

Give your home a makeover

Making your home more attractive doesn't always require major improvements. Changing the colour scheme, repainting, hanging new window coverings and installing new lighting and flooring can help give your home the facelift it needs without breaking your budget.

Improving the "look" of your home can not only make it more attractive and comfortable, but it may also increase the market value of your property.

However, if you are hoping to recoup your home improvement investment someday soon, stay away from specialized improvements such as pools, saunas, home gyms, green houses and dark rooms. These are examples of improvements that — while they may be personally enjoyable— have limited demand and, as a result, little added value.

The wisest improvements in any home are those that bring it up the standards of other properties in the immediate area. If most properties have garages, central air, home offices and fireplaces, these are well worth adding. Improvements to enhance the exterior of your home like fencing or decks, shade trees, shrubs and landscaping, can also add value.

What's your style

Before you begin your home improvement project, determine your style. It's best to choose colours and decorations that stick to one style— traditional or contemporary for example.

Chances are you won't be replacing all the furniture and fixtures in your home so try to work with any new colour schemes within the furnishings you have.

For continuity and to create spaciousness, maintain the same colour scheme throughout the living areas of the home, varying only the accent colour from room to room. Break away from these rules in your personal spaces such as bedrooms and bathrooms.

Don't be afraid of colour

When it comes to home decorating, colour and paint are your best friends. Colours can visually enlarge or reduce the size of a room; heighten or lower a ceiling. One of the best ways to update your home on a tight budget is to use paint. Paint can transfer dated cupboards and vanities into bright new features in a room. The splashing colours and techniques available can add life to almost anything. You can bright old floors and even give them a faux tile look using paint and polyurethane. Paint can also do wonders to the interior of your home.

Take in the view

Do your windows provide a beautiful view? If so, be sure to keep the window coverings light and simple. However, if privacy is an issue, you will want to consider heavier fabric or blinds or look at some of the blinds that offer privacy while still allowing the light to shine through. There are so many colours and types of window coverings to choose from, you will have no trouble finding something that is eye-catching and functional.

Light up your life

Lighting can change the mood of a room. Bright lights stimulate activity; dim lights help you relax. Install dimmers for flexible mood lighting. If you want to create a warm atmosphere, use small pools of lights instead of general lighting. The exterior of your home will also benefit from spotlights and floodlights that highlight your garden, walls and other features.

A ceiling skylight will dramatically increase the sense of extra space in a room and let in more light than a window the same size. It can transform a dark area into a brightly lit living space. Ventilating skylights can let in air as well. If your budget is too tight to install a skylight, try adding recessed floodlights to a ceiling or track lighting in areas you want to brighten.

Give the floor a clean sweep

It's amazing what homeowners have discovered under the rug. If your home has old wall-to-wall carpeting, take a peak to see if there's hardwood underneath. Wood floors may only need polishing or sanding down and sealing with polyurethane to restore them to their original beauty. Even when they can't be restored, wood floors can still be rescued with paint.

If you decided on new flooring, consider the wear and tear the room will have. Hard-wear areas like the kitchen and bathrooms benefit from resilient flooring choices such as ceramics and vinyl tiles. You can give



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any floor extra character by adding inexpensive area rugs, even over wall-to-wall carpeting.

Ask for advice

Many home improvement stores, paint stores, wallpaper outlets etc. offer free decorating advice. Take advantage of this service during the planning stage of your project. Ask for samples of paint colours and fabric and take them home to ponder. Above all, take your time and be sure you choose a colour and fabric you will enjoy for a long time.

—Ontario Real Estate Association

OPEN HOUSE, SUNDAY MAY 5th, 2-4 PM
25 BANTING RD. (Hwy 7 to Banting, Georgetown)

NEW

BUNGALOW IN GEORGETOWN

Don't miss out on this stunning 9 year old all brick bungalow with double car garage & 3200 sq. ft. of finished living space. House constructed of oversized brick for a unique look. Features of this home include large country kitchen with w/o to large deck, Oak cupboards & pantry. Main floor family room with gas fireplace & Oak mantel. MBR has a w/o to deck & 4 pc. ensuite with jacuzzi tub & stand alone shower. The rec room is fabulous with floor to ceiling stone F/P with gas insert, wet bar, large bedrooms, 3 pc. washroom & an office. Priced at \$324,900. Call **Dave Krause*** to view.

DAVE KRAUSE*
 *Sales Rep.
 (905) 877-5211

RE/MAX BLUE SPRINGS REALTY (Halton) CORP.

\$219,900

JUST LIKE A SEMI

Stunning 3 bedroom freehold townhome located in the heart of Georgetown. This lovely end unit features maple hardwood floors, ceramics, breakfast bar, California shutters, central air and the list goes on. Call **Sarah*** today for more details.

SARAH FOX*
 *Sales Rep.
 (905) 877-5165
 (Local/Toronto)

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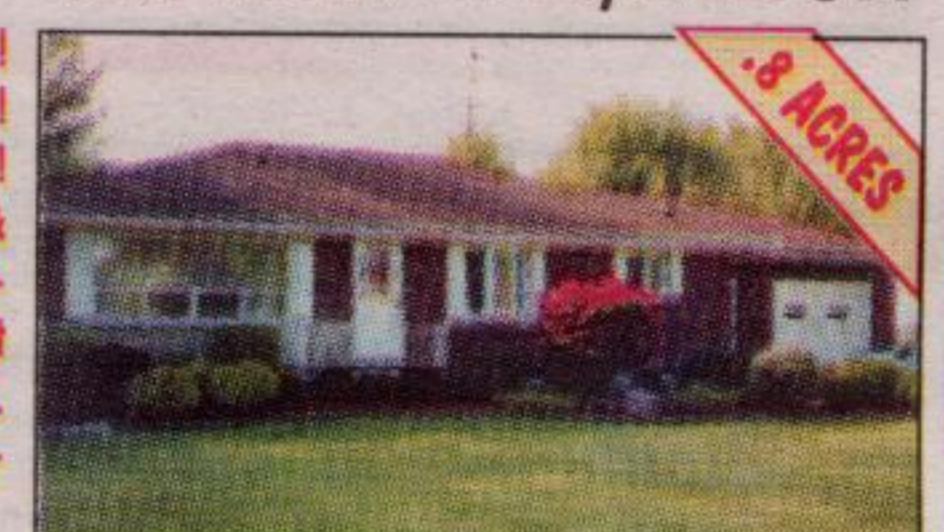
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FLOWING STREAM THROUGH PROPERTY!
 In village setting just mins to 401! Upgraded & well-maintained! Gleaming hrdwd flrs, rplcd windows & carpets, freshly painted. Stream w/foot-bridge & mature trees. Oversized att garage, shed, dog run. \$309,000. Country living yet close to all conveniences!



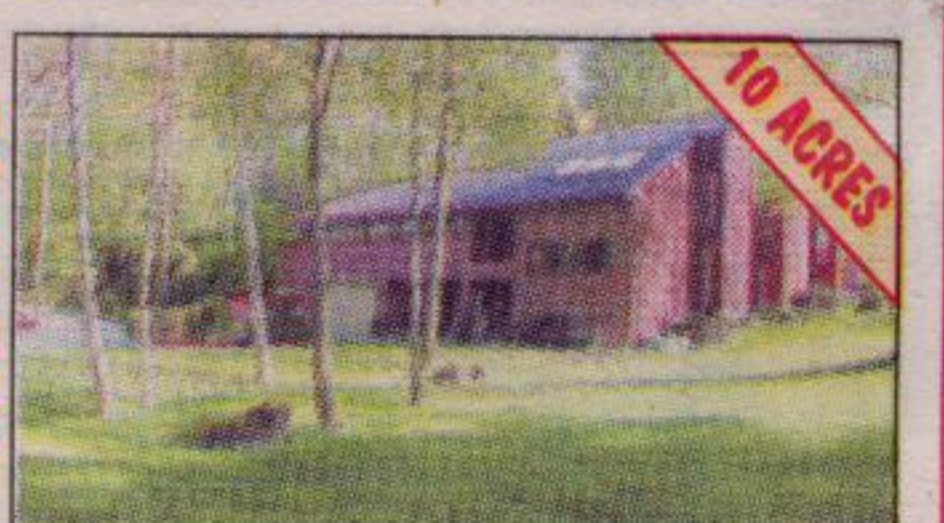
MINUTES TO 401/GUELPH LINE!
 Mature trees provide privacy from road/neighbors. Stone 5-bdrm Fr country exec on 2 acres. 2-storey great rm (firepl & Fr drs to patio) opens to kit w/ brkfst rm & expansive din rm. Marble firepl in oak study. Main flr master w/ huge ens & walkout. \$598,000. Wonderful opportunity! Virtual Tour!



4-BEDROOM BUNGALOW ON 1.85 ACRES!
 Lovely 4-bdrm executive of exceptional quality! Oak flrs, solar-tinted windows, skylits, UV H2O system. Ceramic/oak kit w/ brkfst area & walkout to cov'd deck open to fam rm w/ firepl! Beautifully fin'd lower level w/ bdrm, bath, wdstv. \$429,900. You deserve the luxuries this home offers! Virtual Tour!



YOUR OWN 10-ACRE PARK!
 Incredibly well-maintained! 4,000 sq ft (apprx) 4-bdrm w/ wrought-iron entry gates. 4 firepl, 9 skylits, gleaming hrdwd flrs. Master: stone firepl, sitting rm, walkin closet, luxurious ens, private balcony. Spacious & sunny oak eat-in kit w/ skylits, isld, brkfst bar. \$599,000. 10 mins to 401! Virtual Tour!



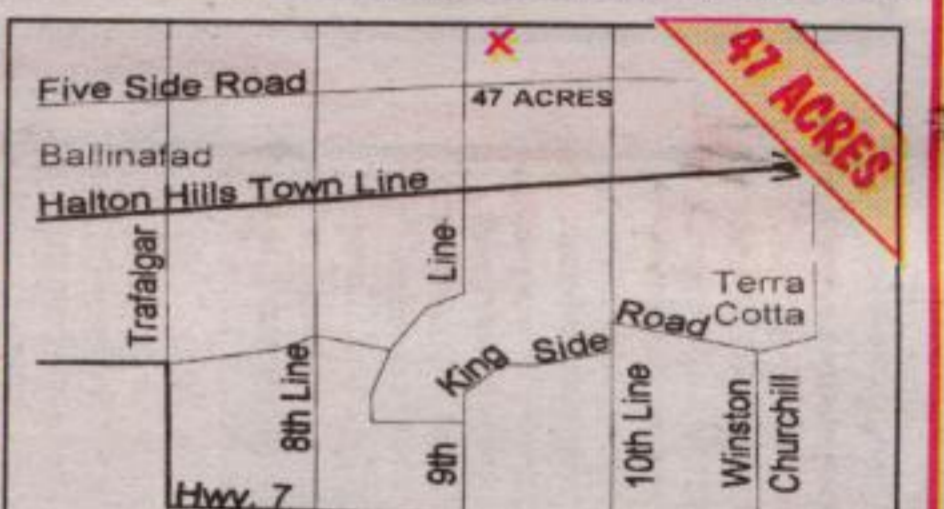
BEAUTIFUL BRICK/STONE BUNGALOW!
 2,200 sq ft 4-bdrm. In final stages of construction - ready for your choice of finishing colours, materials, etc. Gas firepl & 12' ceilings in great rm. Master w/ vaulted ceiling, walkin closet, 5-pc ens. Bdrm/den w/ full bath, gas firepl. Ceramic & oak flrs. 3-car garage. \$549,000. Glorious views from hilltop vantage point.



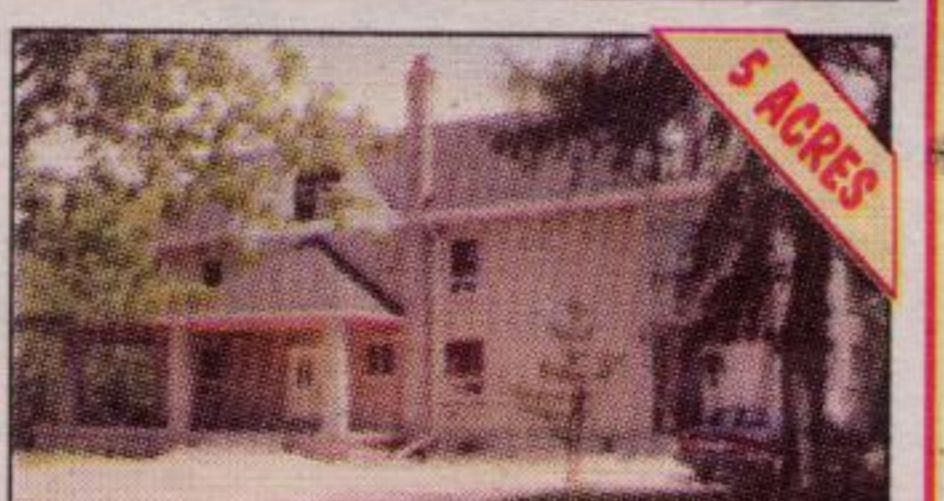
'LOG' HOME ON 5 ACRES WITH POND!
 15 mins to 401/Hwy 25! 5-bdrm on hilltop for breathtaking views! Gourmet country kit & liv rm w/ wdstv both w/ Fr dr walkouts to deck overlooking pond, mature trees, rolling countryside. Spacious master w/ ens & walkin closet. Wood flrs thru-out. \$449,000. Luxury & refinement w/ rustic flair! Virtual Tour!



47 ACRES WAITING FOR YOUR DREAM HOME!
 Build on a hilltop for panoramic views, in the woods for privacy, overlooking a peaceful pond & flowing stream or in a tree-lined meadow. It's all here just North of Ballinacra w/quick access to 401/Trafalgar. \$299,000. Everything you could ask for in a country property!



5 ACRES IN PHASE II EXPANSION
 of urban Milton East. Reno'd century home w/ some mature trees, pond (not spring-fed). Hrdwd/ceramic flrs. Nanny suite on 3rd flr. 20'x50' wrkshp/garage. \$999,000. Surrounding 96 acres also available. Exceptional investment property!



1 KM N OF 401/GUELPH LINE
 Well-built 4-bdrm exec set back from rd. Full in-law suite at ground level w/ sep entrance, patio. Oak, ash flrs, hand-crafted woodwork thru out. Ceramic kit w/ grnhs brkfst area open to fam rm w/ wdstv & balcony overlooking landscaped grounds. 40'x50' bank barn w/ heated wrkshp. \$729,000. Incomparable quality & workmanship.



20 MINS TO 401/GUELPH LN.
 Woods, pastures, ponds, fields! Handsome stone exec at end of long winding lane for perfect privacy. Open-concept kit/fam rm w/brkfst rm, ceramics, Barzotti cpbds, brick fp, centre isld, w/o to sun rm & wrap-around deck overlooking pond & landscaped grounds. Fp in den, liv. rm. & fam. rm. in-law suite. 2-storey 10-stall barn. \$1,100,000. A country estate with everything to offer! Virtual Tour & more!



* SALES REP