

# Tips to flip over: 10 easy ways to update your home for resale



When looking to purchase a home, prospective buyers consider a variety of factors, from a fair deal in a good neighbourhood to how the home will suit their lifestyle.

"The key to selling your home is to make the purchaser wish they lived there," says Jacqueline Glass, Toronto-based interior decorator. "Making small changes to show prospective buyers the lifestyle that your home offers are often the difference between a bid made or lost."

Glass offers these tips for preparing your home for resale:

1. Steam clean carpets and consider installing hardwood flooring or ceramic tiles.
2. Paint walls in a neutral but

pleasing hue.

3. Replace the faucets in your bathroom; stylish and contemporary fixtures, such as the Arzo Bath Collection by Delta, exude a luxury feel at an affordable price point.

4. Change a toilet, sink or counter to a neutral tone for an instant update.

5. Paint the tiles in a bathroom or the kitchen to inexpensively upgrade a space.

6. Do an all over clean-up and purge of your home. Prospective buyers often can't see beyond clutter.

7. Increase the curb appeal of your home by planting flowers or placing planters in the front and back yards.

8. Use a lightly scented oil to add a

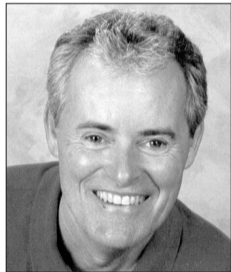
fresh scent to your home. Similarly, putting on a pot of coffee or baking a cake produces pleasant smells that evoke the feeling of home.

9. Depersonalize your home by removing family photographs to help potential buyers envision themselves in the space.

10. Help the homeowner see the possibilities— set the table for dinner with flowers, fine dishes and cutlery or run the bath and add floating candles, leaving out a robe or a set of fresh towels to enhance the feel of a spa-like setting.

Check out the latest from Delta Faucet by visiting [www.deltafaucet.com](http://www.deltafaucet.com).

—News Canada



President



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

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35 ACRES

\$659,000

**WOW!! 35 ACRES...**

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



**OPEN HOUSE - SATURDAY 2-4 PM**  
173 MAIN STREET, ERIN

NEW

\$282,900

**SWEET AS HONEY**

It's a honey of a home in Erin! Walk to downtown shops from this updated and remodeled 2 storey, 3 bedroom home. Extensively updated with replaced shingles, new and updated bathrooms, windows, exterior paint, wiring decor, flooring and more! Spa room with 6 person hot tub leads to deck and fully fenced yard with towering shade trees and shed. Great size lot - 54 x 165 feet! Call Jennifer\*\* or Tony\* to take your personal tour. Asking \$282,900. WW-1034



**LINDA ELMSLIE**

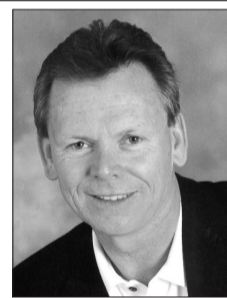
Sales Representative\*



**TONY FITZSIMONS JENNIFER ELMSLIE**

Sales Representative\*

Broker\*\*



**GLENN SPROULE**

Sales Representative\*

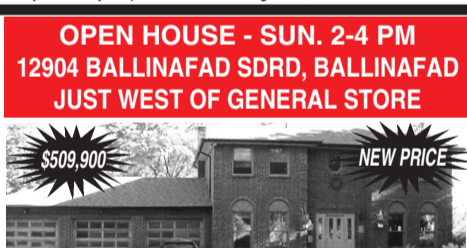


ONE ACRE

\$599,900

**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, 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



**OPEN HOUSE - SUN. 2-4 PM**  
12904 BALLINAFAD SDRD, BALLINAFAD  
JUST WEST OF GENERAL STORE

\$509,900

NEW PRICE

**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 \$509,900. Ask for Bruce\*\*\*. WW-1008



**OPEN HOUSE - SUN. 2-4 PM**  
23 LANGSTONE CRES., GEORGETOWN

NEW PRICE

\$259,900

**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 a family room, could be a 2 bedroom inlaw 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 \$259,900. Call Jennifer\* or Tony\* for your personal tour! WW-1032



**OPEN HOUSE - SUN. 2-4 PM**  
10 STONEBROOK CRES., GEORGETOWN

PRICE IMPROVED

\$524,900

**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 bdrm, 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 LR and DR, open and comfortable family rm, and upgraded oak kit. The gracious master bdrm has a 5 pc ensuite with double sinks, soaker tub, sep. 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 \$524,900. WW-1031



NEW

\$289,900

**SOLD**  
by  
**WILDWOOD REALTY!!**  
Who's Next?

**FABULOUS SQUEAKY CLEAN**  
BUNGALOW!!

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**THEM QUICKLY!!**

We have waiting buyers in all  
price ranges!!

Call us today

**TOP MARKET VALUE**  
**GUARANTEED!!**

"The Spring Market" is here already!!



PANORAMIC VIEW

NEW PRICE

**SOLD**  
by  
**WILDWOOD REALTY!!**  
Who's Next?

\$639,000

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



NEW

POOL

**SOLD**  
**IN 3 DAYS!!**  
Who's Next?

**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

**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!!

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