

Protect your interiors while enhancing the view out your windows

AA0002340

No matter whether you live on a lake or the ocean, or just have a pretty back yard, most homeowners agree that their windows are like art — they brighten a room and provide visual interest by framing a scene.



Benjamin Schreier

Maximizing a great view can increase resale value and affect the “mood” or “feel” of a room, depending on how much light filters in. Regardless of whether this view originates from windows or glass doors, realize that it has an equally important effect on interior-design choices, as well as the

temperature of the room.

Windows and glass doors mean more sunlight. This, in turn, can mean more heat, especially in South Florida. The ultraviolet rays streaming in can also fade furnishings. To protect the home from the heat and UV rays, appropriate window treatments, tinting, and/or landscaping with large trees and shrubs should be positioned to block or reduce the light, as needed.

The direction your windows and glass doors face needs to be taken into consideration, too, when you’re choosing your home’s color palette. The various types of illumination throughout the day will accent your furnishings and their colors differently, thus affecting the mood.

Whether you’re selling your home or impressing guests, first impressions are lasting. That is why many home buyers and builders look for an open foyer leading into a light-filled living or family room.

Bringing the outside in, glass doors and

windows make rooms appear larger. This is because the space connects with the outdoor world, and the outside becomes a focal point. There is no better accessory than a nice view.

For those who would like this effect, it is never too late to make renovations to an existing home. First, get an architect involved. Keeping your home’s integrity in mind, he or she can provide insight as to how wide and tall the doors and/or windows should be.

An architect also will consider window and door placement, as well as landscaping, when beginning the project. Placement is particularly important not just for the aforementioned reasons but also for space planning.

An architect will accommodate multiple windows and/or glass doors while also assuring good locations for furniture and furnishings to fit your lifestyle.

Start in the most important rooms — those that always seem to have people in them. If you do not have a naturally spectacular view, create one. Plant a garden, highlight the pool, build a deck, string a hammock between two trees, or simply place some potted plants or flowers outside.

In the end, a serene or an “Oh, my gosh!” outdoor view will leave a homeowner, guest or a potential buyer with a positive impression. This will boost a home’s value and increase pleasure — every day.

Benjamin Schreier is a partner at Affiniti Architects P.A. of Boca Raton. Affiniti Architects specializes in estate and resort residences. For more information, call (561) 750-0445 or visit www.affinitiarchitects.com

The opinions expressed in *Real Estate Weekend* are those of the author and do not necessarily reflect the opinion of *The Palm Beach Post*.



Window treatments, tinting, and/or landscaping can protect the home from heat and ultraviolet rays while augmenting a nice view.



Almost like a designer, an architect can accommodate multiple windows and/or glass doors with furniture and furnishings.



Bring the outside in: Glass doors and windows make rooms appear larger because the space ‘connects’ with the outdoors.