

Tips for low cost kitchen makeovers

Kitchens and bathrooms still top the list of renovation projects with the highest potential to add or maintain value in a home according to the latest survey conducted by the Appraisal Institute of Canada.

Renovating a kitchen can also be one of the most expensive projects a homeowner will undertake. How much you spend depends on your budget, but also on the length of time you expect to stay in that house. For example, if you are remodeling your kitchen as a facelift prior to selling it, it's recommended that you spend no more than 10-15 per cent of the cost of your house. If you are going to remain in your house for more than five years, you can spend 25 per cent or more—and you will recoup the cost of the renovation when you sell.

Inexpensive kitchen renovations can cost you \$2,000 to \$3,000 for a cosmetic facelift with no new cabinets, plumbing or electrical changes. Look to spend \$8,000 to \$10,000 if you choose new low-end cabinetry, counters, appliances, flooring, paint and some minor structural changes. However, the sky's the limit when it comes to a new kitchen and you can expect to pay \$20,000 and up for high quality cabinets, custom work and other upgrades.

Keeping costs down

There are ways to cut costs without sacrificing quality. Regardless of what your do budget, don't skimp on design, appliances or labour. These are the basis for a functional kitchen and you should get the best you can afford. To keep costs to a minimum, use stock cabinets instead of custom work, laminates instead of solids and hand on to your current appliances, if you can. Also try to keep your existing plumbing and electrical and don't make structural changes to the room.

Planning ahead in detail will also save you money. Any changes or corrections halfway through the process will be expensive.

If your budget is tight and smaller projects are

what you're aiming for, here's a few ideas:

- Resurface or repaint old cupboards: Paint is inexpensive and can transform wooden cupboards in a matter of hours. Try a new painting technique or a textured look, or a zesty combination of colours. You can also resurface old cupboards with wood laminate or one of the new, non-traditional plastic-based materials that resist chipping, denting and staining. Formica counter tops, for example, provide the look and feel of expensive solid surfacing at about half the cost.

- Use more glass: Replace a few cabinets with glass ones. Glass and mirrors in a room add the illusion of more spaces, as well as glamour—especially if you add interior lights to your new cupboards.

- Change your hardware: Simply adding new cabinet and drawer handles can change the look of a kitchen! Everything from ceramic to metal to stone is available in many choices of colour, size and style of drawer knobs and

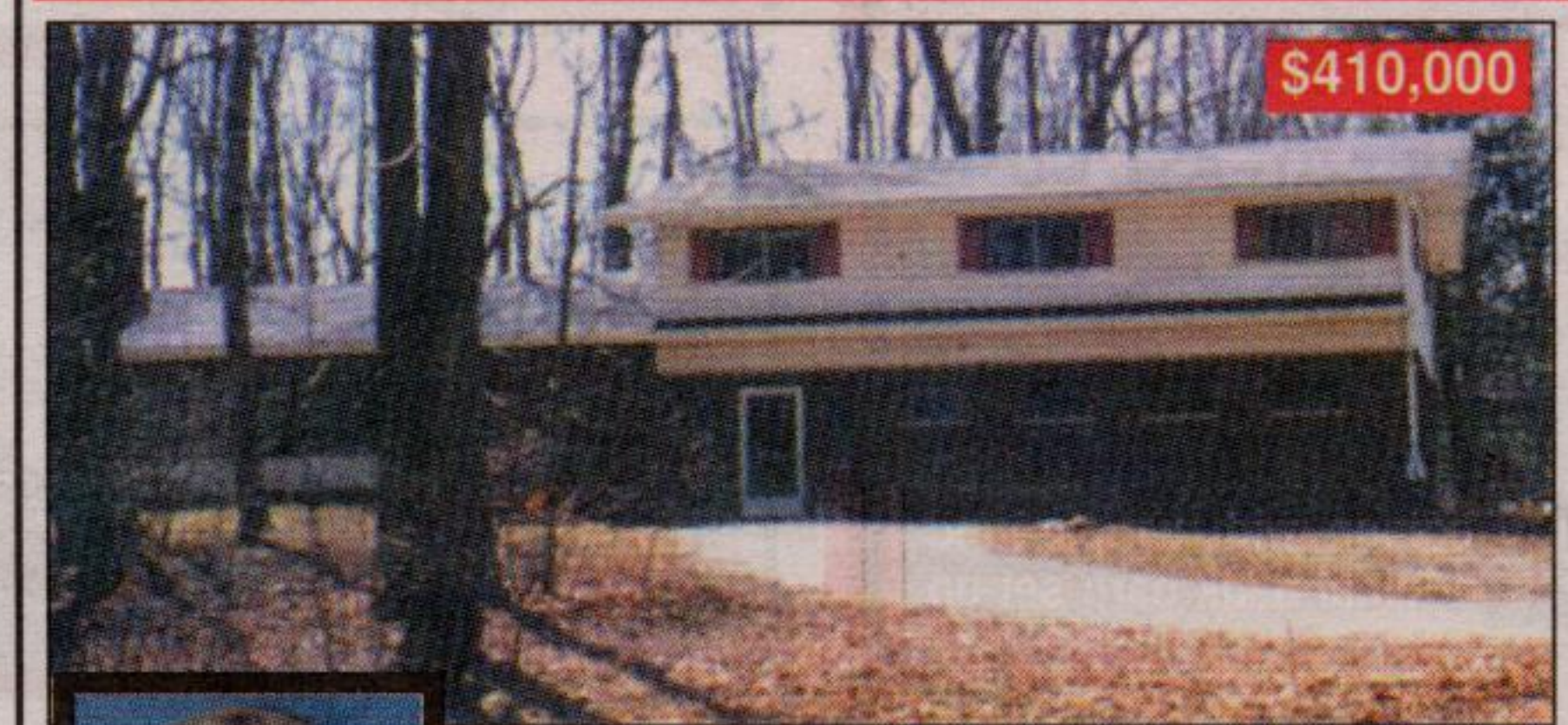
cupboard handles so you can give your kitchen that personal touch.

- Floor and wall facelifts: Paint, wallpaper and flooring in a variety of textures, styles, colours and patterns can easily spice up a bland kitchen. Stencil a border around a window, below a ceiling or between the cupboards and the counter tops and you can change the mood overnight.

Flooring options feature a wide variety of colours and styles in do-it-yourself, easy-to-install linoleum sheets and tiles, or trickier ceramic and wood floor applications. Be careful not to go overboard. Too much contrast in a small kitchen can make it appear even smaller and more cluttered.

—Ontario Real Estate Association

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\$275,900 NEW

FAMILY HOME - ROCKWOOD

This 4 bdrm, 3 bath Brazolot built home sits on a 72 ft. wide lot on a quiet street in Rockwood. Inside the spacious master bedroom you'll find a 4 pc ensuite w/jacuzzi and walk-in closet. The main floor family room boasts a brick woodburning fireplace, 9' ceilings and walkout to the large covered deck. The eat-in kitchen comes complete w/walkout to the deck and Barzotti built cupboards and the formal living rm and dining rm make this home well suited to entertaining. Call Alan McPhedran* for your personal tour at 1-888-656-4348.



\$399,900 NEW

COUNTRY EXECUTIVE HOME

An exceptional executive country home on 2 acres, quiet road, very private. 4 bdrms, 3 baths incl. ensuite with sep. shower and jacuzzi. Large country kit. with ceramic floors and adjacent family rm w/wood FP and w/o to yard. Mn flr laundry with entrance to 3 car garage. Formal living rm and dining room. Bsmt is fin. with a huge "pine" rec rm w/lovely stone FP and an adjacent games rm suitable for pool table. An easy commute to Georgetown, Brampton, Miss., Metro, Guelph or Cambridge. Call Alan McPhedran* for more details.



NEW \$149,900

YOU COMPLETE THE WORK

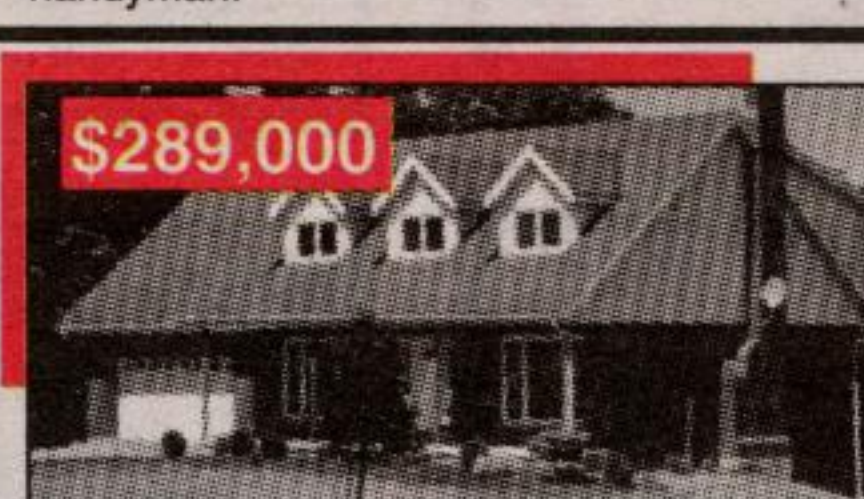
This 100 yr old brick/cedar-sided home sits on a 138 ft. deep lot. Much of the renovation work has been done including some new windows. Totally renovated country kitchen w/oak cupboards. New gas fireplace in living room, new 3 pc bath on main and 3 pc bath on upper. Roof & sheathing 10 yrs old, aluminum redone, siding (cedar) and brick redone and most electrical. An excellent starter home for the handyman.



NEW \$296,900

EXECUTIVE BUNGALOW - ROCKWOOD

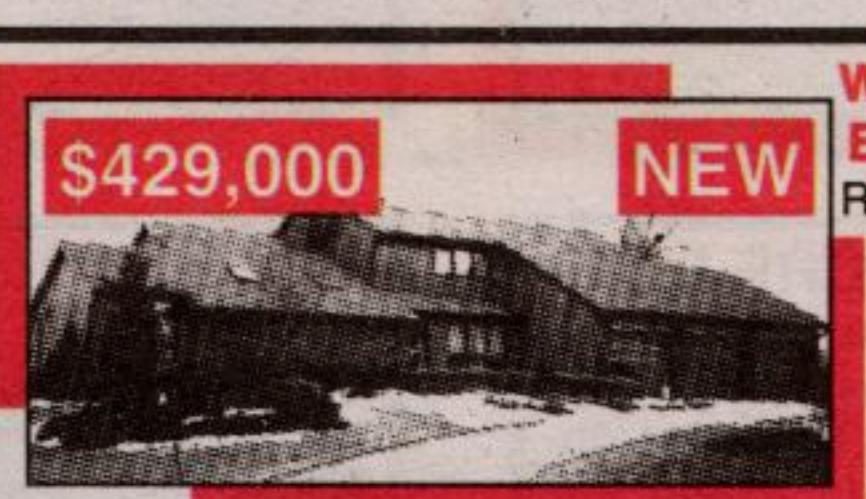
An exceptional 3+1 bdrm executive bungalow on a huge pie-shaped lot of .39 acres. Custom built, the list of upgrades in this home goes on and on including hardwood floors, ceramic floors, moulded tri-stage ceiling in the great room. Ensuite bath with jacuzzi and sep. shower. Mn flr laundry, insulated garage, enclosed front porch and more. The landscaping is excellent with a deck, brick patio and small pond. An easy commute to Guelph, Brampton, Miss. or Metro. This home shows a 10++ and is only steps to Rockwood Conservation Area.



\$289,000

COUNTRY CAPE COD - WELLINGTON RD. 26

This custom built 3 bedroom "Cape Cod" sits on 1 acre overlooking farmland. The list of features is extensive including custom oak kitchen, 2 fireplaces, master with walk-in closet and 4 pc. ensuite. Finished basement with walkout to patio gives over 3000 sq. ft. of living space. An excellent family home and an easy commute to Guelph, Georgetown, Brampton or 401 (metro). Call Al McPhedran* @ 1-888-656-4348.



\$429,000 NEW

WELCOME TO THE EXTRAORDINARY

Rarely does a custom built home of this caliber come on the market. Sitting on a .8 acre very private lot, this home offers everything both inside and out. marble and hardwood floors, oak trim and doors, custom kitchen, 4 fireplaces, vaulted ceiling in the great room, computerized security and monitoring system, cedar deck, hot tub, inground pool w2/waterfall, inground sprinkler system etc. etc. A must see for anyone who appreciates the best!! Al McPhedran* @ 1-888-656-4348.



NEW

WELCOME TO 107 PRINCESS ST., ROCKWOOD

A spacious 3+1 bdrm ranch bungalow. The many recent upgrades and renovations; all new windows (02), new roof (01), new main bath w/jacuzzi, new kit. counters and newer flooring throughout most of the home make this a worry free home for years to come. This together with 3 baths, 2 gas fireplaces, main floor family room, fenced yard and the potential for an in-law suite in the bsmt make this home suitable for anyone.



PRIME ROCKWOOD RETAIL SPACE

FOR LEASE - 1600 sq. ft. of Prime Retail Space in busy Rockwood Plaza. Lots of parking, excellent highway exposure. Available immediately. Call Al for details.

Virginia Brazeau R.N.

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905-878-8101
388 MAIN ST. E., MILTON

- 3-bdrm bungalow on country lot w/ flowing stream
- Hrdwd flrs, firepl, rplcd windows & carpet, wdstove in rec rm, oversized att garage
- \$309,000



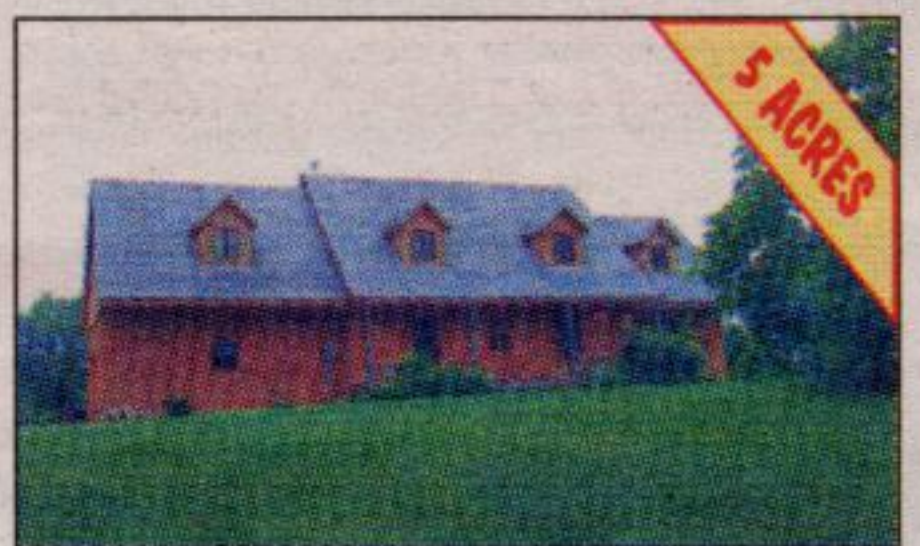
- Country bungalow: 4 bdrm, 4 bath
- 2 Fireplaces, oak flooring
- Oak/ceramic kit w/ centre isld w/sink opens to fam rm, din rm & deck overlooking landscaped yard
- \$429,900



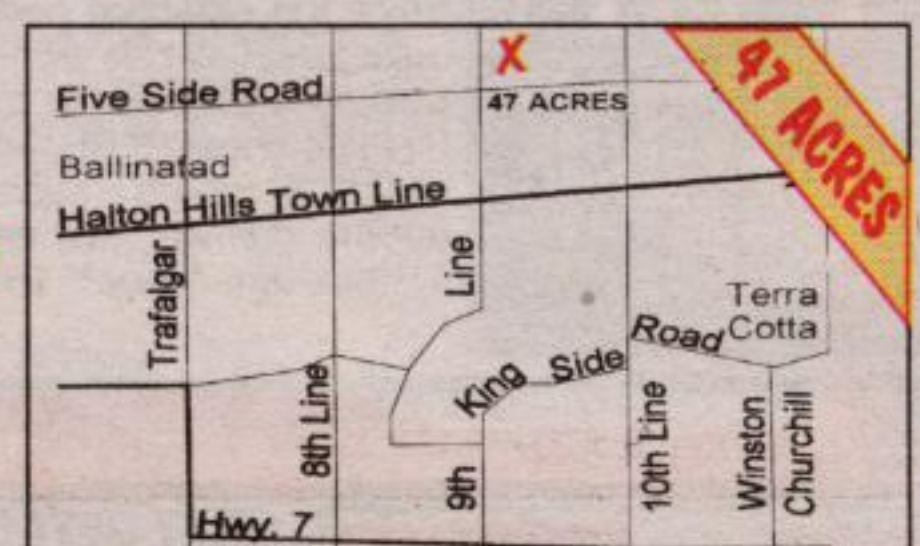
- Final stages of construction
- 4-bedroom bungalow w/2 fireplaces
- Hilltop views!
- Att 3-car garage
- \$549,000 - fully finished at this price!



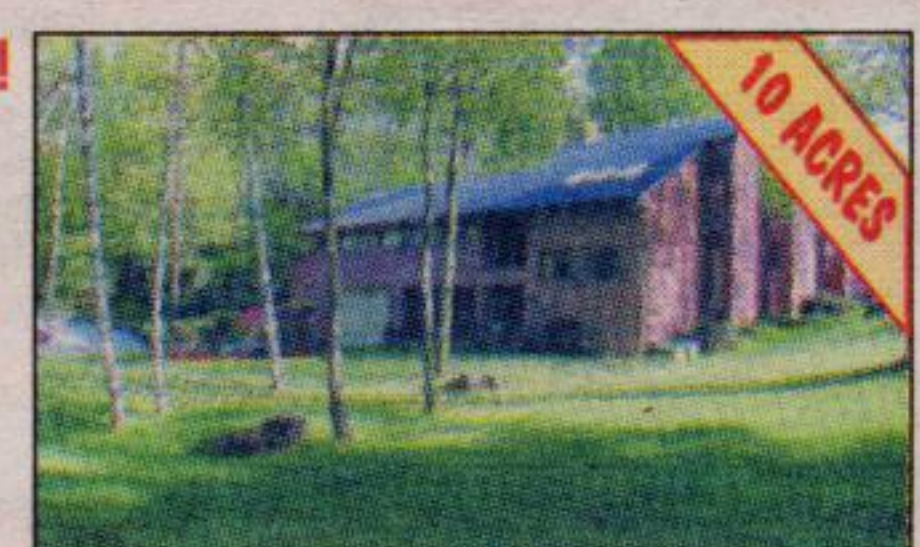
- 5-bedroom 'log' executive
- Rear deck overlooking pond, mature trees
- Gourmet kitchen w/ walkout, wood stove in LR
- \$449,000



- 47 acres for your dream home
- Woods, ponds, stream
- Quick access to 401/Trafalgar
- \$299,000



- 10 acres - your own park!
- 4,000 sq ft - contemporary
- 4 fireplaces, 2 balconies, indoor waterfall, huge master suite
- \$659,000



- Stone 5-bedroom
- Executive's dream
- Mature trees
- 2-storey great room w/ stone firepl
- \$598,900



- "Country" living in town!
- Backing onto 16 Mile Creek/conservation
- 2 firepl, hrdwd flr, 'California' shutters, reno'd kit w/ walkout to deck
- \$399,900 Don't wait



- Quality construction-1 km N of 401/Guelph Ln
- Custom built 4-bdrm + full inlaw suite
- Bank barn w/ heated workshop
- \$729,000



* SALES REP