

# Use these tips to add value to your home

Disposable fashion is fine for adding a new accessory to a classic wardrobe, but when it comes to their homes, Canadians want value— investments that will offer years of increased pleasure and increase their homes' worth when the time comes to sell. Here are five tips for adding value to a home, starting at the window:

## 1. Incorporate Natural Materials

In the search for serenity at home, homeowners can emulate the organic materials used in spas by decorating with products such as Alustra Woven Textures from Hunter Douglas (1-800-265-

1363; www.hunterdouglas.ca), Canada's largest window covering company. These shades highlight natural textures and beautifully filter light with 20 fabrics available in both Roman shade and window shade designs.

## 2. Improve Curb Appeal

According to John Aust, president of the National Association of Real Estate Appraisers, "A good first impression on a home can add as much as five to 10 percent to the value of a home." When dressing windows, keep in mind how they will look from the outside. Opt for window fashions such as Vignette Modern Roman

Shades that have no rear lift cords and a neutral white backing to ensure a uniform appearance from the outside.

## 3. Add Storage Space

Perhaps one of the greatest luxuries is ample storage space. It improves the look of a room by eliminating clutter and also saves you infinite time looking for things that don't have a permanent home. You can create extra storage space that coordinates with your windows by using Duette honeycomb shades with the Vertiglide hardware system, which allows the honeycomb fabric to be oriented vertically with

the shade operating sideways. They can be mounted on windows or installed as room dividers – perfect for creating an extra "closet."

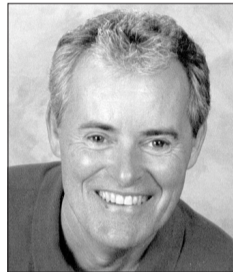
## 4. Enlarge Your Windows

As your home ages, you will need to replace windows. Consider, as many homeowners do, trading several small windows for one large one. An ideal dressing for big windows is Silhouette window shadings in the new four-inch vane size, which combines the architectural appeal of a shutter with the softness and elegance of a sheer and is perfectly scaled for oversized windows.

## 5. Add Insulation

As energy costs soar, homeowners want more efficient heating and cooling systems. But without proper insulation, these improvements can go out the window. Hunter Douglas has introduced the highly energy-efficient Duette Architella Collection of honeycomb shades, which feature a unique, patented construction consisting of a honeycomb nestled within a honeycomb. This provides two more air pockets than the original honeycomb shade and dramatically increases the product's insulating value.

—News Canada



President



**BRUCE ELMSLIE**  
Broker of Record\*\*\*

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## IF CONDITION COUNTS ...

you will want to see this better than new country home on one acre in top condition and all kinds of upgrades. Completely finished basement with ground level entrance and plenty of natural light. All set up as a one bedroom in-law suite. 4 level sidesplit. Spacious bedroom area, large custom kitchen, big DR/huge LR with gleaming hardwood floors. Spacious foyer, ceramic flooring, extensive landscaping - large separate heated and insulated garage/workshop (perfect for tradesman, carpentry or home business. Plenty of paved parking. House set well back from road. Every inch a pleasure to see!! Call Bruce\*\*\* or Linda\* for viewing. \$599,900. WW-1028



## WHO DESERVES IT MORE?

You've worked for what you have, and it's time to pamper yourself with a home that reflects your success. This 4 bedroom, 3 bath home in prestigious Stewart's Mill will fit the bill! Well maintained and super clean, this home is updated and cared for. Formal living and dining rooms, open and comfortable family room, and upgraded oak kitchen. The gracious master bedroom has a 5 pc ensuite with double sinks, soaker tub, separate shower, and huge walk-in closet. The property is beautifully landscaped and is very private with no neighbours behind! Call Jennifer\* and Tony\* for your personal tour! Listed for sale at \$529,900. WW-1031

## WE'RE SELLING THEM QUICKLY!!

We have waiting buyers in all price ranges!!

Call us today

**TOP MARKET VALUE GUARANTEED!!**

"The Spring Market" is here already!!



**FABULOUS SQUEAKY CLEAN BUNGALOW!!**



## SO MUCH - SO LITTLE

This semi-detached bungalow is located at a quiet street in a very established area. Freshly painted and updated, this home offers a large living room, eat-in kitchen and 3 good-sized bedrooms. The basement, currently used as a family room, could be a 2 bedroom in-law suite as there is a 2nd kitchen and bathroom. Upgraded with newer vinyl windows and insulated steel doors, replaced furnace, and replaced shingles. Walk to schools, parks and shopping! Asking \$263,500. Call Jennifer\* or Tony\* for your personal tour! WW-1032



## THE SUMMER OF 2007...

will be a fun time with the sparkling pool that comes with this. Squeaky clean sidesplit in "Dorset Park" subdivision - move in condition - 2 gas fireplaces, all appliances, 2-4 pc. bathrooms, main floor family room, 2 sliding door walkouts, huge deck, huge private yard - upgrades galore!! Come see for yourself!! \$359,900. Ask for Bruce\*\*\*. WW-1033



**LINDA ELMSLIE**

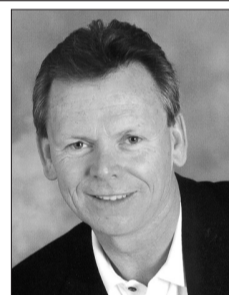
Sales Representative\*



**TONY FITZSIMONS JENNIFER ELMSLIE**

Sales Representative\*

Broker\*\*\*



**GLENN SPROULE**

Sales Representative\*



## TRIPLE CAR GARAGE, BALLINAFAD ONE OWNER HOME

Quick closing available. Village living on 1 acre of manicured lawns & gardens. Eat-in kitchen, main floor F/R with wood burning F/P and sliding door W/O to huge sun deck!! Entertainment size dining room. Huge master bedroom with ensuite, W/I closet and private office or nursery attached. Make your move to country living. Priced improved to \$524,900. Ask for Bruce\*\*\*. WW-1008



**SO VERY! INVITING! IRRESISTIBLE! STUNNING! AND AVAILABLE NOW!!**



## DREAMS DON'T LAST!!

But this custom built beauty will last forever!! Fabulous 35 acre property between Milton and Georgetown. Spectacular residence - huge country kitchen. Cathedral ceilings - big bright windows. Capture sunrises and sunsets. Sliding doors to private patio and gardens, old apple orchard and "16 Mile Creek" flows through the property. What a wonderful place to call home. Feel good about this one!! Ask for Bruce\*\*\* or Linda\*. \$659,000.

WW-1026



**5 ACRES - ESCARPMENT PROPERTY!! GLEN WILLIAMS**

## Bruce Elmslie is Committed to satisfaction :

When You Purchase Your Home Through Me And You're Not Completely 100% Satisfied For Any Reason ... I'll Sell It For FREE ... It's Just That Simple!!

**"OUR PROVEN RELIABILITY GETS RESULTS!!"**