

Kitchen renovations help maintain value

For homeowners looking for projects that will add to or maintain the value of a house, kitchen renovation tops the list, say Canada's professional residential real estate appraisers.

Other projects may add to the owner's enjoyment of the house, but can't be counted on to add value.

In a survey of residential appraisal specialists across Canada conducted by the Appraisal Institute of Canada, kitchen renovation was first on the list of common projects that would return value for money spent on the renovation. The appraisers estimated that kitchen renovations could earn a 50 to 200 per cent payback, to be recovered at the time of sale.

"A kitchen renovation is essential in older homes, just to maintain market value," commented one of the appraisers the Appraisal Institute surveyed. "If the costs are reasonable, they will be recuperated at sale," said another.

Overall, the appraisers said that the goal of any renovation project should be to "improve appeal and utility." Projects that were lifestyle choices, such as a swimming pool or a basement recreation area,

should be done only for the owner's enjoyment of the house, not to improve or maintain value for resale, they said.

If homeowners are planning to sell the house soon after renovation, then the best choices for maximum recuperation in payback value, in order, are:

- kitchen renovation;
- bathroom renovation;
- interior decorating;
- exterior painting;
- new windows and doors.

The survey results showed several interesting regional differences. Appraisers in British Columbia noted that due to the relatively mild climate, features that would reduce energy costs were not important. In Ontario, Quebec and the Maritime provinces, however, these features did rate highly.

What did make a difference in provinces west of Ontario was the quality of interior decorating. "It's particularly important in a slow market," said an appraiser in Saskatchewan. A Manitoba appraiser said further that, "In a stable market such as ours, it's important to have a house in top condition." To decorate for a sale, however, the

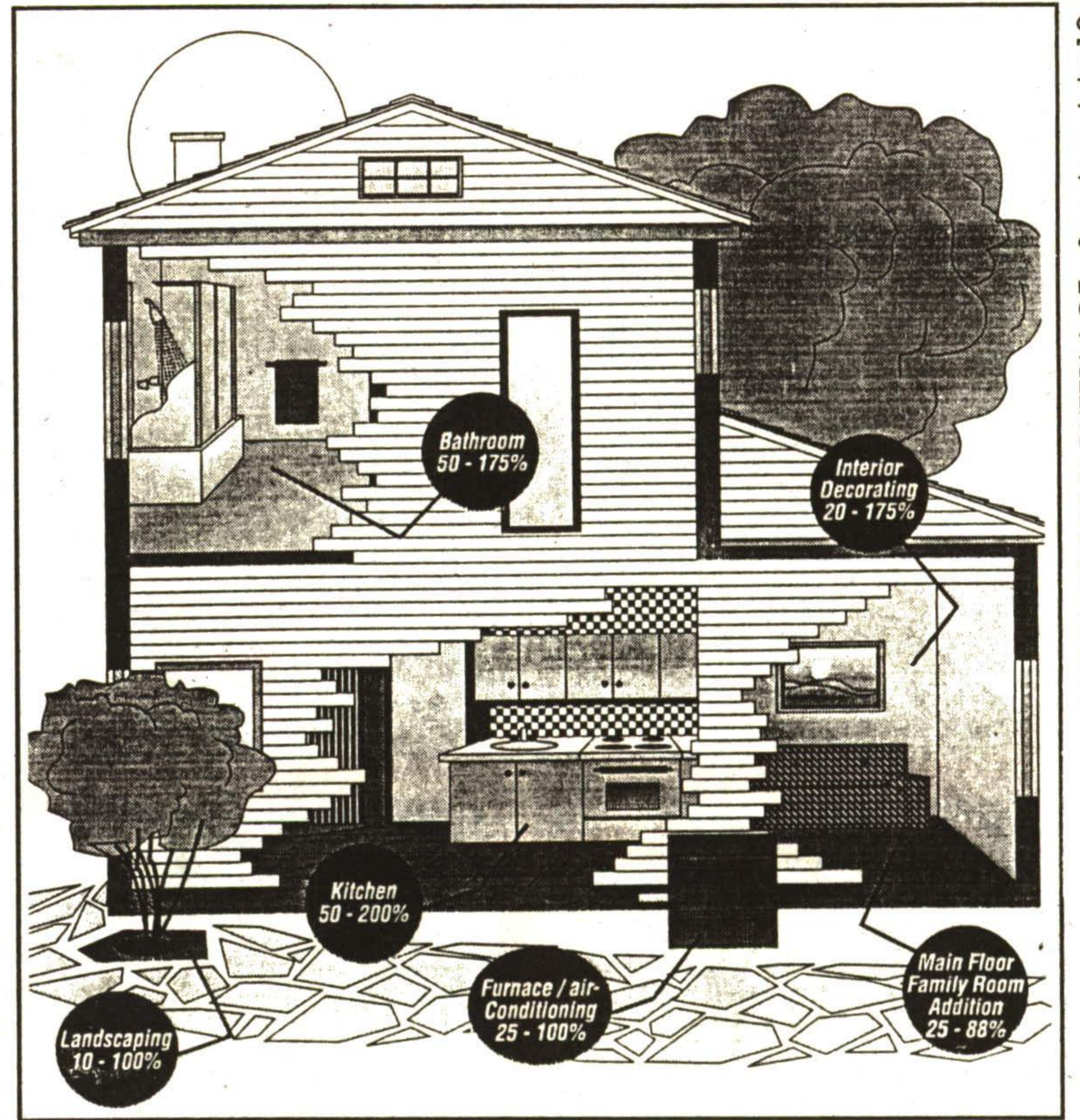
appraisers advised that a "neutral" decor would bring the highest payback.

Do-it-yourself projects should be embarked on with caution, the appraisers said. Nearly half the appraisers surveyed said that the quality of do-it-yourself projects they saw in their practice was not high enough to improve value. "A poor quality finish results in a negative effect on value," said one appraiser.

Projects such as deck construction or landscaping were reasonable for homeowners to take on, but other projects such as kitchen renovation should be undertaken only by people who had some training in carpentry.

A qualified real estate appraiser may be recognized by the AACI and CRA designations (Accredited Appraiser Canadian Institute, Canadian Residential Appraiser), which are awarded by the Appraisal Institute of Canada.

The Institute is dedicated to the public interest by advancing high national standards for the analysis, counselling and valuation of real property, and by enhancing the competence of its members.



Jim's Backhoe & Trucking

- Water & Hydro Trenching
- Sand and Gravel
- Topsoil
- Licensed Septic Systems
- Landscaping

877-1307

WILDWOOD REALTY INC.



GEORGETOWN OFFICE
454-8706

"CAR PHONE"
587-5213
CAR FAX



BRUCE ELSLIE
BROKER/OWNER

TOP PRODUCER
IN GEORGETOWN
AREA FOR OVER
21 YEARS

WINDOW MART

BEST PRICE on Wood, Vinyl, Alum., Lock-Wood, Factory Over-runs!

Mirror Doors / Thermopane Table Tops / Glass Replacement

Div. of. BELL GLASS LIMITED
348 Guelph St. Georgetown 877-6310



- SEPTIC & HOLDING TANKS
- PVC SEWER PIPE
- WELL TILES & CULVERTS
- TRANSFORMER BASES
- STEPS & PORCHES
- YARD & PATIO PRODUCTS



853-1529

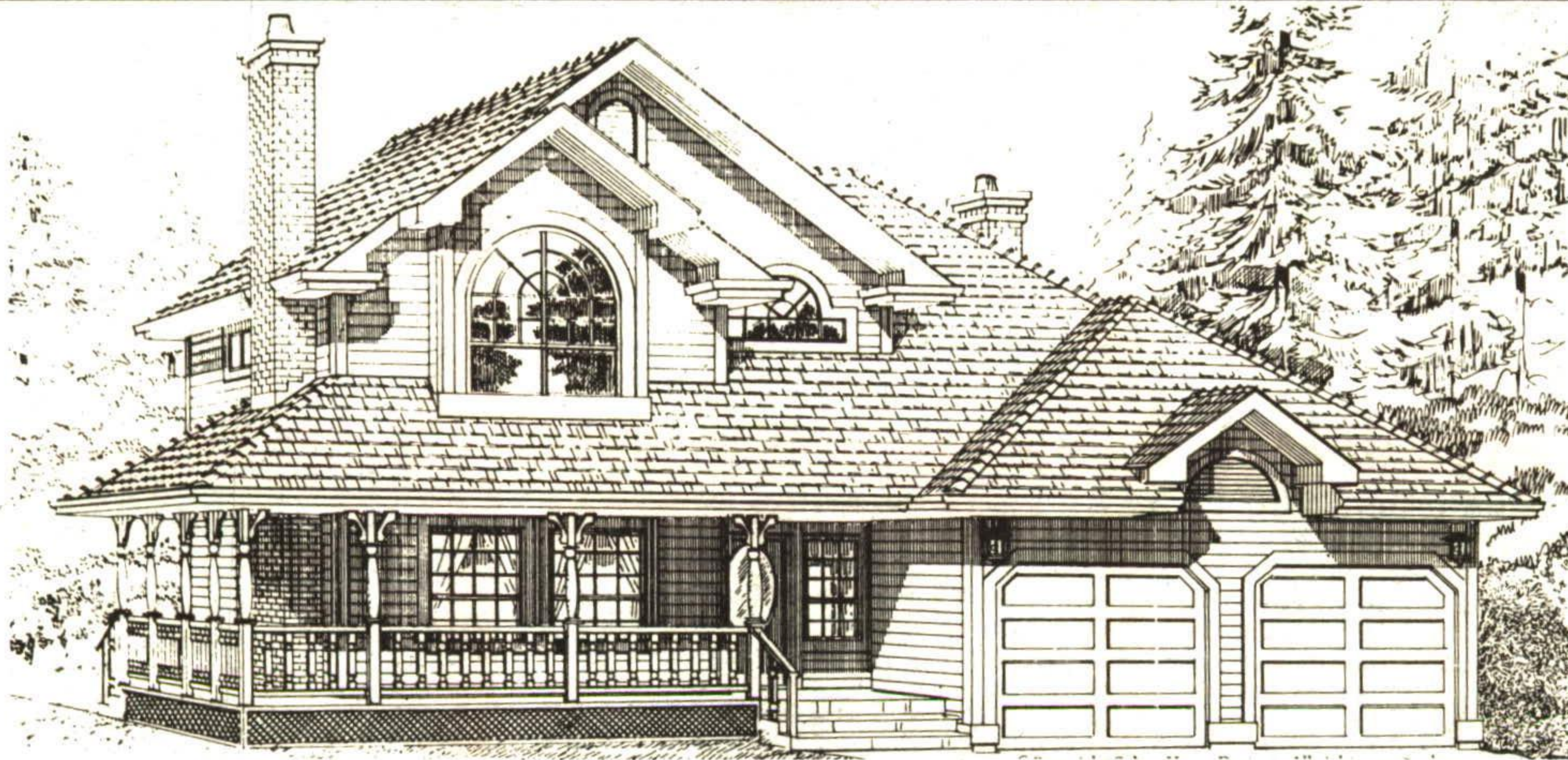
BEATON & COMPANY ROOFING

SHINGLE, FLAT & BARN ROOFING

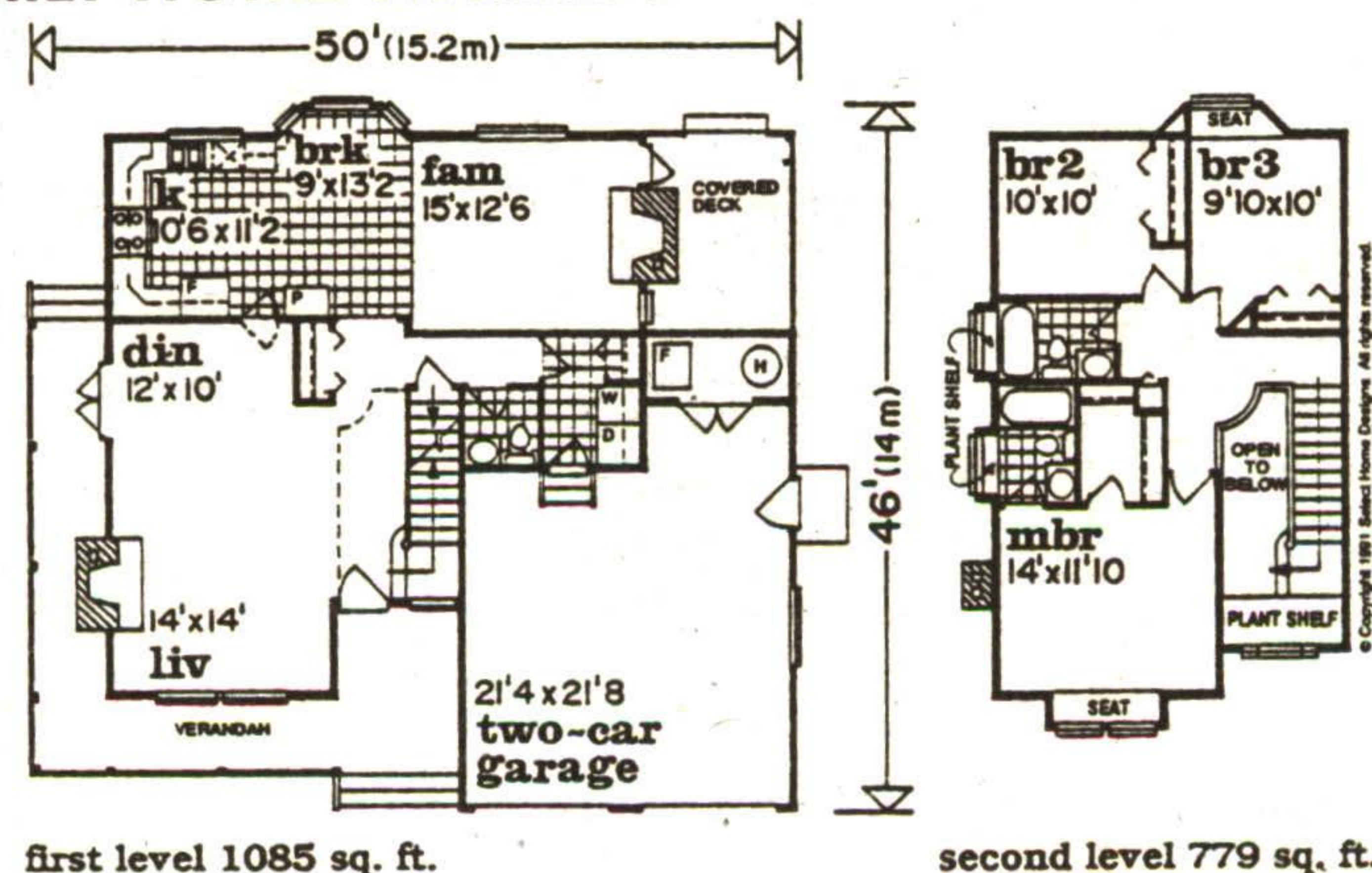
ALL WORK GUARANTEED
INSURED FOR YOUR PROTECTION
Serving Acton, Milton, Georgetown,
Erin, Hillsburgh & Rockwood

856-9784

HOME OF THE WEEK



FAMILY HOME SPARKLES WITH COUNTRY CHARM



first level 1085 sq. ft.

second level 779 sq. ft.

DESIGN FOR LIVING

Covered verandah protects entry and adds charm to this three bedroom home.

Open living and dining rooms has a wood burning fireplace and French door access to porch.

Efficient, U-shaped kitchen eases meal preparation and oversees family room activities.

Sunny breakfast bay enjoys view of rear garden and family room.

Powder and laundry rooms complete first level living area.

Plans include crawlspace and basement foundations.

WIDTH: 50'

DEPTH: 46'

Send for Canada's largest plan book with over 500 home plans, including a wide variety of architectural styles, from luxurious brick manors to affordable bungalows, only \$8.95 (including shipping and GST). To order using Visa or Mastercard call toll free 1-800-663-6739 or send cheque or money order to Home of The Week c/o The Halton Hills Weekend, 382 West Broadway, Vancouver, B.C., V5Y 1R2. Trained consultants are standing to Monday to Saturday, to take your order for the plan book. For more information or to order this plan quote plan no. 91-1454. Please feel free to request any information you may require before placing your order.

PLAN NO. 91-1822

PLUMBING SUPPLIES

- Acrylic Bath & Shower Units
- Whirlpools
- Spas • Pedestals
- Vanities & Medicine Cabinets

- SINCE 1958 -

877-2293
798-7786



HOWELL

Plumbing Supplies Limited

PLUMBING SHOWROOM
11 Armstrong Ave., Georgetown

BUY WISE

WINDOWS & DOORS

SERVING GEORGETOWN & SURROUNDING AREA FOR OVER 14 YEARS

NEW CONSTRUCTION
RENOVATION • REPLACEMENT
873-0236

NEW LOCATION:
67 MAIN ST. N., GEORGETOWN

VISA FREE ESTIMATES MasterCard

877-5211
873-1058
(Res.)



RE/MAX SUBURBAN (91) INC.

360 Guelph St. Georgetown
Fax: 416-877-5154 Toronto Line: 874-3051

THE BETTER WAY
DONNA RAE
CALL TODAY

G. COOPER EQUIPMENT RENTALS LTD.

247 Armstrong Ave., Georgetown

WE RENT AND SERVICE EVERYTHING YOU NEED FOR YOUR HOME BUILDING PROJECT

877-5521

Floor Sanders Tile Saws
Electric Tools Concrete Mixers
Mowers Mini Loaders & Excavators

Fence Systems

"Where Quality Counts"

WOOD AND CHAIN LINK FENCING
CUSTOM BUILT DECKS - PATIO DOORS
INSURED - ALL WORK GUARANTEED

ROD LEECH 75 Roseford Terrace
(519) 853-2020 Acton, Ont. J7J 2L2