

# Create more living space with a basement renovation

**W**ant more living space in your home, but you don't want to build up or out? Think about renovating your basement.

Converting a basement into a comfortable living space also has several advantages. It usually costs less to renovate a basement than to build an addition. Basements are also removed from the main household traffic areas, making them the perfect place to watch a movie, work from home, or give the kids their own space.

Before deciding what to include in a basement renovation, determine what your family will benefit

from most in years to come. If you plan to knock down walls and install creature comforts such as a home spa, wine cellar, big screen television, pool or shuffleboard tables, be sure to measure the cost against the long-term use of these features. Also, take measurements. You want to be sure you can fit big-size items in your new space.

#### Moisture

If the air in your basement feels damp occasionally, the solution may be as simple as adding a number of dehumidifiers to the new rooms. Most basement wetness or moisture is caused by inadequate drainage away from the house and

foundation. Landscaping improvements around the exterior of your home can often resolve this problem. Consult with a basement specialist before deciding what to do.

#### Light

Most basements, even ones with walkouts, lack natural light. A wide array of lighting fixtures and features are available today to help you solve that problem. Task lighting, dimmers, accent and other forms of lighting can be used to provide the brightness and atmosphere you want for different rooms or activities.

#### Other problems

Turning a basement into a qual-

ity living space can present problems in some homes. A variety of posts, ducts and other structural challenges can turn a simple project into a complex exercise. Some older homes, for example, have low basement ceilings. To get more head room or meet building standards, the basement floor may have to be lowered. This is an expensive and difficult undertaking. Most people will benefit from hiring a basement renovation company to do this work.

#### Hiring a contractor

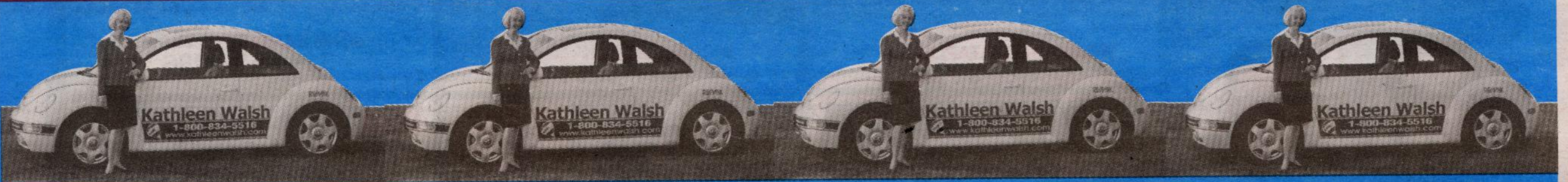
If you plan to hire a contractor to do the renovation, interview and get quotes from several before

selecting one. A good contractor will be able to advise you on everything that's needed to create the kind of space you want for the amount of money you have in mind.

When you select a company, be sure to get a signed contract that outlines in detail, but concisely, the scope of the work and the payment schedule. Remember that in Ontario a hold-back fee of 10 per cent of the total cost may be withheld for up to 45 days from completion of the work to ensure that you are satisfied and all the "little details" have been worked out.

—Ontario Real Estate Association

## KATHLEEN "HAS THE BUG" TO SELL!



**HELP ME!!!**  
I'm all sold out.  
Let me sell your house too!

**THINKING OF SELLING?  
WONDERING WHAT YOUR  
HOME IS WORTH?  
Call or e-mail Kathleen\*  
for a FREE Market  
Evaluation.  
905-877-5211  
kwalsh@trebnet.com**

**BEST DEAL IN TOWN**



**1748 sq. ft.** Main floor family room, eat-in kitchen, 3 large bdrms, walkout from living room to huge deck and attractive fenced yard.

**ABSOLUTELY GORGEOUS**



Legal workshop. Outstanding landscaping with gazebo hot tub, tiered perennial rock gardens. Beautiful hardwood flooring and custom oak kitchen. Must be seen.

**\$197,000**

**INVESTMENT OPPORTUNITY**



Great Toronto location, 4 bedrooms, huge kitchen, formal living and dining room.

**\$269,000**

**FREEHOLD**

**\$174,500**



Huge backyard. 3 bedroom townhouse with partially finished basement, eat-in kitchen, new carpeting. New roof.

**Kathleen Walsh** \*Sales Rep.  
**877-5211 or 1-800-834-5516**  
**www.kathleenwalsh.com**

**RE/MAX**  
BLUE SPRINGS REALTY (HALTON) CORP.

