

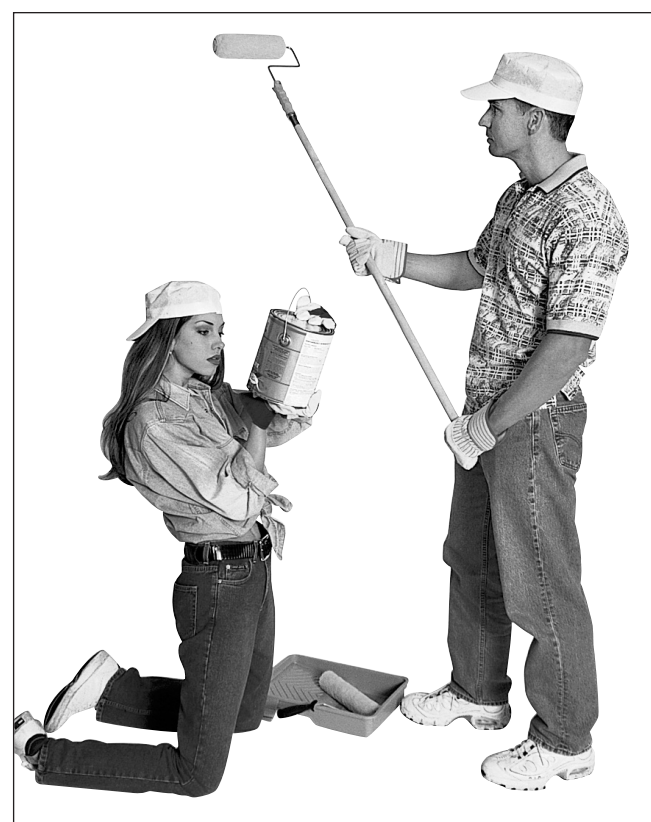
Just follow the five 'Ps'

Tips on how to survive your home renovation project

It may at times feel like you're living in a combat zone, but rest assured, you'll live to tell your war stories. Whether you're doing the work or hiring others, practice the "5 Ps" to preserve your sanity with these helpful tips from Vim (www.vim.ca).

PLAN

- Renovating is unsettling, especially if you plan to live on-site while the work is in progress. Make a list, in priority order, of all the things you'd like your reno to accomplish. Prioritizing is essential, otherwise you may run out of dollars.
- Hire an architect or designer. It can save you money in the long run. Also be sure to check references on your contractor. Ask for a fixed-price quote and be sure to find out how and when you'll be expected to make payments.



PARTITION

- To win the battle against construction chaos, divide and conquer by adopting an "us versus them" approach. If you can, remove yourself altogether by taking a vacation, occupying a friend's granny flat or hunkering down in a hotel.
- Not possible? Create a calm oasis away from the work zone where you can retreat and lead a "normal" life— the second floor or perhaps just a bathroom where you can hang tomorrow's work clothes or retreat for a moment's peace and quiet. Temporarily

"move" the kitchen, if necessary.

PROTECT

- Don't be fooled into thinking dirt only travels downward. Drywall dust, in particular, moves up, down and sideways— and persistently creeps into everything you own.
- Pack up your treasures, label the boxes and store them away from the activity. Cover furniture with plastic and move it out of the way. Store clothing in zippered garment bags.
- Protect floors with barrier-heavy construction paper that comes in a giant roll from home reno stores. Lay it out like a carpet, in overlapping strips, and seal all edges with wide masking tape.

PROVISION

- This is not the time to worry about gourmet dining. Pretend you're camping and think simple. Set up a satellite kitchen consisting of a table or flat surface, microwave, kettle and basic utensils. Consider buying a small hot plate and mini-fridge.
- Stock up on healthy, ready-to-eat foods in individual serving sizes, like mini-yogurt, raisins, fruit (apples, bananas and pears are easiest), juice boxes, granola bars, soup cups and single-serving cereal boxes.
- If you have a freezer, add a collection of microwaveable entrées.
- Gather all your home delivery menus into a large envelope so they're handy.

PLAY NICELY

- Talk to your neighbours before the work starts— you'll need them on your side. They may worry that your changes will affect their privacy or alter sun patterns in their gardens. The noise and mess will likely annoy them, too.
- Keep your sense of humour. Try to calmly deal with unexpected events and setbacks, should they occur.

—News Canada

NEW PRICE **\$599,900**

114 ISABELLA, TERRA COTTA

RARE FIND! You're not dreaming! Unique open concept home on approx 4 acres in Terra Cotta. Walk to quaint village or watch deer in the backyard. Vaulted ceilings, finished walkout basement, newer shingles with sky lights. Quality custom built home. Main floor master with ensuite + 3 other bedrooms. This is a special home with a fabulous property. Call direct for details.

LEE & CHRIS GONCHAR*
Sales Rep.
1-866-865-8262
905-877-8262
Direct: 905-873-8862

ROYAL LEPAGE
Meadowtown Realty, Brokerage
Independently Owned and Operated

Chris & Lee are dedicated to helping you with your next move!

JEFF MILLER
Sales Rep.

\$379,900

SOUGHT AFTER AREA

One of a kind find in this Erin Heights sidesplit. Very well kept home. Loads of upgrades. Massive trex (composite wood) deck build around pool for fun and BBQ's. Loads of room for the entire family and friends to be entertained in this great oversized backyard. Chip shop away from Golf Course.

905 450-3355

ROYAL LEPAGE
ROYAL CITY REALTY
Brokerage

\$549,900

GREAT COUNTRY PROPERTY

Well built 2 1/2 storey log home retreat with tons of charm on beautiful 4+ acre lot. Open views of countryside and only 45 mins to Toronto airport. Large eat in kitchen, huge open loft area. Excellent hobby farm with 4 stall barn and 34' x 20' drive shed both with separate 200 amp service.

Century 21
Future Realty Inc., Brokerage
86 Guelph St., Georgetown
(905) 702-9800 1-888-524-6005

CATHY POLLARD
Broker of Record

PAMELA FOY*
Sales Representative

DANIEL FOY*
Sales Representative

COUNTRY LIVING IN TOWN **\$349,900**

27 ONTARIO STREET

Super four bedroom home, huge backyard, great family home, well cared for home. Quiet location. Newer roof, windows, furnace and central air. Walk out basement to beautiful back yard.

NEW PRICE **\$184,900**

98 KINGHAM ROAD

Beautiful open concept 3 bedroom, 3 bathroom townhouse with new flooring throughout. Professionally finished basement with walkout to private deck and yard that backs onto green space.

David Maguire
Sales Representative
519.941.5151
www.davidmaguire.com

ROYAL LEPAGE
RCR Realty, Brokerage
Independently Owned and Operated

CUSTOM CHOICES \$334,900 & \$379,900

2 LOCATIONS, 2 BUILDERS, 2 STYLES – Estate subdivisions minutes west of Orangeville offering quality constructed approximately 2,000 sq.ft. Bungalow & 2 Storey Homes. SELECT FROM BUILDER'S PLANS or BRING YOUR OWN. Homes not exactly as shown- Call David for complete details.

NEW PRICE **\$339,900**

23 BIRCHWAY PLACE

This beautiful 12 year old Hamilton style home backing onto Fairy Lake with walkout basement. Hardwood floors throughout. Four bedrooms plus office upstairs. Walk in from double garage to main floor laundry. Master ensuite with jacuzzi tub and walk-in closet. Very quiet street. Walkout from kitchen to beautiful built deck.

NEW PRICE **\$349,900**

8085 HWY. 25

If history is your thing then this immaculately kept vintage home is for you. It has 4 bedrooms and 2 bathrooms. Upper floor laundry. A large 1 car garage with attached workshop. Large storage shed for all your family's storage needs. Relax and read a book between the trees.