

Renovating your kitchen

Ten tips to a successful renovation

From improving poor layouts and inadequate lighting, to simply replacing worn-out fixtures or cabinetry, kitchen renovations are among the most popular home renovation projects. According to the Appraisal Institute of Canada, they also offer one of the highest "bang for the buck" of any home renovation, with an average potential payback of 72 per cent.

But if you're thinking about renovating your kitchen, Canada Mortgage and Housing Corporation has a variety of questions you may want to ask yourself first to make sure your renovation is a success, including:

- How much work and storage space do you need? Is an eating area in the kitchen important to you? What are the traffic patterns like? And does the kitchen meet the needs of everyone in the household, including anyone with special needs?

- Are there any existing structural problems in or around the kitchen? Will removing or installing any walls, windows or lintels require special details?

- Do the existing fixtures and appliances have years of useful life left? Do you like their style and features, and are they energy efficient? Do you have adequate general and task lighting?

- Are your existing cabinets or countertops damaged, or no longer suit your needs?

- Do any of the finishes or surfaces have moisture damage, visible mold, water stains, or blistered or peeled paint? Is any caulking or grout cracked

or missing? Has there been condensation on the windows, walls or ceiling?

- Are there enough electrical outlets and circuits for current and future needs?

- Is your existing plumbing service and water pressure adequate? Do the drains flow quickly? Are there any leaks or evidence of water damage?

- Is the room comfortable and easy to heat? Do you have an exhaust fan ducted to the outside, and which doesn't lead to backdrafting of an oil or wood stove, furnace or water heater? Is the air fresh, clean and free of lingering musty smells?

- Do your current finishes need to be replaced because of wear or styling? Will your new materials and finishes be durable, low odor and low in chemical emissions?

- Finally, are any special skills required that should lead you to consider hiring a professional renovator or subcontractors?

For more information or a free copy of the *About Your House* fact sheet on *Renovating Your Kitchen* or other fact sheets on virtually every facet of owning, maintaining or renovating your home, ask CMHC at 1-800-668-2642 or visit the Web site at www.cmhc.ca, where you can also view a "How To" video on renovating your kitchen and bathroom.

Canada Mortgage and Housing Corporation (CMHC) is Canada's national housing agency and a source of objective, reliable housing expertise.

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Directions & Photos
<http://maureen.ca>

619 Ashprior Ave




Miss: 4 bdrm, 4 WR, 2 kit, fin bsmt with walk-out, S of 401, W of Hwy 10. Landscaped. Private, fenced yd. Park 5. Large deck. Rec rm with walk-out to enclosed patio area. **In-law potential.** \$364,500

NEW




East Garafraxa: 5bedrms, 50 acres

Swim-in Pond



Fabulous *Owen Sound* ledge rock & brick home on ~50 ac overlooking pond & hills to West. Large foyer, high ceilings, huge Family rm with FP & walk-out to large deck; LR(den)

with FP & walk-out; formal DR; 5 bedrms (2 with ensuite); 5 washrooms (2 with whirl tubs); library & 2 finished recreation rooms. 3 car gar & 2 bedrms built with insulated concrete forms & radiant heat. Black Walnut trees on 30 ac at the rear. Swim-in pond. Min to: grade school in Marsville, Belwood Lake, Hillsburgh & all amenities in Orangeville. \$749,000



Inglewood, Caledon: 5bedrm, 1.5 acre



Exquisite Alba Stone brick, 5 bdrm, 4+washrm, 4 car gar on 1.5 acre with municipal water & nat gas! Granite, hrdwd & ceramic floors. Grand foyer with granite floor & finely crafted solid

oak staircase w open risers & twin balconies spanning 3 floors. Open concept LR, raised piano conservatory & DR. Kitchen with large breakfast area o/l solarium & Family rm with coffered ceiling, wall of windows & gas FP. Huge MBR w opulent ensuite & w/o. Low "E" vinyl windows. 1000+ft TREX deck with spa. Gorgeous landscaping. Fab views. 20 min to airport.



Milton: 1ac, home, 2 car gar + shop



On quiet road S of Britannia near 401, 403, 407 & QEW. Well built, renovated, 4 bdrm, 3WR, builder's home with built-in garage; a det 2 car garage; smoke house & ~5 year old, 2

level, insulated, drywalled, partly heated (woodstove) shop (~30ft by ~60ft) with septic system, water, hydro, driveway, 2 man doors & a truck door. Magnificent mature trees & vegetable garden. North of Eglinton. Perfect location for quick access to Toronto. Country living in the city. Plenty of room for in-laws & nanny. Drive by. 5168-8th Line, Milton.

NEW



Georgetown South: backing onto trees



Elegant Queensgate, 2930+ sq ft home, on pool sized, pie shaped lot on quiet cres backing onto treed green space! 2 yrs old. Open concept! 9 ft ceilings! California blinds. Ceramic & oak flrs

on MF & upper hallway. Kit o/l Fam rm w gas FP. MF den & laundry. MBR w 5pc ensuite with corner whirl tub & sep shower. Bdrm #2 with p cathedral ceiling, 4pc ensuite, study & walk out to balcony! Vinyl clad windows. Neutral brdlm. ONHWP. Walk to Public, and, Eng & French grade schools & leisure centre! Min to 401 & 407. \$399,900

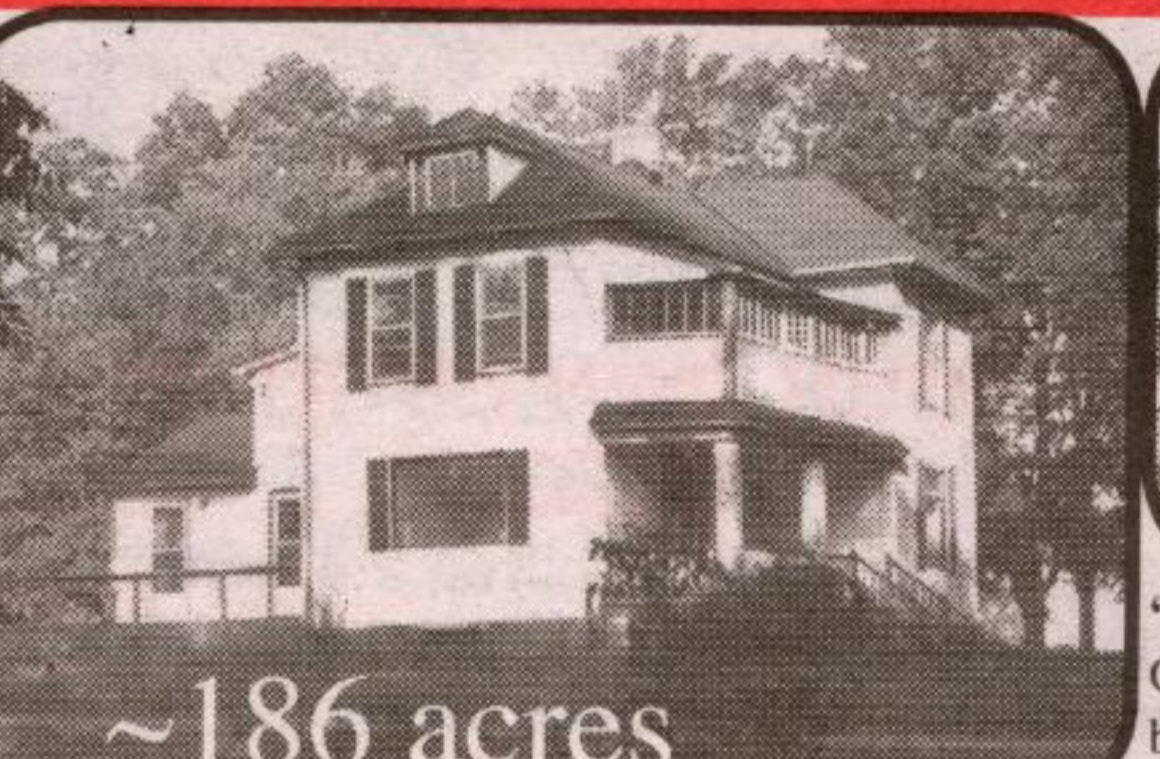


Erin: 90 ac farm (barn, pool, garage)




Picture perfect, REPRODUCTION!!! 4 bdrm, 3WR, "Early Canadiana" home o/l twin ponds, set far back from a quiet road on 90 rolling acres. ~25 ac of mixed bush with stand of

hardwood trees & ever flowing stream at the rear. Trails to a high ridge with panoramic views. Pine plank floors. New greenhouse kitchen o/l pool. Excellent well. Inground pool & cabana. Bank barn in excellent condition (recent floor & electrical) presently used for sheep. New 4 car garage. Near Ballinafad, less than 12 min to Georgetown GO




Caledon: 19726 Mountainview Rd.



"Dream with Me Stable" One of Caledon's finest thoroughbred/standard bred race horse facilities with ~49 stalls (24 of which are inside an indoor arena), 4 large barns & a new office/lab/breeding


barn. 3 tracks (5/8 mile oval thoroughbred track inside standard bred track & a 900 metre straight track with a slight rise), a 6 horse computerized walker/runner, many oak & electrical fenced paddocks, 2 wells, 3bdrm, 2x4pc house & 2 staff trailers. 2 road frontages. Gently rolling land with views. Mountainview Rd, S of Hwy 9, W of Airport.

Outside Storage



Erin: Industrial M1

Erin: 2 superior Hi-Teck industrial facilities, (130' x 80' & 40' x 80'), a total of 14,400 sq ft (~800 sq ft office) on 1.37 acres, zoned M1 with outside storage. ~30 min to Hwy 401. Crane rails for 3 ton cranes. Heated



with infrared natural gas radiant heat. Reinforced concrete floors. R20 in walls, R30 in roof. Fans. Mercury vapor lights. 16+ ft clear. 7 drive-in doors, 1 pick-up door, 6 man doors.

3 washrms. Lunch rm. 600 volts, 200 amps, 3 phase. Drilled well. Septic, 2002. Paved driveway & parking lot. Fully fenced. 2 gates. Security system. Heat sensors connected to cell & land phone. Vendor take back mortgage with 30% downpayment. Trafalgar Rd N, East on 17th SDRD, Erin, North side. Priced far below replacement cost. \$975K. Call Maureen.