

### **Episode Title:** Emily Henderson: Design Lessons Learned from a 1910 Farmhouse Renovation

#### **Episode Description:**

When it comes to a home renovation, patience is key. As unexpected delays, costs, and challenges arise, having a solid game plan will help save your project and your sanity. For years we've watched designer Emily Henderson create beautiful spaces on television. Now she's tackling a new project: moving to Oregon and renovating a 1910 farmhouse fixer-upper. In this episode of The Better Buy, Emily shares her tips for staying patient during a renovation, why timing makes all the difference when buying a home, and how her style has evolved throughout the years.

**Episode Type:** Full

**Episode Rating:** Clean

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#### **Episode Transcript:**

*Music begins.*

#### **Mélanie Berliet (Voice Over):**

Welcome to The Better Buy, a podcast from Better Homes & Gardens. I'm your host, Mélanie Berliet. Each week, we talk to experts about the highs and lows of home ownership, and share stories, advice, and practical tips you can actually put to work in your own space.

In this episode, I'm speaking with Emily Henderson, the bestselling author and HGTV design star who leaned into authenticity before it was a buzzword. Emily's candid, helpful approach resonates with the millions of fans she counts across social media and the readers of her popular design blog, Style by Emily.

*Music fades out while Emily's voice fades in.*

#### **Mélanie Berliet:**

Thank you so much for joining us.

#### **Emily Henderson:**

Thank you for having me. I'm excited.

#### **Mélanie Berliet:**

Can you start by telling us about your very first home buying experience?

**Emily Henderson:**

Yes. I guess we'll go back to 2013. And it was a bit of a challenge to convince ourselves that we could do it. 'Cause we were in LA. The market there is expensive. I mean, this was almost 10 years ago, but it was still really expensive. And I had a TV show. The fact that we couldn't afford a house (laughs) was kind of nuts. And so finally, I was like, "Brian, we've gotta make this happen because if we don't get into the market now..." And also just, like, this could be a really good investment, we know that it's a starter home, we know that it's just, you know, getting into the market. So we just basically scraped and scraped and scraped and got enough to buy a pretty rundown fixer in Glendale that was awesome, by the way. Like, it was mid-century, had these insane views, but it was pretty rundown. And, you know, I was pregnant with my first kid. I think we moved in a week before I had Charlie. It didn't matter. Like, we didn't care because we were just so (laughs) excited to have a house and we knew that it wasn't gonna be like this, you know, forever family house, obviously. But it wasn't a gut job. It was just cosmetic, which, you know, being in the middle of a gut job right now, I will tell you which one I prefer.

**Mélanie Berliet:**

(laughs)

**Emily Henderson:**

So this project, it was really just, like, it had great bones, it had really amazing natural light, and it had really high ceilings. It was just a really special mid-century house. It just needed, like, new flooring, it needed a ton of paint. And it was a pretty all in all good experience, and we ended up, you know, being able to, to sell it for, you know, obviously much more than we bought it, which really helped us get into the, the house that we ended up in LA, which we loved and was much more of a family house.

**Mélanie Berliet:**

So you've bought a few homes since that first buying experience. How has your approach to house hunting changed since then?

**Emily Henderson:**

It's always been about location. Well, the first one wasn't, I should say. That one we weren't worried about schools yet or anything, right? So, after that, it was like the vibe of the house, the location, and then we, we want fixers, right? We want a project house. And it's really the only way we could afford to buy what we have bought. It was still a really expensive house 'cause, again, it's Los Angeles. But it was too expensive for an investor to try and flip. But it was too run down for anybody that didn't literally do this for a living to take on. You know, so the next project was this English tutor in Los Feliz that we loved so much. It was real rundown. And it didn't look like it, you know? You walk in like...

**Mélanie Berliet:**

Right.

**Emily Henderson:**

...this is so charming. This, we've fallen into this trap multiple times and it's...

**Mélanie Berliet:**

(laughs)

**Emily Henderson:**

... fine. But you're just like, I think it's just a few things. Yeah.

**Mélanie Berliet:**

(laughs)

**Emily Henderson:**

I think it's just a few things. And it's not.

**Mélanie Berliet:**

It's never just a few things.

**Emily Henderson:**

Once you open up walls, guys, and you can see what's behind them, and you're just like, "Oh man, if we don't fix this now..."

**Mélanie Berliet:**

Right.

**Emily Henderson:**

When? YSo we ended up gutting that one, a little bit unintentionally. But we made it such a better house. And it was still super charming. It just actually functioned well.

**Mélanie Berliet:**

What's the most surprising thing you've discovered or the weirdest thing you've discovered when you have broken down a wall inside one of your homes?

**Emily Henderson:**

I think if I can just jump to the current project, that's really where we're gonna get some meat (laughs) today. So, o you know this farmhouse project that we're kinda working on?

**Mélanie Berliet:**

Oh yeah. Of course.

**Emily Henderson:**

Okay. So we found it three years ago. This August is our three year anniversary of falling in love with this property. Terrible photos online. Blurry and, like, four of them. I mean, it was just terrible photos. But we could tell. We were like, you know, trying to, to stare at the foot. I'd be like, "I think that looks like this cute ceiling and I think, you know, there was things about it that made it worth flying up for. So Brian and I got on a plane, like, that weekend, got a realtor involved, and went up, and looked at it. It had been on the market for a year and so we're like, "Uh, something's wrong with it." But it was-

**Mélanie Berliet:**

Well, the photos were bad. I feel like people often underestimate the power of the online photography for those listings.

**Emily Henderson:**

Yeah. I mean, it was even to the point where, like, who was their realtor that didn't... But so we, so we went over to the property. We spent four hours walking it 'cause it's three acres and in the middle of a suburb, which is insane. At least in Portland, kind of unheard of. Nobody had touched the property and it should've been developed at this point into multiple houses, but nobody did. So there's, like, the original house from the

1850s. And it is so cute. It's dripping with charm. It's one of those kit houses that came flat packed on a train, right? I mean, there's no floor, there's no electrical, there's no plumbing. Definitely anybody else would 100% just demolish it. We're not-

**Mélanie Berliet:**

(laughs)

**Emily Henderson:**

Then there's this larger house that was built in 1910 that is, uh, more of the farm house, right? Where you could actually inhabit. And then there was, like, some sheeps barns, there was another barn, there was a couple paddocks. So what we saw was, like, projects for decades. (laughs) Like, you know? Which since most of my job is, like, documenting our projects and content creation. It was actually, like, this huge relief. I was like, "Oh, we can stay here." We don't have to, once we're done, try and find a proje- like, we, we have (laughs) it all right here. You know? And it was just really magical. It was super peaceful. It's Oregon, so it's just so green...

**Mélanie Berliet:**

Right.

**Emily Henderson:**

... and lush, and so pretty. So we fell in love with it. But we offered low 'cause it had been on the market for a year. And the guy almost accepted it. And then he was just like, "I'm not ready. I'm not ready." I was just like, okay, it's just not the right time. Like, but this is our house. This is our house. So Brian and the owner got each other's numbers, and they just kept texting. Like, the guy really loved us and he really could see the future. He'd raised his kids there, you know, so he really could see that we loved the property and we were gonna take care of it. And so they just, like, text back and forth. Brian was devastated. Again, I wasn't. I was like, "I think it's just not the right time." You know, that was August of 2019. So then, you know, lockdown, pandemic in March. And so then, we moved up to, oh, we have a cabin in Lake Arrowhead where I am right now and that's when we kind of realized, like, I think we're not gonna go back to LA. Like, I think that we kind of have always thought about not raising our kids there. And, like, leaving anyway. But we're like, "Okay, let's just close that chapter." He texts, the owner texts around June and was like, "I'm ready." And, so we flew up to make sure (laughs) that we wanted it still. This time, he was charging us much more because investors had come. The market started exploding. You know? So they came and they saw this three acre property that they could turn into 10 houses. And so he was like, "Listen. I don't want this to happen, but I need more for the house," which we understood. I think we brought the kids that time. Yeah, we brought the kids. We spent a whole day on the property just, like, hanging out with their animals, envisioning everything. Just, like, we picnicked on the grass. The guy was so accommodating. He really just, he wanted to make sure that we were sure and he wanted to sell it as is, which we knew was a massive risk. But one that we took, basically. (laughs)

**Mélanie Berliet:**

(laughs) Is the farmhouse your forever home? And if so, what makes a forever home from your perspective?

**Emily Henderson:**

I think what we've learned the last few years is that nothing's predictable. So when we bought the house, I think we would've said, "This is our forever home." But I don't think I can say with confidence that anything is our forever anything anymore because one of the things that I learned is just that we don't need to be so precious about things, and we can kind of shift when appropriate or when we feel like we wanna change. But yes, I mean, do I wanna, like, raise our kids on this property? Yes. It's magical. It's dreamy. We're still in the middle of the renovations. We haven't even experienced the life – you know? – that we had planned. But what

I'm envisioning is pretty awesome. (laughs) You know? And hopefully forever.

**Mélanie Berliet:**

Do you have any advice for listeners on how to make a home you've recently purchased feel like your own rather than the previous owner's?

**Emily Henderson:**

I think infusing your personality takes a lotta time and the slower you do it, the more connection you have to it in a lot of ways, you know? So I think it's easy to wanna rush, certainly.

**Mélanie Berliet:**

Right.

**Emily Henderson:**

'Cause you want your house to, you wanna love it. You know? But it's just knowing that it takes time and that your needs, and wants, and...

**Mélanie Berliet:**

Right.

**Emily Henderson:**

... style preferences change. You know?

**Mélanie Berliet:**

I think that's a great answer. I'm actually in the middle of a reno myself, and I walked into the home knowing all of the things I didn't like, but not necessarily knowing the best way to improve them until I started to live in the space a little bit. And then you kind of...

**Emily Henderson:**

Yeah.

**Mélanie Berliet:**

... have a different perspective as you continue to spend time in the space about how exactly you want things to change. T That's my experience at least. So your point about patience resonates a lot.

**Emily Henderson:**

I mean, I'm, I'm really talking to myself too, by the way.

**Mélanie Berliet:**

(laughs)

**Emily Henderson:**

(laughs) You know? But I will tell you this. So when we first bought this house, we thought we were gonna restore it ourselves. We had this fantasy that Brian and I, and my brother, and our friend Ryan, we were gonna go room by room and restore it ourselves. And really just shift, almost shift my entire career and the company into more of a DIY kind of situation. And then after we had it in our possession, we obviously had inspectors out there looking at it. We, again, we bought it as is, so we knew we couldn't say "No" to anything. And the inspector was like, he spent, like, 10 hours, you know, on the entire property. And he was like, "Oh man, I love

this house. What a gem. What a gem!" And we're like, "I know, right? Right?" And then we're like, "So what's the deal?" And he's like, "Oh, well, you know, it needs all new roof, foundation, has asbestos and mold. It needs all new plumbing and electrical." And he just went on and on and on. He was like, "Just the bones are good. The property's amazing." And I was like, "Yes, yes. Okay." But we can't DIY this anymore. You know? We went from us wanting to restore it ourselves to realizing that we had to hire a crew, and that it was almost unlivable. So to your point, like, I always recommend to live in a house before you renovate it. You have no idea how you're gonna use the space. You don't know what corner's gonna be the most beautiful to sit in. And we just, we didn't get to live in it. So we have been renovating for, now, a year and a half or more and we're doing a lot of guesswork and a lot of, asking ourselves questions, like, "Okay, are we sure this is where we want our bedroom? Are we sure that this is the direction of our bed." Anyway, so we're doing the best we can. And obviously I have a lot of experience, thank goodness. But we also know that living in the house would've been better.

**Mélanie Berliet:**

Right.

**Emily Henderson:**

I actually still have this fantasy. The next house, I really do... I wanna just do it with my brother and see how that goes because I want to learn all this stuff that I've been around for so long, you know?

**Mélanie Berliet:**

Mm-hmm.

**Emily Henderson:**

...Instead of outsourcing. And, like, if it just wasn't the house that we had to wait to live in... And that was another thing, we don't wanna rush, but we're also paying rent nearby. You know? So we're just like, "Ah!" So good news is...

**Mélanie Berliet:**

Right.

**Emily Henderson:**

... we're moving in in three weeks.

**Mélanie Berliet:**

That is very exciting news.

**Emily Henderson:**

Very exciting. (laughs) Yes.

**Mélanie Berliet:**

So Emily, I've read that you believe a lot of the reason why your blog was so successful is because of the sheer volume of posts you were able to churn out in the beginning, which you attribute to the fact that you're not a perfectionist. And I'm wondering if that sort of anti-perfectionist mentality applies to your design style too.

**Emily Henderson:**

Um, I'm not a perfectionist. But when it comes to renovating, you gotta try a little bit harder. Right? Because I was a stylist for so many years where your job is to bring five lamps to set, and then you decide the second

before you press click, which lamp looks best? So you have all these options and you don't really have to be committed to any of them. You just have to have really good taste and style, and then you can just decide. Right? But you can't do that with renovation. And so you can't do that with tile. You can't do that with faucets. You can't do that with flooring. You make the decision and that's what you get. And changing your mind is not really an option, right? So I'm not a perfectionist (laughs) and I'm not...

**Mélanie Berliet:**  
(laughs)

**Emily Henderson:**

... detail-oriented (laughs) so renovating is, I think, a little bit more challenging. And that's why I do have help. I used to have, like, a design team that would really make sure the square footage was correct, make sure that I was thinking about clearances or thinking about the stuff that's really easy, if you're a novice or if you're someone like me, to kind of not think about. So I really try hard to, you know, be more perfectionist with renovating. But when it comes to the blog, you can't be. It's digital content as you know. You just gotta, you do your best and obviously I want to not have grammatical mistakes and I want to be super, you know, eloquent every day.

**Mélanie Berliet:**  
(laughs)

**Emily Henderson:**

But you're just creating content...

**Mélanie Berliet:**  
Right.

**Emily Henderson:**

and there is a real freedom in that too.

**Mélanie Berliet:**  
Mm-hmm.

**Emily Henderson:**

Just knowing that, like, oh, yesterday's wasn't very good. Let's do better tomorrow. You know?

**Mélanie Berliet:**

Right. It's the internet. You can change it.

**Emily Henderson:**

Mm-hmm.

*Music fades in.*

**Mélanie Berliet (Voice Over):**

We'll be back with more from Emily Henderson after the break.

*Music fades out.*

*[Mid-Roll Break]*

*Music fades in.*

**Mélanie Berliet (Voice Over):**

Welcome back to The Better Buy, a podcast from Better Homes & Gardens.

Music fades out.

**Mélanie Berliet:**

I'm curious what decorating or design mistakes you see people make over and over again. What are the most common design mistakes?

**Emily Henderson:**

Okay, so we have a whole series about this on the blog because, yes, there's frequent, frequent mistakes that you're just like, "Oh man, I want the whole world to know it." It's almost like a PSA. You know? One of the biggest ones is the too small rug. It's because rugs, when they hang vertically, look a lot bigger than they are on the ground, so...

**Mélanie Berliet:**

Right.

**Emily Henderson:**

And so you're like, "Oh, surely that's big enough." And then you get it, and it's too small, especially for living rooms. You know, people can look it up 'cause we have all these rules about, "Well then, how do you know what size rug to get?" But that's a pretty big one. And then hanging curtains all wrong. That's a big one too. People just hang them....

**Mélanie Berliet:**

Too low.

**Emily Henderson:**

... too short and too low.

**Mélanie Berliet:**

Right.

**Emily Henderson:**

Most of the time, I think buying anything that's fauxed is a problem. Now, there are some exceptions, like faux logs, But anything that has been made to look old, I am very wary by.

**Mélanie Berliet:**

Better to buy vintage, right? Or...

**Emily Henderson:**

Exactly.

**Mélanie Berliet:**

... thrift something, or go to an estate sale.

**Emily Henderson:**

Yeah.

**Mélanie Berliet:**

Find the actual old stuff.

**Emily Henderson:**

Yes, exactly. It's hard because even though my new book is called *The New Design Rules*, I actually don't like to say that there's strict rules, right?

**Mélanie Berliet:**

Right.

**Emily Henderson:**

Because you can always break them creatively.

**Mélanie Berliet:**

Right.

**Emily Henderson:**

But I think knowing the rules is really good intel for you to make the most informed, best decision on how you want to break them. So, like, for instance, vanity lighting, that's something where there's very specific rules about what height and what type of light fixture will give you the best lighting for putting on makeup. And it's a real bummer when you choose something that's really directional and the whole counter is lit, but your face isn't. Right? It's like you wanna know those rules, but then you're like, well, what if I love these directional sconces? So you can either, you know, put in really good recess lighting or just use that in your powder room, where you don't even really need to be able to see your face. So I think that when writing about the blog, we really try not to do hard and fast rules because, like, Kelly Wearstler doesn't have any rules. You know? Like, if you know what you're doing and if you are willing to really push your creativity, you shouldn't be bounded by rules. But I just like having the information so I know I'm making a choice...

**Mélanie Berliet:**

Right.

**Emily Henderson:**

... and not a mistake.

**Mélanie Berliet:**

Well, it's like you're in my brain because I was just about to ask you what your favorite design rule is to break.

**Emily Henderson:**

So... so one thing that I'm thinking a lot about internally, and have been for years, really, is just, like, the balance between utility, practicality, and style. Because if you choose the most practical choice at every single turn, you're gonna have a pretty basic house. Even though it's well done, it's just, it might be boring. Just saying. Like, if you choose the quartz with the white subway, classic. You know, like, all these things are classic

and all of these things are practical. But if you choose them all, like, you might look at it and be like, “Oh man, this actually doesn’t really look like me,” or, “This doesn’t represent my personality at all.” It’s hard because then I’m like, “Well, is this gonna be boring then?”

**Mélanie Berliet:**

Right.

**Emily Henderson:**

Where am I taking the risks? So because we are blessed with enough space for storage, we have this awesome vintage island for the kitchen, which makes everything else in the kitchen feel cooler. But it’s definitely not the soft close cabinet sh- like it’s, you know, it’s kind of l- it’s these big old drawers that’re probably gonna be hard to shove in and out. And so Brian and I talked about it for... (laughs) I mean, for months, and months, and months. Are we willing to have a slightly less functional island in the name of style? And we both agreed that it was really important to us. So we just went for it. But if you’re out there and you’re like, “Oh man, balancing practicality and style is hard.” Just know you’re not alone. It’s hard for...

**Mélanie Berliet:**

Mm-hmm.

**Emily Henderson:**

... all of us.

**Mélanie Berliet:**

And practicality cannot always win.

**Emily Henderson:**

No.

**Mélanie Berliet:**

What would you say is the best home decor project for a beginner to tackle?

**Emily Henderson:**

Hmm. I think a bedroom, because bedrooms only need a few elements to work really well. Like as far as symmetry goes, it works really well in a bedroom. So you don’t have to make as many decisions because, I mean, just to put it plainly, ‘cause the things match more. Right? So whenever I’m doing, like, a show house or people want me to, you know, design a room pro bono, I’m like, “I’ll do the bedroom!” (laughs) I’ll take the bedroom! (laughs)

**Melanie Berliet:**

(laughs)

**Emily Henderson:**

Also, guys, like, we spend a lotta time in your bedroom. Like, people don’t prioritize it because other people don’t see it. I get that. But once you do it, you’ll be like, “Oh, I’m so much happier.” Especially if you’re still spending more time at home, which I definitely am still. I need that retreat. Like, I really...

**Mélanie Berliet:**

Mm-hmm.

**Emily Henderson:**

... look forward to going to our bedroom. And when we had bedrooms I didn't like, that wasn't the case.

**Mélanie Berliet:**

That's so true. I do think people underestimate how much time they spend in their bedroom, and how important it is because, as you said, other people just don't see it. But...

**Emily Henderson:**

Mm-hmm.

**Mélanie Berliet:**

... still so important. What are some of your favorite money saving design tips?

**Emily Henderson:**

Definitely vintage thrifted. It's the best stuff, guys. It's just, you get the most interesting, cool, often decent quality for the best- for your buck. It's just, it takes a lot longer. It does. The internet has made it very easy to just buy anything you want online. Right? And so, it's wonderful in a lotta ways because it's very democratized and things are way more affordable than they used to be. But I am so back to thrifting and vintage, and it's saving us a decent amount of money, and it's making me so much more excited about this house.

**Mélanie Berliet:**

Is there anything that is always worth splurging on when outfitting a home?

**Emily Henderson:**

I have kind of a opposite point of view than a lot of people on this. I don't want you to get cheap furniture because I don't want you to have to replace it. But there's really good sofas for \$1800 now. And there didn't used to be. They used to be, like, either \$4000 sofas or \$200 sofas, right? But there's really good retailers now that are direct to consumer that are, like, I mean, these are high quality. They're gonna last decades. They're very comfortable. So I would say to not splurge on those pieces of furniture because, like, you can get affordable ones, whereas what I would splurge on is the conversation pieces that make your home feel and look just like you. For me, it's art. It's vintage rugs, it's weird sculptures, it's those things that you find, again, mostly vintage, where your gut is like, "Oh my God, that's awesome." And sometimes, they're more expensive. And especially when it comes to art and rugs. But whenever I've done that, I have always been so happy with how much it elevated everything that was more affordable in the space. So you know, if you put an awesome piece of art or a weird vintage throw over a more standard sofa, it makes...

**Mélanie Berliet:**

Mm-hmm.

**Emily Henderson:**

... the sofa look cooler. You know?

**Mélanie Berliet:**

Right.

**Emily Henderson:**

It just kind of, it changes the context and elevates everything.

**Mélanie Berliet:**

And your example of the kitchen island earlier.

**Emily Henderson:**

Yeah.

**Mélanie Berliet:**

It sounds like investing in items that actually mean something to you.

**Emily Henderson:**

Yeah. If you have the budget to buy local and handmade and custom, I think that there's just a lot of soul that it adds to your house.

**Mélanie Berliet:**

Mm.

**Emily Henderson:**

And those things can be much more expensive, right? So, but I think that there's a responsibility of people that can afford them to make sure that we are hiring the local artisans and that we are, again, if it's within your budget, like, it's supporting, you know, a local economy that I feel like i- you know, is family run business. It's just awesome. And can bring a lot of soul into your space just being custom.

**Mélanie Berliet:**

What is the first thing you notice when you enter someone else's house?

**Emily Henderson:**

I think you can just get a real sense of their personality pretty quickly. I really try not to think like a designer when I'm in other people's homes. It's not really very fun for them. (laughs)

**Mélanie Berliet:**

(laughs)

**Emily Henderson:**

You know what I mean?

**Mélanie Berliet:**

(laughs)

**Emily Henderson:**

(laughs) So...

**Mélanie Berliet:**

Occupational hazard. (laughs) Have you ever grown to detest a space that you designed?

**Emily Henderson:**

I mean, that's a very strong word, detest. I've definitely...

**Melanie Berliet:**

(laughs)

**Emily Henderson:**

... made spaces in the past too busy for me to live in long term, and that's something I am not doing anymore because I've just learned my lesson over, and over, and over. I really love busy patterns and, and bright colors in other people's work, but I have found, I think it's because of just being in the design world and having kids that I just, I function better in more minimal, calm spaces. So I, I do have some past (laughs) the, some past rooms where I was like, "Wow!" Like...

**Mélanie Berliet:**

(laughs)

**Emily Henderson:**

They are so almost annoying to look at.

**Mélanie Berliet:**

Right.

**Emily Henderson:**

But at the time, it was me just trying on that part of my personality and it was me stretching myself in ways that I needed to in order to be like, "Okay, this actually isn't for me long term."

**Mélanie Berliet:**

Well said. If you could give one piece of advice to new homeowners, what would it be?

**Emily Henderson:**

Work with what you have because I think it's a new house. You wanna, bring in new stuff and you want things to not even look perfect, but feel fresh and new. And I think that there's just a lot of value in trying to make what you have work versus just being like, "Oh, that sofa doesn't work in this house." Like, maybe it does and maybe it's just a matter of switching the orientation or moving it into a different room.

**Emily Henderson:**

Have patience, have hope. You're not gonna be able to do everything at once.

**Mélanie Berliet:**

Right. Everyone's so accustomed to these massive transformations on reality TV that take place in 28 minutes, and I think that also impacts people's assumptions about what they'll be able to accomplish. (laughs)

**Emily Henderson:**

I know, and I think that I'm a part of it. And so...

**Mélanie Berliet:**

Well you do a great job of sort of drawing back the veil, the curtain and showing people the real side of things as well.

**Emily Henderson:**

I hope so.

**Mélanie Berliet:**

So I thought I'd like to wrap up with a few quickfire questions.

**Emily Henderson:**

Mm. Mm-hmm.

**Mélanie Berliet:**

What does home mean to you in a single word?

**Emily Henderson:**

One word, come on. You know how wordy I am.

**Mélanie Berliet:**

(laughs)

**Emily Henderson:**

Um, comfort and family. It would have to be both. Sorry to break your rules.

**Mélanie Berliet:**

Spacious lawn or large basement?

**Emily Henderson:**

Spacious lawn. We are big outdoor nature people.

**Mélanie Berliet:**

Super high ceilings or lots of natural light? You can only choose one.

**Emily Henderson:**

(laughs) Natural light. It's your best friend when it comes to making a space look beautiful. Like, sometimes that's all you need, honestly.

**Mélanie Berliet:**

'Kay. This one's really controversial. Top sheet or just the duvet?

**Emily Henderson:**

Oh, just the duvet. I mean, it's baffling to me. We've had guests up every weekend and I do text them in advance and I'm like, "Are you a top sheet person?"

**Mélanie Berliet:**

I don't even think I own any top sheets. Like, I couldn't even offer a guest a top sheet. That's how anti-top sheet I am.

**Emily Henderson:**

(laughs)

**Mélanie Berliet:**

Neighbors or privacy?

**Emily Henderson:**

Awww... That's really hard. It's like different times of my life, I want different things, you know? For my kids, I want neighbors. But for me, I kinda want privacy.

**Mélanie Berliet:**

Mm.

**Emily Henderson:**

So I think, since I'm in the kid phase of life, I'm gonna go neighbors.

**Mélanie Berliet:**

Makes sense. Fully renovated or fixer-upper?

**Emily Henderson:**

Oh. Fixer-upper.

**Mélanie Berliet:**

And last but certainly not least, pom-poms or tassels?

**Emily Henderson:**

Ooh, pom-poms. J- just 'cause they're more playful, but I love a tassel too.

**Mélanie Berliet:**

(laughs) Great, Emily. Thank you so much. It's been really, really lovely speaking with you today.

**Emily Henderson:**

This was so fun. Thanks for having me, guys. And I will keep listening.

*Music fades in.*

**Mélanie Berliet (Voice Over):**

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