

Giving your house a regular 'tune up' will pay off in savings, home value

Just like you take a car for regular tune ups to ensure it continues to run smoothly, your home also needs some special attention.

Ensuring your home "looks" good and is in proper working order, not only makes it more attractive and comfortable, but it can also increase the market value of the property.

Homeowners who plan to move within a few years are often reluctant to invest time and money on improvement projects that may not pay them back. But unless these improvements are very specialized, any project you choose—from fixing leaky faucets to installing new energy efficient windows—will start to pay you back in energy savings and comfort long before you sell.

The wisest improvements you can make to any home are those that keep it running smoothly.

Easy maintenance, repairs

Start with simple repairs that don't cost a lot and you can do yourself: securing loose tiles, adjusting a door, installing a lock, repairing a leaky faucet or pipe and so on.

If the decor in your home is bothering you, don't decide right away to rip everything out. Changing styles in decor and every day wear and tear can make any home look worn and tired. But all it may take to make your home look more attractive and in better repair are small improvements such as: refacing cabinets and counter tops, changing the colour scheme, repainting, paneling, hanging new wall coverings

and installing new lighting.

It's also a good idea to locate and read your gas, electricity and water meters on a weekly or monthly basis. This will help you gain an understanding of seasonal increases and decreases in consumption and enable you to become energy and water efficient. You should have your furnace inspected and serviced annually to ensure there are not problems. Unless, you know a lot about furnaces, this is not something you should do yourself. Do change or clean the filter regularly. Also, inspect the smoke and carbon dioxide detectors.

Bigger upgrades

While replacing leaky faucets can drastically improve a bathroom's appearance and cut down on water usage, sometimes it takes a lot more than that to bring an old bathroom, for example, to an acceptable standard.

A bathroom tune up can pay big dividends. The first items to replace should be the fixtures—the sink, faucets, vanity, bathtub, shower and toilet. This is where you will add value and save money by opting for a water-efficient toilet, water-conserving showerheads and faucets, efficient fans and other energy-saving devices.

Other good home improvements include replacing old carpets and flooring with new, more durable products, installing central air conditioning, repairing or adding a fireplace, upgrading your basement space and replacing old windows with energy-efficient windows.

NEW HOMES BUYERS GUIDE
NEW HOMES
 Old village of Bannockburn being built
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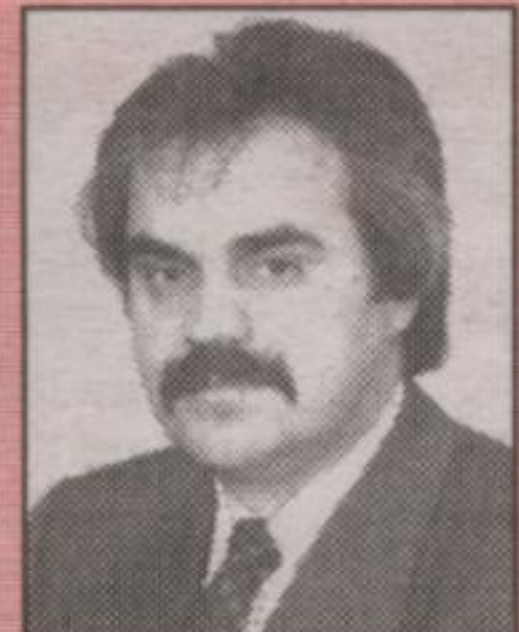
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YVONNE HRKAC

STUNNING RESIDENCE ON WOODED RAVINE - \$409,900



Set on a massive lot, this customized Eden Oak model is approx. 3285 sq. ft. with deluxe upgrades galore. Includes 2 gas fireplaces, quality lighting & flooring throughout, upgraded cabinets with built-in appliances, gorgeous 2 bedroom in-law suite on upper floor, security, CVAC, CAC, intercom system and much more!!
 MLS#LQ3917

DESIRABLE QUIET COURT \$199,900!!



Spacious 3 bedroom bungalow with garage. Features 2 full baths, formal living & dining rooms, massive eat-in kitchen with remodeled cupboards and lots of custom features, walkout to patio & laundry facilities. Many improvements including replaced roof, furnace & central air. Plush broadloom throughout. Monitored alarm system & more. Excellent location - close to schools & shopping!
 MLS#LS3678

1.85 ACRES IN HALTON HILLS - \$269,900



Panoramic hilltop views from every room of this spacious country home. Features 3 bedrooms plus a main floor inlaw suite, gorgeous renovated bath with a 6 jet jacuzzi tub, new Pergo floor in large eat-in kitchen, new broadloom, almost all windows have been replaced, central air, 2 furnaces, 2 large outbuildings and much more. Excellent value!!

1.33 ACRES WITH LOVELY CUSTOM HOME - \$299,900!!



Located in a picturesque estate area minutes from Georgetown, this fine home features a beautiful open-concept design with a fireplace in living room, a massive country kitchen with cupboards galore & garden doors to outside. Quality ceramics, hardwood & plush broadloom throughout. Impeccably maintained and in mint condition. Beautifully decorated throughout. Call for full details.

A GREAT STARTER HOME \$159,900!!



Charming 3 bedroom 1-1/2 storey home in a mature treed area with a lovely large lot. Many improvements including all windows, roof & furnace have been replaced. Vinyl siding is 1 yr old. Renovated bathroom, 200 amp service, large main floor laundry/mud room. 10 x 16 deck - 2 sheds (1 with hydro) and much more. Excellent Value!!
 MLS#LS3580

SHOWS LIKE A MODEL HOME \$199,900



Just under 2 years new, this lovely home is in mint condition & loaded with upgrades. Features a stunning cathedral ceiling in kitchen and dining area, gas fireplace & hardwood floor in family room, formal living room with Roman columns, massive master bedroom with walk-in closet & 6 jet whirlpool in ensuite, central vac, upgraded kitchen cabinets & much more!!
 MLS#X36579

\$\$\$ 6 PLEX \$\$\$ IN GEORGETOWN



Excellent income producing property. Retrofit has been done and building is in excellent condition. Convenient location - close to GO train. Fully rented.

10 ACRE RANCH/HOBBY FARM EDGE OF TOWN!



Stunning escarpment property is ideally located close to Georgetown. Lovely home has been extensively upgraded & improved with top quality throughout plus a 3000 sq. ft. workshop with office plus a 6 stall barn & much more. Will suit the most discriminating buyer.
 MLS#LP2312