

Bathrooms are complex to renovate

If your home is more than 30 years old and still has the original bathroom fixtures (avocado, dusty rose and powder blue were popular colours in the 60's), chances are they are in need of repair, or are becoming a 21st century eyesore.

Before starting any bathroom project, consider what you want to accomplish and how much you want to spend.

Today, bathrooms have become a place to retreat and relax. You can choose from a wide selection of whirlpools, designer fixtures, water and energy-saving devices and other indulgences that can bring calm to a difficult day.

Minor fix-up

If you can't change everything all at once, but really need to see the last of that ugly vanity and bathtub enclosure, start replacing what is most annoying or in need of repair. This usually includes the fixtures, the sink, faucets, vanity, bathtub, shower, toilet and bidet, if you have one.

New fixtures, alone, can drastically improve a bathroom's appearance. New faucets can give an old vanity a brand new look. Floor and wall tiles can add colour and texture. They're also easy to install and keep clean. Mirrors and light fixtures can turn a cold, sanitary looking bathroom into a warm, welcoming, luxurious room.

Bathroom floors can be tile, hardwood or carpet. Walls can be covered with paint, wallpaper or more tile. Accessories can be anything from fancy soap holders to toilet seats that warm your bottom.

Major fix-up

A major bathroom renovation can cost a lot, or it can be quite affordable depending on what special features and indulgences you plan to include. Before cutting corners to save a few dollars, though, consider that you are investing in the market value of your home. Most Realtors would agree that renovated bathrooms and kitchens have the best payback potential. In many cases, you can recover as much as 80 per cent or more of your costs.

With all the drains, plumbing, lighting, heating, electricity, caulking and much more, a bathroom is probably the most complex room in a home to renovate. It requires technical expertise and knowledge to do the job right.

You could do-it-yourself or hire various tradespeople to do different parts of the job. But if you're planning to tear everything down and start again, your best bet would be to hire someone who specializes in bathrooms, co-ordinates tradespeople and can ensure that all parts of the new bathroom will work in harmony.

Some major bathroom renovations can be a challenge. If you plan to include a new whirlpool, for example, the existing flooring may have to be reinforced and existing pipes may have to be modified to handle the extra water pressure.

Major fix-ups also don't happen overnight. Depending on what's involved, a bathroom renovation can take several weeks. If you are using a contractor, be sure to develop a time line they can stick to before they start the job.

—Ontario Real Estate Association

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4 Picture Perfect Acres
Spacious, updated 28 year old home with finished basement with large windows & walk-out. 25x25 attached workshop, double garage, three 4 pc baths, all new windows, new oil furnace & central air, central vac, new broodloom upstairs & much more. Located East of Oustic & North of Hwy. 24, 15 min. to 401. Lovely treed property with open spaces and 1/3 acre trout pond. Call **Wayne***.

\$234,900

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Rockwood At Its Best!
Lovely restored Century home on oversized mature lot near the park. Upgrades include Oak kitchen, main floor laundry, restored pine floors, new central air and new shingles on home and double garage, yards are fully fenced. Hydro, plumbing, bathrooms, all updated. Home shows a "10" plus. Call **Wayne*** for more features of this fine property 856-4348.

\$449,900



91 Picturesque Acres
Located near Everton on a paved road, this property includes 15 acres of hardwood bush, 50 acres certified organic, bank barn plus a spacious log home, updated & ready for your family. Call **Wayne***.

\$205,900

SOLD



Make Rockwood Your Home!
Attractive, well cared for family home well laidout with generous room sizes, main floor family room & gas fireplace, oak kitchen, dishwasher and much more. Gas furnace 7 years old. Huge landscaped property, 167 ft. deep by 66 ft. wide. Attached garage, 1 1/2 car garage, elect. door opener. Call **Wayne***.

\$334,900



Country Retreat 13.6 Acres
Lovely updated Scotch Block home in a treed setting complete with post & beam summer kitchen. Bank barn suitable for horses, spring fed pond and several small fields. Located north of Osprings. Very private. Call **Wayne***.

\$349,900



3 Acres of Country Heaven
2800 sq. ft. of quality built home with above grade & separate in-law suite. 20x40 heated shop plus 15x40 not heated. Located north of Hwy. 24 on a paved road. Well cared for home, circle drive & room to spare. Call **Wayne***.

LOTS TO BUILD ON!
\$76,900 one heavenly treed acre, 3 miles north of Hwy. 7 and west of Acton. No GST! Surrounded by forest.

\$176,900



Investors Delight
Legal boarding house in Guelph on bus route, near schools and plaza. Income \$25,000 yearly. Addition in 1993, updates include roof, windows, high eff. gas furnace, electrical, plumbing and much more. Backs onto park. Excellent Home. Suitable for large family, walkout bsmt. Call **Wayne***.

\$73,900 Surrounded by pine trees & ready for your home. Located west of Osprings on Hwy. 24.
Call **Wayne*** Now!!

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COUNTRY ESTATE - GEORGETOWN

1.6 acres on the ravine and backing onto Black Creek, close to Bruce Trail and 5 mins. to Georgetown. Wonderful treed and private lot well set back from the road. Gracious 5 bedroom executive home with large principal rooms and finished walkout basement. New Barzotti kitchen has fabulous sunroom addition with floor to ceiling windows offering amazing views of the property any season of the year. Mexican clay tiled floor, hardwood on the main and upper levels. New ensuite in master, new heating/central air system, 900 sq. ft. deck off the kitchen, 2 fireplaces, main floor office/den. Superb location - area of fine homes.



CUTE AS A BUTTON

Super starter or retirement home on a great lot 50' x 132' easy walk to the GO station in Georgetown. Spotlessly clean and in move-in condition, this home offers hardwood flooring on main level, large country kitchen, sunroom, good size living room, 2 bdms with good closet space and four piece bathroom. Basement full and unfinished has newer windows, also furnace has been updated, shingles redone, chimney repointed and relined, 4 appliances included and don't forget the carport. Close to charming downtown Georgetown. \$179,900.



EXCLUSIVE PARK AREA LISTING

Elegant newer home on sought after street close to the park, downtown and North Halton Golf Club, 10 mins to 401. Quality Eden Oak built 4 bdrm, center hall plan with large principal rooms. Family room boasts gas fireplace etc. Large country kitchen with fabulous maple cabinets and breakfast area with walkout to deck and private backyard. Gleaming ceramic tiles from front door through kitchen/dining area. 4 large bdms, master ensuite and walk-in closet. Peace and quiet - large lot - 67' frontage. \$326,000.



THINKING OF COUNTRY - HOW ABOUT 98 ACRES?

With large century home, solid 2 level barn, steel workshop and 98.9 lovely acres of great agricultural land. Over 9 acres of bush at the back of the property. The barn has a fairly new driveway to the south side, hydro and water. Workshop is large with 3 sliding doors, one man door, etc. Most windows replaced in the home, also shingles redone recently, new well pump, 4 bdms and much more. All on a paved road 20 minutes from the 401 and 5 mins north of Acton - long country views south over Halton Hills. Call for exclusive appointment to view. \$425,000.



NEW! GEORGETOWN SOUTH BEAUTY!

Just listed on lovely quiet street, approx 2200 sq. ft. sparkling 4 bdrm with fabulous professionally finished basement (entertainment room with gas fireplace, 5th bedroom and 3 pce.). Upgraded to perfection with gleaming hardwood flooring in hallway, kitchen, family room etc. Ceramics in foyer. Walkout from kitchen to very private, fenced and beautifully landscaped yard - large deck with 6 person spa included. French doors, new interlock pathway and much more. Nothing to do only move in. \$279,900.