

Renovation Payoffs

Do all renovations contribute equally to the resale value of your home? Here are the 6 smartest home renovations announced by Re/Max at the Home Show.

Curb appeal is the first impression as you approach home. Landscaping the front and backyard of your home will give you a 7% better return on your renovating dollar over the average return on other popular renovations. A well trimmed lawn, a garden and strategically placed plants make a big difference. New or freshly painted doors—both front and garage—can also improve the first impression.

The kitchen is the hub of every home. It is where we gather for food, refreshment and companionship. Kitchen upgrades can deliver a 44% higher return on investment than the average return on other popular renovations. New tea towels and mats will help your kitchen look clean and fresh. To create a sense of space, remove all clutter on kitchen counters.

Personal spas, or upgraded bathrooms, can generate a 56% better return on investment than the average. Consider installing a soaker tub with relaxing jets or a new steam shower. New towels and bathmats will do wonders to older bathrooms.

People pay a great deal of attention to floors these days. Is it not peculiar how trends change? Now it is hardwood in demand. A generation ago we covered it up with broadloom. This is not just a fad because many people have been diagnosed with allergies or asthma. If you don't have hardwood and ceramics, your home is going to be much harder to sell. Re/Max says upgraded floors yield better than 22% above the average.

Painting and decorating always provides a good return if they are done tastefully. A fresh clean appearance goes a long way.

A new fireplace helps too. Modern gas fireplaces are clean and offer beauty, warmth and efficiency not found with the old wood fireplaces.

REAL ESTATE CORNER



Lynn and John Drewry

We also see a growing interest in family suites in basements. It could be Mom and Dad moving in or some of your kids returning home. The growing cost of housing has caused some families to consider combining their households. This is not the sort of renovation you would do to improve your resale value because some buyers might prefer a recreation room atmosphere. But a basement bathroom is always welcome.

As a general rule remove half of the knick-knacks throughout your home and remove furniture from over-crowded rooms. Doing this will go a long way to create a larger-looking, spacious home no matter how many square feet it is. Remember that buyers like to see clean closets, ovens, fridges, windows, sills, baseboards and trim. These are signs of owners who care about their home. A well maintained home is the kind that most buyers want.

We encourage you to send us your questions and ideas for future articles at john@lynandjohn.ca or 905 873-0440.

Lynn and John are with Re/Max Realty Specialists Inc., Brokerage, one of the largest Re/Max franchises in Canada with 5 offices and over 490 sales representatives. Lynn and John work and live in Georgetown and have enjoyed a successful business in real estate during the last 12 years. John is a Broker and Chartered Accountant (FCA).

Johnson Associates

HALTON LTD., BROKERAGE

Mississauga (905) 874-3040
Erin (519) 833-9714

MARTHA SUMMERS.ca

(905) 877-5165

WEBSITE: www.marthasummers.ca
msummers@idirect.com



Open Houses - Sunday, March 25, 2-4 p.m.

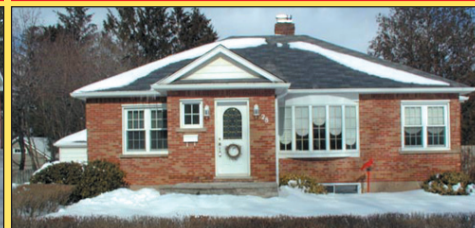
2 KAREN DRIVE, GLEN WILLIAMS

28 EDITH STREET, GEORGETOWN



GLEN WILLIAMS BUNGALOW \$369,000

Super updated 3 bdrm with finished lower level. Fabulous kitchen renovation, huge fenced yard, dead end street. **MarthaSummers.ca*** 07-109-30



FABULOUS UPGRADED PARK BUNGALOW \$429,000

Move in and enjoy the stone fireplace, the new windows, the Barzotti kitchen, the loft 3rd bdrm, sunfilled lower level. Freshly painted, recent broadloom and more!! **MarthaSummers.ca*** 07-214-30



ALLAN MORGAN
Sales Rep.

519-853-2086



HEATED INGROUND POOL WITH BAR POND

A house for all your needs. Formal dining room, separate living room, large eat-in kitchen open to family room; all with 10 ft. ceilings. Basement has rec room and theatre room. All this with 4 large bedrooms and 2 car garage. \$424,900.



Maureen Plucinsky B.Sc.

HALL OF FAME

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Directions & Photos

<http://maureen.ca>



Live in unique work of Art
Acton: 98 Church St., Halton Hills

"Moorecroft". 1896!! Impressive central hall. LR with hrdwd fl, curved wall & FP. Library with pocket doors, hrdwd fl, b/in bookcase & stained glass! 4+ bdrms. 3 WRs. Bsmt with rec rm, 3pc & wine cellar. I/g pool. 2 car garage Lot: 132ft x 132ft !!



\$429,900 I/g POOL
Halton Hills: 13425 Fourth Line

0.5ac: Unique octagonal design. 3+1 bedrooms, 3+ washrms, 2 kitchens. LR with FP. Huge rec rm. Fam rm with wood stove. Recent windows, CAC & metal roof. In ground, heated, cement pool (20' x 40'), fenced & landscaped. Parking for 9 vehicles. In-law potential. NE corner 7.

~ 12 min to Georgetown & GO



~1.6Ac NEW
Halton Hills: 25 Southwinds Drive

Gracious ~ 2800 sq ft, 4 bdrm. Lot includes treed area to W. Kit o/l Family rm with gas FP. Hrdwd floors. 9' ceilings. 2 of 3 garages are now insulated, heated workshop. MBR with whirltub & sep shower. Cedar deck. Pool (16' x 32' x 4'). Garden shed. Beautifully landscaped.



Banquet Hall/DR/Coffee Shop
1 Ac Extra Land for Expansion Frontage on 2 roads
Meaford: 365 Sykes Street (Hwy 26)

Fine dining 35 km West of Collingwood. Walk to Georgian Bay. Prominent location on Hwy 26. Turn key operation. Banquet Hall seats 100; DR seats 120; Coffee Shop seats 33. ~5000 sq ft on 1 ac of prime commercial land. Excellent condition. Well designed kitchen & work area. Municipal water, natural gas & sewers! Large paved pkg lot. \$775K

~ 10 min to Georgetown & GO



~10 Ac
Halton Hills: 13669 27th Side Road

Awesome log home + separate 3 car coach house on ~10 acres in mature forest in NEC backing onto Scotsdale. Built with wood, stone & granite. Great craftsmanship. Two independent geo-thermal furnaces. Private! Fenced in-ground pool. Beautifully landscaped.

Industrial/Res M1



SHOP!
~1 Ac
PARK YOUR TRUCK @ HOME!
Rockwood: on Hwy 7: Home + Shop

Zoned Rural Industrial Large, 5+1 bdrm, 3 wash-room home on ~1 acre, W of Acton. New windows, doors, eaves/soffits, deck, attic insulation, natural gas furnace, 200 amp, CVAC & survey. LR with wood burning FP. Large kitchen. Fam rm with w/o to deck, door to laundry room/3 pc & gar. Shop (~35' x 17'). Ground prepared for new 4000 sq ft shop. \$499,000

Outside Storage M2



1.77Ac
Brampton: 2400 North Park Drive

Explosion proof on corner lot, 213ft x 283ft. Zoned M2. 1.77ac, with fenced outside storage. Approx 8000 sqft: 6000sq ft industrial & 2000sq ft office. Large lunch rm. Near Airport Rd & 407. Across the road from Chrysler.



NEW
~12.5 Ac
Halton Hills: Access from 27 Side Rd

Awesome treed parcel with creek along the S border, Bruce Trail along the East border, wire fence along the N border. ROW over 2 properties. To view the property, take the Bruce Trail. No well. 2006 survey. No conditional offers. G.S.T. is "in addition to" the price.



75' x 160'
Acton: 288 McDonald Blvd.
Superb custom built, 11 year old, 3 bdrm, 3 washrm on huge mature

lot, 75ft x 160ft. 8+5 finished rms. ~ 1800 sq ft on main level. Great rm with hardwood floor & gas FP. 3/4" oak hardwood floors in MBR, hallways & sun room. Sun room & solarium! MF laundry. Finished bsmt with library, den, play rm, WR, computer nook & media rm. CAC, CVAC & security. Lot line is 57ft beyond rear fence. Landscaped. Park many. Rare find.



1.4 Ac Zoned Automotive
Industrial M1
Erin: 2 Hi-Teck industrial facilities, (130' x 80' & 40' x 80'), a total of 14,400 sq ft (~800 sq ft office), zoned M1 with outside storage. 17 SR, n/s. Adjacent acre, \$85K

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 main doors, 3 WRs. Lunch rm. 600 volts, 200 amperes, 3 phase. Drilled well. Septic, 2002. Paved driveway & pkg lot. Fenced. 2 gates. Security. 401, Trafalgar Rd N, East on