



COURTESY PHOTO

Accent Interiors

BEST CHEMICAL TESTING

ALS Environmental

This global lab tests for many things with scary four- or five-syllable names. But for regular folks, they test for meth, molds and asbestos as the most common uglies found in homes and businesses. Meth at one point was found in at least 25% of the foreclosed homes during the Great Recession. You take a swab on a wall, in a heat vent and voila! Meth! Then there's mold. You generally find it where it's damp, such as when you've got a leaky pipe in a dark place. And that dirty tape wrapped around your heat ducts in your basement? Or that cottage cheese-textured ceiling in your home? It's probably asbestos. This company will run the tests quickly and doesn't charge a lot. (Babs De Lay)
960 W. LeVoy Drive, SLC, 801-266-7700, ALSGlobal.com

BEST FLOOR TILE

Tile for Less

When the husband-and-wife team that own these two tile stores isn't helping you pick and cut tile, they are traveling on motorcycles across the country. Matt and Michele Bergman live near Trolley Square and learned about tile while remodeling their 1800s-era home. They didn't dream they'd ever be in the tile business but ended up buying the store and becoming purveyors of porcelain, ceramic, stone, glass and quarry tiles. Recently, they've started offering luxury vinyl planks, the kind that "click together"

that's all the rage these days. You can go on YouTube to see how to install tiles or use their online video under "how to," rent their wet saws, cut holes or fabricate something yummy for your creative design. This isn't a big-box chain—you'll make friends for life and keep your money local when you buy from Tile for Less. (Babs De Lay)
2140 S. 300 West, No. 102, South Salt Lake, 801-486-5765; 1156 W. Riverdale Road, Riverdale, 801-622-0833, TileForLessUtah.com

BEST DRYWALL INSTALLER

Utah Construction Services

Utah Construction Services, LLC, is in its 10th year of serving home and business owners seeking repairs and improvement in the Wasatch Front. They provide excellent care and prompt response time—an oxymoron in the home improvement industry, though that's their not-so-secret recipe for success. Aside from their expertise in installing drywall, UCS offers remodeling, cabinet and countertop installs, doors trim, and other handyman projects. (Mikey Saltas)
9861 S. Orchard View Drive, South Jordan, 801-300-3296, contact via HomeAdvisor.com and Porch.com

BEST HOME APPLIANCES

Mountain Land Design

Before purchasing a vehicle, it's a given to take it for a test drive to get the look and feel down before committing. Why do it differently with home appliances? Mountain Land Design

has two local showrooms and have outlets in Wyoming and Idaho, so you'll be able to live test the latest appliances—you can touch the controls, gauge shower water pressure or turn up a stove flame before you buy. (Mikey Saltas)
Multiple locations, 801-466-0990, MountainLandDesign.com

BEST COUNTERTOPS

Accent Interiors

What better way to impress than with an elaborately designed kitchen or bath? Accent Interiors is the go-to showroom for the perfect slab of marble, granite, quartz or onyx, all at a reasonable rate. Select from intricate grains and bold hues to simple, clean-lined slabs. Complete the look with Accent's custom cabinetry, faucets, fixtures and hardware. Your dream remodel beckons! (Mikey Saltas)
4103 S. 500 West, Murray, 801-783-4143, AccentInteriors.com

BEST BATHROOM REMODELING

Bath Crest Home Solutions

A bathroom remodel is tricky as it involves so many trades, from plumbing and electrical to tile, flooring, glasswork, lighting, countertops and cabinetry. Bath Crest Bathroom Solutions is a locally owned and operated full-service provider. Not only do they sell bathroom products such as showers, tubs, sinks and toilets but they provide professional services to install the products and complete the remodel. Lloyd Peterson and his wife, Marge,



Alta Vista Window Cleaning

got their start as tub refinishers in 1979. Their business has evolved into full bathroom remodeling under the ownership of their son, Brad Peterson. Visit their showroom and bathe in the possibilities. (Jerre Wroble)

265 E. 3900 South, South Salt Lake, 801-957, 1400, BathCrestHomeSolutions.com

BEST KITCHEN REMODELING

Mountain States Kitchen and Bath

When it comes to buying or selling a home, the kitchen is a major selling point. If yours has outdated cabinets and countertops, consider the value of a remodel, not only to the quality of your life but to the value of your property. At Mountain States, you can choose from a number of custom cabinets or design a complete kitchen remodel. Receive a free consultation from the design experts at Mountain States and let them walk you through the remodel process. You can entrust the work to a professional, licensed crew to remove unwanted cabinets, walls and countertops to create a more open look to your kitchen.

(Jerre Wroble)
1520 N. State, Lehi, 801-285-6769, MountainStatesCabinetry.com

BEST WINDOW CLEANING SERVICE

Alta Vista Window Cleaning.

Juan and brother are the fastest squeegee blades this side of the Rockies. He started cleaning windows in 1995, and found he had a passion for clean glass. Soon after, he started his own business in 2009. Better yet, Alta Vista is licensed, insured and bonded and work year round on homes and businesses up to three stories tall. Their vehicles are clearly marked and once you develop a relationship with them, you can trust them enough to just leave a key under your mat and let them do their job inside and out. They are FAST! Also, they do screen washing, remove hard water stains and clean up after contractors. You can set up a schedule for weekly, monthly, quarterly, yearly or whatever suits you. There is something about the shine of a home when you have clean windows! (Babs De Lay)
P.O. Box 16252, SLC, 801-808-5698, MyAltaVista.com

COURTESY PHOTO

SALT LAKE CITY WEEKLY presents

TICKETS ON SALE NOW!

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UTAH BEER FESTIVAL TICKET IS VALID AS TRANSIT FARE FOR UTA (PRE-SALE ONLY)

UTA



BEST SOLAR

Vivint Solar

If you can afford it, solar is the best. And if you can't, Vivint will finance it for you! In this day and age, solar is what will save this planet and it's worth it to get prices and package ideas for your home and business from one of the biggest names in the solar industry. Their website says they've helped 146,000+ homeowners across the nation make the switch to clean, green solar energy. The Federal Solar Tax Credit has helped homeowners get their panels installed, but it will begin to decrease in 2020. Right now, you can deduct 30% of the qualified costs of installing a photovoltaic solar system as a tax credit. So, besides the tax break, know you, also will be saving tens of thousands in electric bills over the lifetime of your panels while you live or work in your more energy efficient property. (Babs De Lay)

877-821-4544, VivintSolar.com

BEST ROOFING

Shaw Roofing

For almost 30 years, Utah communities have depended on Shaw and their crews to put up/repair rain gutters, soffit, fascia, siding, cold-weather proof roofing, and repair and install of all kinds of roofing materials on residential and commercial buildings. Your insurance company

does not want to cover your wooden, shake shingle roof anymore due to fire hazard and before long you may find that the cost to insure the cover to your home is so high that you have to get a new roof. Zoning rules generally allow for two layers of asphalt shingles, but when that top layer wears out you have got to strip down both layers and start again. You can find fly-by-night companies that will throw on a cheap roof or a third layer, but that's no Bueno! Get Abe Shaw and his crew—they are certified contractors and work with all types of covers for flat and pitched roofs. (Babs De Lay)

909 S. Jefferson St., SLC, 801-484-5448, ShawRoofing.com

BEST RESIDENTIAL FENCING

Western Fence Co.

From Humble beginnings in founder John McLaughlan's home in 1948, Western Fence Co. has been the go-to source for Utah's fencing needs. For its 71-year tenure, the residential and commercial fencing, design and installation company has always had a McLaughlan at the helm. Jason—a fourth generation McLaughlan—has taken Western Fence Co. to new heights since becoming sole owner in 2007. (Mikey Saltas)

6020 S. 300 West, Murray, 888-438-33623, WesternFenceCo.com

BEST CUSTOM WELDING

Innovative Iron Utah

High-quality, customizable ornamental iron turn ordinary structures into extraordinary works of art. For over 25 years, the team at Innovative Iron Utah has specialized in creating original railings, handrails, pickets, stairs, spirals, gates, arbors and just about everything else that can be fused by melting metal. Their designers are fully capable of creating project designs for large or small projects—just give them a welder and a mask then watch your idea come to fruition. (Mikey Saltas)

2504 W. 1700 South, Salt Lake City, 801-886-3390, InnovativeIronUtah.com

BEST LAWN SPRINKLER CARE

Action Lawn and Yard Care

It wasn't just you who thought Salt Lake City swapped places with Seattle—since weather tracking systems began in the 1800s, there was only one wetter Spring in Utah than the one that just occurred. Thank Mother Nature for the lower water bill, but now that the downpour has subsided, you may find that a sprinkler head needs repair or pesky weeds have overtaken portions of your lawn. Not to worry, Action Lawn and Yard Care is your one-stop shop to turn your Amazon jungle of a garden into a Pebble Beach fairway. (Mikey Saltas)

6667 S. Cottonwood St., Murray, 801-656-6198, via HomeAdvisor.com and Porch.com



COURTESY PHOTO

BEST ASPHALT, SAND AND GRAVEL

Asphalt Materials

Asphalt Materials is a locally owned company offering hot and cold asphalt mixes, Utah topsoil, mulch and landscape materials. Originating in 1975, Asphalt Materials has been one of the premier landscaping centers in the state, garnering awards from the U.S. Department of Labor for safety and achievement. If the exterior of your commercial building needs a facelift, Asphalt Materials will pave the way. Keep in mind, it's not just for big commercial operators; the public is welcome here, for large jobs or small. (Mikey Saltas)

8051 S. 1300 West, West Jordan, 801-561-4231, AsphaltMaterials.net

BEST SANDBOX SAND

Jurassic Sands

"Our sands were present when dinosaurs walked the Earth" their website says. Jerry Bergosh is a geologist who made it his mission to find play sands that are pure and clean, and *not* dusty like most big box sands tend to be. Founded in 1991, Jurassic Sands hand-washes its sands to remove "nuisance dust." Because it is so clean, it's earned the Early Childhood News Director's Choice Award, where it was applauded for its no asthma/ no allergy sand. Not only are the sands dust-free, they are chemical and dye free. The amazing

colors and textures come from Mother Nature and include Jurassic riverbed and golden Cambrian ancient beach sands; the original Jurassic, quicksand and Mojave beige desert sands; purple pink and deep purple garnet from the Rocky Mountains; and KnotSand from American farms in the Midwest. Just don't let the cat hang out in your sand box!. Visit their website to view all their products.

1961 S. Scenic Drive, SLC, 877-531-8600, JurassicSand.com

BEST DOGGIE DOORS

Utah Pet Access

Talk about filling a niche. So many pet owners wish they had a doggie door but didn't realize they could install it on their sliding glass door. Utah Pet Access has it all figured out. With a decade of commercial glazing experience and 6 years of residential experience, they excel at installing pet doors in glass doors and windows. They can also install a dog door into any door or wall made of wood, steel, brick, fiberglass or glass. They also have expertise in electric, magnetic and automatic pet doors. Security is not an issue as their PlexiDor doors come with both a lock and key and a security plate to keep out unwanted visitors. Based in Salt Lake, they provide their services throughout Utah. (Jerre Wroble)

4962 S. Redwood Road, Taylorsville, 801-997-1424, UtahPetAccess.com

READERS WRITE-IN

BEST CLOSET ORGANIZATION

Inspired Closets

Inspired Closets Salt Lake City was founded in 2003 by Charlie and Ben Van Otten with a focus on garage cabinets, floor coatings and organizational systems. As the business grew, it evolved into a full-service home organization company helping clients with everything from home offices and clothes closets to Murphy beds and pantries. Starting with a consultation and digital design, the crew at Inspired Closets brings organization to life with attention to detail and excellent customer service. (Claire McArthur)

8649 S. Sandy Pkwy., Sandy, 801-541-8391, InspiredClosets.com

BEST MORTGAGE LOAN OFFICER

Sonnet Mouritsen

Buying a house can be one of the most stressful life events many people experience. What is the first step to buying a house? Getting qualified for a loan, knowing how much you can afford. The process can seem daunting, even with the help of a Realtor and family and friends. For all of those monetary concerns, loan officers are there lock in your rate and cheer you on. Sonnet Mouritsen, a loan officer at Guild Mortgage, has been lauded for doing just that; for going above and beyond to help her clients in a speedy and caring way. (Anna Kaser)

Guild Mortgage, 230 W. Towne Ridge Pkwy., Suite 310, Sandy, 801-890-1555, GuildMortgage.com



Lloyd Allen, CBRE

COURTESY PHOTO

COMMERCIAL READERS' CHOICE

BEST REAL ESTATE DEVELOPER

Woodbury Corporation

After a century of business, Woodbury Corp. continues to be a frontrunner in the development and management of retail, office, residential and lodging properties in the Intermountain West and beyond. Started in 1919 by F. Orin Woodbury, it continues to be a family business with his son, Wallace, and his grandsons, O. Randall and W. Richards, having all served as company leaders. Notable projects in Utah include the award-winning University Place in Orem and world-renowned University of Utah Research Park. (Claire McArthur)

2733 E. Parleys Way, Ste. 300, SLC, 801-485-7770, WoodburyCorp.com

2. The Boyer Co.
3. Layton Construction Co.

BEST REAL ESTATE BROKERAGE

CBRE Salt Lake City

CBRE Salt Lake City has been a local leader in commercial real estate since 1984. From appraisal management to valuations for tax reporting, CBRE offers a wide range of services. Through strong client relationships, access to the CBRE global network and a veteran sales team with a focus on service, CBRE has crafted a brokerage approach that is strategic and not transactional. (Claire McArthur)

222 S. Main, SLC, 801-869-8000, CBRE.us

2. Keller Williams Realty
3. Windermere Commercial

BEST REAL ESTATE BROKER

Lloyd Allen, CBRE Salt Lake City

As the managing director for the Salt Lake City office of CBRE, Lloyd Allen, J.D., leads 120 professionals. In addition to directing business development efforts at CBRE, Allen also acts as principal broker. Allen previously worked as general and corporate legal counsel in private practice and taught as an adjunct professor. In 2006, Allen made the transition to commercial real estate. He is a member of the Commercial Real Estate Development Association, on the Certified Commercial Investment Member's Legal Forms Committee, a board adviser for the Bountiful Community Food Pantry and a Boy Scouts of America troop leader. (Claire McArthur)

222 S. Main, Fourth Floor, SLC, 801-869-8044, CBRE.us

2. Mike Ferro, InterNet Properties Inc.
3. Grady Kohler, Windermere Real Estate

BEST REAL ESTATE AGENT

Jody Jones, Windermere Commercial

Jody Jones is a Top Producer and CAP award winner on the Windermere Commercial team with a focus on investments, small business and leasing. Jones previously owned and operated a successful marketing and mailing distribution firm, specializing in small businesses, which has helped her to better understand the needs of her clients. With a nuanced knowledge of the marketplace and economy in Utah, Jones excels at helping businesses from startups to established ventures. (Claire McArthur)

1240 East 2100 South, Ste. 600, SLC, 801-577-2175, WinCRE.com

2. Patrick Juhlin, CBRE
3. Nico Priskos, InterNet Properties Inc.

BEST LEASING AGENT / PROPERTY MANAGER

Newmark Grubb ACRES

Over the last 18 years, Newmark Grubb ACRES has helped thousands of clients with their commercial relocation, expansion and investment needs. With over 50 agents and brokers across Salt Lake, Utah, Davis and Cache counties, along with administrative support based out of Salt Lake City, Newmark Grubb ACRES is a leader in property management, leasing services and investment sales thanks to its commitment to market research using web-based proprietary software and its emphasis on client relationships. (Claire McArthur)

376 E. 400 South, Ste. 120, SLC, 801-578-5555, NGAcsres.com

2. Sentinel Sales and Management Group
3. Wasatch Commercial Management

BEST ARCHITECTURAL FIRM

Architectural Nexus

Architectural Nexus is an employee-owned architecture firm focused on evoking inspiration, stewardship and regeneration in its commercial designs. Headquartered in its Leadership in Energy and Environmental Design (LEED)-certified building in Salt Lake City, the firm has won numerous awards for its design and sustainability efforts over the last 40 years.

Balancing idealism and practicality in its projects, Architectural Nexus is responsible for the imaginative design of commercial projects like Hardware Village in SLC, Cornerstone at Cottonwood Corporate Center in SLC and University Place in Orem. (Claire McArthur)

2505 Parleys Way, SLC, 801-924-5000, ArchNexus.com

2. Method Studio
3. FFKR Architects

BEST COMMERCIAL MORTGAGE COMPANY

University Federal Credit Union

University Federal Credit Union is a financial cooperative serving close to 100,000 member-owners across Salt Lake and Davis counties. The credit union offers commercial real estate loans from \$1 million to \$10 million, with financing for up to 75% of property value; up to 10-year terms, with amortizations up to 25 years (30 for multi-family); customized loan structures to suit your investment parameters, fixed interest rates and no prepayment penalties. The locally owned credit union prides itself on serving its members, not a for-profit board. (Claire McArthur)

Multiple locations, 801-481-8800, UCreditU.com



BEST COMMERCIAL TITLE COMPANY

Old Republic Title

For over 100 years, Old Republic Title has helped Americans protect their property rights through secure and efficient real estate transactions. With comprehensive title and escrow products and services, Old Republic Title is one of the largest title insurance groups in the country and has built a reputation as an industry leader. Thanks to a conservative financial management philosophy, Old Republic Title has maintained stability over the years in the face of shifting markets. (Claire McArthur)

Multiple locations,

OldRepublicTitle.com/utah

2. Cottonwood Title
3. First American Title

BEST BUILDER/ GENERAL CONTRACTOR

R&O Construction

R&O Construction was started 39 years ago by longtime friends Les Randall and Orluff Opheikens. Operating under the philosophy that its employees are its greatest assets, R&O hires skilled professionals and provides a stable work environment in a traditionally unstable industry. With a flexible approach to project planning and top-of-the-line craftsmanship, R&O has distinguished itself as a leader in commercial construction in the Salt Lake and Las Vegas, Nev., regions. (Claire McArthur)

Multiple locations, 801-627-1403,

RAndOCo.com

2. Big-D Construction
3. Layton Construction Co.

BEST ELECTRICAL CONTRACTOR

Hunt Electric Inc.

Hunt Electric was started in 1986 by Richard Hunt out of his home with a pickup truck, a small set of tools and a few loyal customers. Over the last three decades, the company has become highly respected with three offices in Utah and Colorado and over 600 employees. Throughout the Intermountain West, Hunt Electrical serves a broad range of industries, providing innovative solutions to clients' electrical and data/communication needs. (Claire McArthur)

1863 W. Alexander St., SLC, 801-975-8844,

HuntElectric.com

BEST NEW COMMERCIAL BUILDING

Falcon Hill Aerospace Research Park (R&O Construction)

The Falcon Hill Aerospace Research Park is a 550-acre development that replaced 1.5 million square feet of antiquated Air Force buildings with retail, hotel, office and restaurant space. Developed by Hunt and the Woodbury Corporation, built by R&O Construction and leased by CBRE, the development is the first U.S. Air Force public-private partnerships made possible through in-kind lease payments. The LEED Silver-certified park is now home to organizations like Utah's Science and Technology Research (USTAR) with offices, a business incubator, and a state-of-the-art industrial workshop. (Claire McArthur)

Hill Air Force Base, via Interstate 15 Exit 335, 801-869-8008, Properties.CBRE.us/falcon-hill

2. Maven District
3. Hardware Village

BEST PLUMBING CONTRACTOR

All Hours Plumbing

After years of working for large plumbing companies, Chuck Staszkievicz started All Hours Plumbing in Salt Lake City to provide customers with a better plumbing experience with fair prices and no unnecessary repairs. Through a commitment to transparency, the 24-hour plumbing and HVAC service has become a frontrunner in commercial services for projects across Davis, Salt Lake, Summit and Utah counties. (Claire McArthur)

1063 E 3300 S, Millcreek, 385-269-8463,

AllHoursPlumbingSLC.com

2. Esco
3. Manwill

BEST OFFICES WITH KILLER VIEWS

111 Main

The LEED Gold-certified, 24-story office building known as 111 Main has set a new standard for commercial space in Salt Lake City. Located in the heart of downtown, the floor-to-ceiling glass building boasts unrivaled views of the valley while providing customizable floor space for businesses of all kinds. The structure was developed by City Creek Reserve, Inc., designed by Skidmore, Owings & Merrill LLP, and built by Okland Construction. (Claire McArthur)

111 S. Main, SLC, 801-240-7782, 111MainSLC.com

2. Lucid
3. Traverse Ridge



The Little America Hotel

BEST OFFICE CO-WORKING SPACE

Kiln

A Kiln can take a raw piece of clay and cook it into something useful or beautiful by providing the right combination of elements in an enclosed space. The co-working space operates in that same way by offering the insulation, resources and amenities for your entrepreneurial pursuit to really take shape. Kiln “inspires, connects, and accelerates” every weekday at The Gateway. (Samantha Herzog)

26 S. Rio Grande St., Ste. 2072, Salt Lake City, 801-889-5237; 2701 N. Thanksgiving Way, Ste. 100, Lehi, 385-707-5662, KilnSpace.com

2. Church and State

3. Impact Hub

BEST OFFICE EQUIPMENT

Les Olson

The moment you're buzzed through the posh office doors of Les Olson Co., you'll know you're dealing with professionals. This business-to-business company specializes in support, tech and service contracts that scale to fit your needs. “Our people make the difference and we're going to make sure you're taken care of,” marketing director Scot Olson says. “We do everything we can to live up to our five-star standard every day.” (Samantha Herzog)

Multiple locations, LesOlson.com

BEST OFFICE A/V INSTALLATION

Audio Works

With a somewhat hidden location along the back fence off of Lawndale Drive, the AudioWorks experts keep your installation experience personal at this intimate office where you'll have full control of your system specs from start to finish. “Where we excel

over the rest is in the after-install process,” says president of the company Matt Irvin who takes the time to build a working relationship with his customers. “Our clients are our biggest cheerleaders.” (Samantha Herzog)

466 Lawndale Dr. Suite L, South Salt Lake, 801-364-9999, AudioWorks.net

BEST REAL ESTATE SCHOOL

Stringham Schools

Stringham Schools just celebrated its 30th year as a valued educational institution for Utah realtors. With both online and on campus resources available to students you can expect to stay up-to-date with all the latest realty developments while keeping, a solid handle on the basics. Whether you're looking to continue your education or you're new to the real estate game, Stringham has a program to get you going. (Samantha Herzog)

635 W. 5300 South, Ste. 301, Murray, 801-269-8889, StringhamSchools.com

BEST HOTEL

Grand America Hotel

There's something very grandiose indeed about the Grand America Hotel, so it's no wonder they've topped the Best of Utah charts two years in a row! Like an opulent courtyard made of American dreams, this hotel offers one-of-a-kind retail boutiques and dining experiences you won't find anywhere else. With candy shops, elegant lounges and live jazz on weekends, they fulfill their promise to help you “Escape the Ordinary.” (Samantha Herzog)

555 S. Main, SLC, 801-258-6000, GrandAmerica.com

2. Hotel Monaco

3. AC Hotel by Marriott Salt Lake City

BEST CONVENTION/ GROUP HOTEL

The Little America Hotel

Bronzed with decor representative of the American West, The Little America Hotel engenders that pioneer spirit with its spacious meeting rooms. This top-rated hotel offers a 24-hour business center, meeting planner tool kit, and lobby lounge with coffee shop making it the perfect space for your next conference. Their team can also provide in-house catering and IT support, so if you're looking for big value then look no further than Little America. (Samantha Herzog)

500 S. Main, SLC, 801-596-5700, Saltlake.LittleAmerica.com

2. Grand America

3. Ledges Event Center

BEST CONVENTION CENTER

Ledges

Located at the Summit County Fairgrounds in Coalville, this contemporary yet rustic space promises a natural ambience and provides a combination of unique features including livestock barns, kitchen prep areas and A/V accommodations. From trade shows to weddings, Ledges has the edge over other convention centers. (Samantha Herzog)

202 Park Road, Coalville, 435-336-3200, SummitCounty.org/995/Ledges-Event-Center

2. Salt Palace Convention Center

3. Mountain America Expo Center



COMMERCIAL STAFF PICKS

BEST BUSINESS PARK

136 Center

Adding to the exasperation of I-15 commuters around the Point of the Mountain, Draper has seen a rapid commercial proliferation in recent years. More and more businesses are racing into the developing area to jump into turnkey, state-of-the-art facilities. At six stories and boasting more than 160,000 square feet of Class A office space, Building 1 of the 136 Center was developed by the Boyer Co. and completed in 2018. With two more office buildings underway, this is one of the top-notch developments in Draper, located at the juncture of Interstate 15 and Bangerter Highway with nearby access to Frontrunner. (Mikey Saltas)

13705 S. 200 West, Draper

BEST INDOOR PLANT SERVICE

Cactus & Tropicals

There's a *Curb Your Enthusiasm* episode where Larry David's houseplant is repossessed by the former homeowner on the grounds that he didn't take care or water the plant. If only the ne'er-do-well David knew about Cactus & Tropicals.

Their horticultural department cleans, prunes and fertilizes your plants on a weekly basis and brings to life residential and commercial spaces with beautiful and vibrant plants. Servicing over 900 Salt Lake City locations including hospitals, offices, hotels, restaurants, homes and malls, chances are you've already seen what Cactus & Tropicals can do. (Mikey Saltas) **2735 S. 2000 East, SLC, 801-485-2542; 2252 Draper Gate Drive (1325 East), Draper, 801-676-0935, CactusAndTropicals.com/indoor-plant-services**

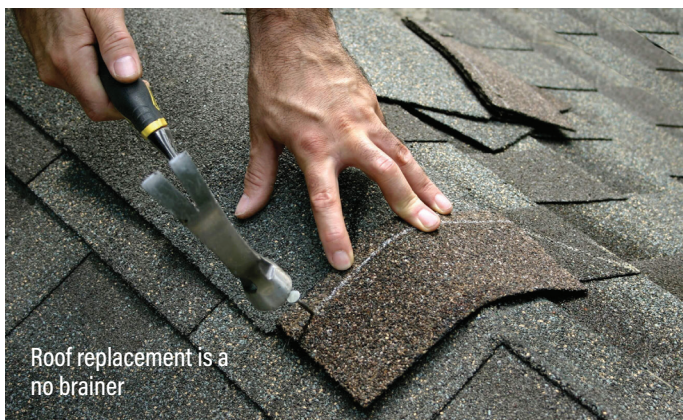
BEST OFFICE FURNITURE

Wholesale Office Furniture

Founded in 1991 as Turnkey Office, Wholesale Office Furniture was rebranded by Rober DeKlerk who partnered with his two sons, John and Jacob. Since the family organizational shift, they've maximized their West Jordan showroom floor and nearly doubled their selection size, giving their customers a bigger and better variety. For those looking to upgrade their office into a modern, sleek design, look no further than Wholesale Office. (Mikey Saltas) 🏠

8100 S. 1300 West, Ste. A, West Jordan, 801-792-0806, WholesaleOffices.com





Roof replacement is a no brainer



Investing in wood floors will bring a higher price when it comes time to sell



A new garage door helps sell your home



Swap out outdated hardware and faucets in the kitchen

Remodeling Secrets

Four ways to get maximum return on investment when you sell

By Paula Higman

Park City Realtor Paula Higman works with many a seller to help them get ready to list a property. And there are four tips, in particular, that she has for clients. “Remodeling projects are known to create the most return on investment,” Higman says. “Certain projects, however, are always more fun and yield the greatest cost recovery,” she says, about the following four:

Replace the roof

The best remodeling project that will increase a home’s value and has the greatest cost recovery is putting on a new roof. In fact, the National Association of Realtors (NAR) estimates the median cost of new roofing at \$7,600, but has the percentage recovered at resale at 105 percent.

“When selling a home, first impressions are crucial, and enhancing curb appeal

with a new roof can entice potential buyers, particularly with an eye-catching color that complements your home,” Higman, who also offers home evaluations, notes

Install wood floors

The NAR further estimates that the median cost to complete a new wood floor is \$5,500, and the percentage recovered at resale is an impressive 91 percent. The trend of late in wood flooring is light colors, such as gray and blonde woods. “However, dark-stained wood floors are still in high demand, especially when coupled with light furniture and white cabinets,” Higman says.

New garage door

New and stylish garage doors can also amplify curb appeal and impress prospective buyers, as it’s one of the first things they notice when looking at a home. The NAR

calculates the median new garage door cost at \$2,300, and the percentage recovered at resale at 87 percent. Homeowners today are largely choosing garage doors that are energy efficient. “They are also opting for contemporary or decorative garage doors,” Higman says.

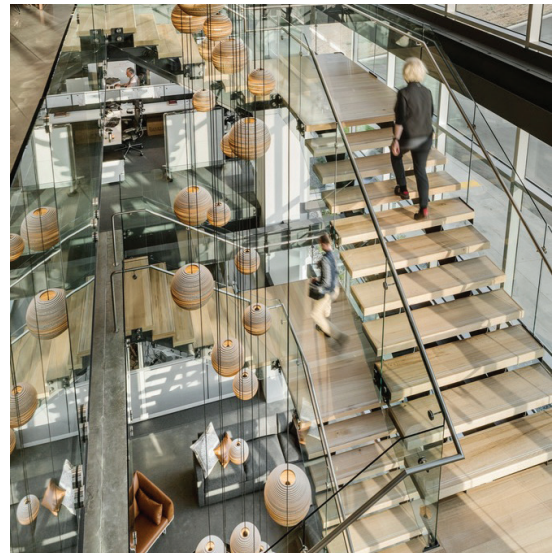
Make minor kitchen improvements

This can help the homeowner recoup more than 83 percent of the total cost of a minor kitchen remodel. “I recommend swapping out any outdated hardware and faucets, restaining the hardwood floor and/or refacing cabinets and drawers,” Higman says. 🏠

Paula Higman and the Higman Real Estate Team work with families and individuals, homeowners, skiers, outdoor lovers and people who can afford the luxury lifestyle. She is also a Global Real Estate Advisor and Investor.



A paper-lantern chandelier above the main staircase is in the shape of a DNA strand



Last Look: Ancestry.com's Lehi Headquarters

San Francisco's Rapt Studio boasts the 2016 design of Ancestry.com's Lehi building with windows that frame the Lehi Valley and Traverse Mountains. The genealogy company invested \$35 million in renovating its 200,000-square-foot Utah headquarters, which consists of two buildings connected by a bridge.

The entrance is striking with a multi-dimensional art installation whose different colors represent the 84 human populations that have existed in human history, showing the link between family and global genealogy.

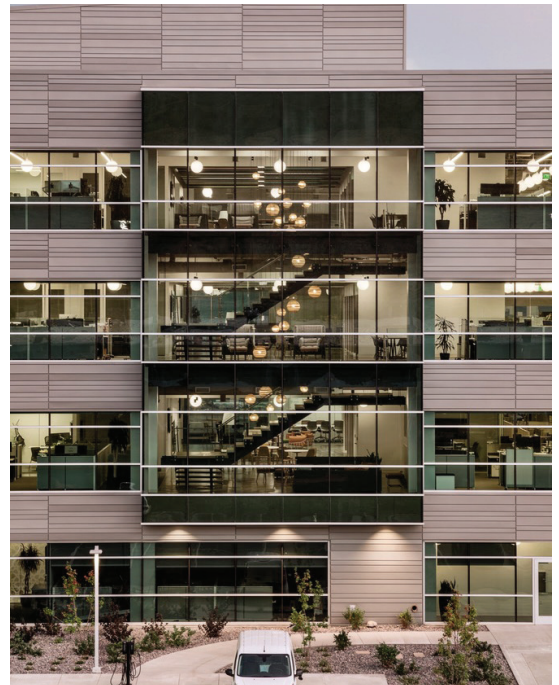
Ancestry brings its own employees' stories to life by hanging their portraits throughout the building next to those of their ancestors (discovered through the website).

An eye-popping design element along the main staircase is a chandelier of paper lanterns on multiple levels in the shape of a DNA strand.

With a variety of nooks, crannies, living rooms and kitchen tables, employees have flexibility as to where and with whom they work.

The cafeteria is small and homey, adorned with decorative plates and featuring communal tables and a pizza oven that encourage workers to break bread together. There's also a gym that offers workout classes.

The building was recognized by Inc.com as one of the World's Coolest Offices.



Ancestry's intimate cafe keeps employees connecting like family



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