

G News

April 2016

Issue 1

Guy Co

The Guy Corporation

...a refreshing experience in Home Building and Remodeling!



A Tale of Two
Kitchens

Kitchen Design
Trends for 2016

More Good
News for the
Housing Sector

Honor & Integrity... A Foundation You Can Count On!™

A Tale of Two Kitchens: Similar kitchens, different looks

We recently completed two kitchen remodels, and noticed some similarities in what the clients wanted.

For the Admirals Kitchen project (pictured on the front cover and below), we opened up walls into the living room and sunroom. This created an open concept in a space that was formerly sectioned off. The revised floor plan lets in much more light.

We replaced a door in the bump-out area with a window, and installed built-in seating with storage beneath. This created a wonderful breakfast nook in a formerly underutilized space. The island was removed, and counter space was recovered by integrating a peninsula into the built-in seating. The peninsula features open shelving on the end.

If you would like to see more photos of this project, please take a look [at our website](#) and our [Houzz profile](#).



A peninsula with seating was installed between the kitchen and dining area.

A wall was removed to open up the space.

Before



The cabinets are Antique [white], shaker style.

Stainless steel appliances

The hardwood floors were patched and refinished with a medium-brown stain.

Light colored granite countertops

Admirals Kitchen

A Tale of Two Kitchens: Similar kitchens, different looks

For the Barnstable kitchen, pictured below, we removed a wall separating the kitchen from the dining room. In this space we added a "breakfast nook" peninsula with bar seating. The cabinets, countertops, flooring, and appliances were all upgraded. Light fixtures and plumbing finishes were replaced.

If you would like to see more photos of this project, please take a look [at our website](#) and our [Houzz profile](#).

The cabinets are Antique White, shaker style.

Glass front cabinet doors

A wall was removed to open up the space.

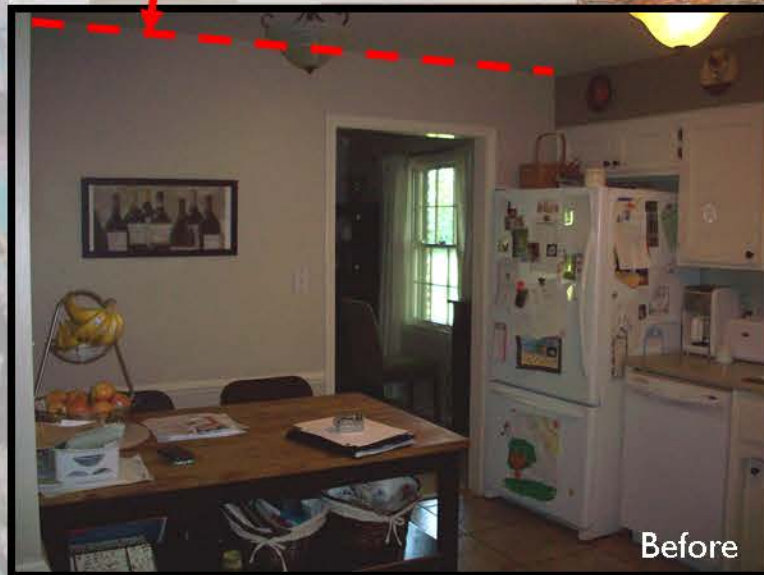
A peninsula with seating was installed between the kitchen and dining area.

Light colored granite countertops

Stainless steel appliances

New medium-brown hardwood floors were installed.

Barnstable Kitchen



Kitchen Design Trends for 2016

The latest trends in color, materials, finishes, layouts, and more.

It's a new year, and with it comes new, exciting trends in kitchen design. The mantra for this year's kitchen designs are best summed up by a [Yahoo! Makers article](#): Simplicity, convenience and color. Many of the design elements noted below can be found in both of the featured projects on the previous pages.

As far as simplicity goes, shaker-style cabinets take the cake. They are a perfect mix of beauty, simplicity, and functionality. Combined with the white (or off-white) color, this style of cabinet has modern lines, a light, airy look, and allows for easy cleaning. Add glass front cabinet doors in some areas to accent the room with your best china.

The kitchen is all about functionality, in that it is where a lot of work takes place. Anything that helps complete tasks more quickly deserves a consideration. If your cabinets are not bathed in natural light like those pictured in the previous stories, consider including lights in, under, and possibly even on top of your cabinets to help you see what you are doing. These will take care of all three types of light needed in the kitchen: general lighting, task lighting, and accent lighting. To add more functionality to the kitchen, smart spaces such as device charging stations, are being integrated into drawers and cabinets, and smart thermostats are becoming more common.

Color plays an immense role in the feel of spaces. This year, contrasting colors and contrasting textures are projected to be even more fashionable than before. This is exemplified in the featured projects by the stained wood floors contrasted with the painted cabinets and the stainless steel appliances. Contrast of color also helps define spaces in open concept spaces. Integrated kitchen-living spaces are becoming popular, and can be a real asset when entertaining. The spaces can be combined, but feel separate by using different colors for different spaces. An example of this is shown on the front page, where the dining area built-in seating is stained wood, while the kitchen cabinets are all white.

2016 is looking like it will be a trend setter. If you are interested in remodeling your kitchen, feel free to give us a call at 317-272-2236.

A Stabilized and Improving Indiana Economy

More Good News for 2016

The next two years are looking good for the economy and for housing. Nationwide, the National Association of Realtors forecasts that existing single-family home sales will increase 3.5% from 2015 levels. They also predict that nationally, single-family home prices will increase over 4% in 2016.

Table 1: National Housing Outlook

	History		Forecast	
	2013	2014	2015	2016
Home Sales (thousands)				
Existing Home Sales	5,090	4,940	5,284	5,468
New Single-Family Sales	429	439	527	682
Home Sales (% Change - Year Ago)				
Existing Home Sales	9.2	-3.0	7.0	3.5
New Single-Family Sales	16.3	2.3	20.1	29.3
Median Home Prices (\$ thousands)				
Existing Home Sales	\$197.1	\$208.3	\$220.3	\$229.5
New Single-Family Sales	\$268.9	\$282.8	\$288.9	\$300.6
Median Home Prices (% Change - Year Ago)				
Existing Home Sales	11.5	5.7	5.8	4.1
New Single-Family Sales	9.7	5.2	2.2	4.1
Housing Affordability Index*	177	164	162	129

More locally, a report published by the Indiana Association of Realtors explains that the number of closed sales increased 8.4%, and area median sales prices increased 5.9% this past year. Both of these figures are higher than the national percentages.

Table 2: Indiana Housing Overview

	September 2014	September 2015	Percent Change	Year-to-Date 2014	Year-to-Date 2015	Percent Change
Closed Sales	6,958	7,282	4.7%	56,752	61,509	8.4%
Median Sales Price	\$128,000	\$132,500	3.5%	\$126,500	\$134,000	5.9%

Source: Indiana Association of Realtors

GuyCo

The Guy Corporation

150 Vista Park Way

Avon, Indiana 46123

www.guycohomes.com