

Wood provides a traditional look for wine storage. Curves add drama.

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WINE

tion, especially for those who want their collections to be readily visible, is to hang bottles on a wall inside a glass enclosure. “We’re doing a lot of glass walls,” Wilke said.

GOING FURTHER

While it is possible to simply install bottle racks into a closet or extra room as it is, transforming the space for temperature and humidity control is more involved. “You want a

temperature of about 55 degrees, and humidity of 60 to 70 percent, and that’s not found anywhere in the home,” Wilke said.

The transformation is a major renovation. Ripping out existing drywall down to the studs is the first step, Duquette said.

A vapor barrier and insulation are installed. Drain lines are necessary to handle condensation. Then refrigeration elements are added. The

least expensive cooling system is probably a self-contained unit designed to simply run at the proper temperature. “The downside is that the noise level is the same decibel level as a bathroom fan, and it runs 75 percent of the time,” Wilke said. A second option is a ductless split: a two-part refrigeration system with the evaporator inside the space and the condenser in a remote space. “Most people put the condenser outdoors,” Wilke said. At the upper end is a ducted system — an evaporator with ducting attached so only the supply and return are visible inside the space.

The door to environmentally controlled wine storage should be exterior grade with insulation around it, Wilkes said. Like things to match? “We can manufacture a door in the same wood as the racks,” he added.

A glass door makes the wine visible. For a reach-in space: “Adding something reflective at the back, like glass or glass tile, will make it more interesting and look bigger,” Duquette said.

Glassed-in wine storage on the wall is usually very noticeable and can be a visual focal point. Some homeowners prefer to store bottles with the corks facing out; others want the labels to face forward. Moisture-resistant green board drywall needs to be installed at the back of the wall unit, and the glass needs to be sealed, Wilke said.

Some collectors buy wine in cases. While some wines now come in cardboard, others are in traditional wood cases. If the bottles will be left in the cases, shelving will be necessary to store them. “The cases take a lot of space, but they do look cool,” Duquette said.

LIGHTING

Whichever type of wine storage a homeowner chooses, lighting can make it both more attractive and functional. “LEDs add drama,” Duquette said.

An alternative to LEDs, which are cool, are IC (insulation contact) can lights with insulation around them, Wilke said. “Otherwise the lights will be hot and humidity can condense, and black mold can start to form. You want a very tight seal,” he said.

AN INVESTMENT

Installing wine storage can be an improvement that’s both eye-catching and functional, Duquette said. “It’s an investment in your home.”

ADVERTORIAL



The home’s emphasis is on luxurious indoor – outdoor living and entertaining.

This Sprawling Contemporary Home Is a Tropical Treasure

Sleek contemporary styling and fine details blend to create an enchanting oasis in the heart of Miami. The meticulously crafted residence at 5351 Banyan Drive is positioned on a lush acre in Kerrwood Oaks, one of Coral Gables’ most coveted communities. Priced at \$2,950,000, the six bedroom, seven bathroom estate is designed to take full advantage of its exquisite surroundings, and the home’s tranquil grounds reflect the artistic vision of renowned landscape architect Robert Parsley.

A courtyard entrance leads to generously scaled interior spaces that are at once gracious, elegant and inviting. A mix of formal and casual areas are spread throughout a well-configured 5,858 square foot split bedroom floorplan. Wide expanses of windows and glass doors, along with dramatically vaulted ceilings, allow natural light to serve as a compelling design element and underscore the home’s emphasis on indoor – outdoor living. While each room adds to the home’s unmistakable



Interior spaces are at once gracious, elegant and inviting.

appeal, the chef-style kitchen is particularly noteworthy for its professional appliances, open layout and adjacent breakfast area. Large and

doors that give way to exterior living spaces. The master suite is a lavish retreat with a sitting room, spa-like bath and two walk-in closets.

Covered and open patios surround the pool and spa, providing ideal venues for entertaining, alfresco dining and simply relaxing with family and friends. This one-story home is in a soon-to-be-gated enclave close to Miami’s best public and private schools.

For more information, contact Ashley Cusack at 305-798-8685, visit www.AshleyCusack.com or log on to www.5351Banyan.com.



welcoming, the sun-filled family room features vaulted wood ceilings, a fireplace, a bar and banks of French-style



This Coral Gables home is an oasis on a tropically landscaped acre.

My kids don't want the stuff and we're out of space

BY RON WYNN
Creators Syndicate

If you ever find yourself in the position of inheriting a house full of furniture, art, antiques, jewelry and linens, don’t be surprised if you are left with very few satisfying options. One option often considered for unwanted items is to just “put it in storage,” though it’s usually a poor option. How many people have stored things for years, paid storage fees totaling three times the value of the contents and then donated the items to Goodwill? Why did they not do that in the first place? The answer to that is quite simple.

1. They really did not think it through carefully in the beginning.
2. They anticipated keeping the items in storage for only a short period of time.
3. The idea of parting with personal treasures of theirs and treasures of


their deceased loved ones was not a comfortable consideration at the time.

Of course, there is the option of an estate sale or selling items on Craigslist. The Craigslist idea can lose appeal because it involves meeting people for the sale and possibly putting yourself at risk. Also, treasure seekers responding to Craigslist ads are usually not big spenders. The estate sale is often the biggest of disappointments because of the 30% to 35% commission taken, and because the estate sale company usually cherry-picks for only the most significant and saleable items. In most instances, the company will charge a substantial fee to remove unsold contents and to do a final cleaning, which could cost as much as the revenue generated by the sold items. This makes it a losing proposition that in retrospect proves donating for a tax write-off could still be the best option.

At some point, most homeowners come to grips with how little value their contents and furnishings really have. But even with that understanding, it’s really hard to walk away and turn the keys over to 1-800-GOT-JUNK. And what about Dad’s tennis trophies, the 27 family photo albums, the DVD collection, the VCR collection, Mom’s spoon collection, Dad’s beer can collection, the Architectural Digest collection, and Dad’s Mad magazine and comic book collection? And don’t forget Dad’s model trains. These all can be sold, but the money you take in won’t buy you more than a three-day vacation at a resort.

I hope you find it satisfying to know that you are not alone. To discuss these and other options, call or email me.

For more information, please call Ron Wynn at 310-963-9944 or email him at Ron@RonWynn.com.



Alberto Carrillo
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Miami-Dade Total Home Sales Continue Surging in October
Miami-Dade County total home sales surged in October 2020 as strong pent-up demand and record-low mortgage rates fueled transactions, according to the MIAMI Association of Realtors (MIAMI) and the Multiple Listing Service (MLS) system.

Miami-Dade County total home sales jumped 16.2% year-over-year, from 2,355 to 2,737. Miami single-family home sales jumped 15.7% year-over-year, from 1,146 to 1,326. Miami existing condo transactions increased 16.7% year-over-year, from 1,209 to 1,411.

Miami single-family home sales have now posted double-digit, year-over-year increases for three consecutive months and Miami existing condos have posted transaction gains for two straight months. Robust pent-up demand, record-low mortgage rates and purchases from tax-burdened Northeastern home buyers are fueling a resilient Miami real estate market.

Miami Luxury Home Sales Surge 122.1% in October 2020
Miami single-family homes priced between \$400K to \$600K surged 52.5% year-over-year to 424 transactions in October 2020. Miami existing condo sales priced between \$400K to \$600K increased 46.5% to 145 transactions.

Miami single-family luxury (\$1-million-and-up) transactions jumped 122.1% year-over-year to 171 sales in October 2020. Miami existing condo luxury (\$1-million-and-up) sales increased 27% year-over-year to 80 transactions.

107 Consecutive Months of Price Appreciation in Miami
Strong demand coupled with limited supply continue to drive price appreciation in Miami-Dade.

Miami-Dade County single-family home prices increased 19.2% year-over-year in October 2020, increasing from \$365,000 to \$435,000. Miami single-family home prices have risen for 107 consecutive months, a streak of 8.9 years. Existing condo prices increased 8.5% year-over-year, from \$247,000 to \$268,000. Condo prices have increased or stayed even in 109 of the last 113 months.

Single-Family Home Dollar Volume Increases
Single-family home dollar volume increased 75.5% year-over-year, from \$563.1 million to \$988.3 million. Condo dollar volume increased 19.4% year-over-year, from \$460.7 million to \$549.9 million.

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