

THINKING ABOUT RENOVATING?

What is renovating? The dictionary says: to revive or refresh; to restore to good condition; or to make new. We use the word in an all-encompassing sense including redecorating, repairing, renewing, updating, upgrading and major structural improvements or expansions.

What a great feeling to get rid of the old wallpaper and strong colours and redecorate in earth tones to create a sense of calm and make your home look bigger and newer. Redecorating also improves the saleability of your home and its value.

Then there is updating. This is where you replace roof, furnace, air conditioning and windows because they are worn out. There is not as much satisfaction in doing these things just because they need to be done and they are expensive. However, buyers are very aware and are capable of taking these factors into account in buying a home and appreciating its value.

Upgrading includes replacing broadloom (which was so popular 25 years ago) with hardwood or ceramics in soft colours. Also replacing kitchens and bathrooms with modern facilities falls in this category.

Next comes major or structural changes. These might include knocking down a wall between kitchen and dining room to create an open concept family kitchen or finishing the basement or major landscaping with or without a swimming pool.

If you do most of these things you could easily spend \$50,000 to \$100,000 or more if you engage professional contractors.

There is no doubt that these things will increase your enjoyment and the value of your home. Will they be a good investment, i.e. will you get your money back plus a return?

If you used professional contractors at

their market prices you probably will not recover your entire investment. If you have the skills and can do it yourself then you can because labour is the biggest cost. However, quality is very important, even with redecorating. If the results of your efforts look less than professional quality it will be noticed by prospective buyers and their home inspectors.

When you are thinking of selling you are well advised to ask your Realtor what you should do to prepare your home for sale with the least expenditure of time and money. To get a solid idea of things that modern buyers want you should visit some model homes to see floor plans, materials and quality standards that are popular today. That is what your home is competing with.

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

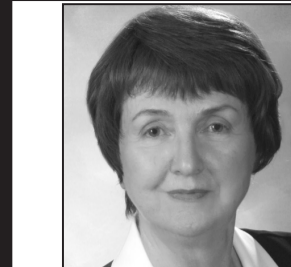
Lynn and John are with Re/Max Realty Specialists Inc., Brokerage, one of the largest Re/Max franchises in Canada with 5 offices and over 480 sales representatives. Lynn and John work and live in Georgetown and have enjoyed a successful business in real estate during the last 12 years. John is a Broker and Chartered Accountant (FCA).

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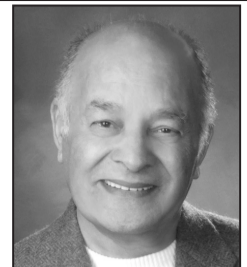
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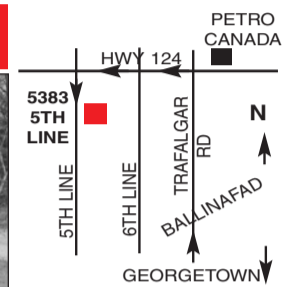
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Banquet Hall/DR/Coffee Shop
Fine dining 35 km West of Collingwood. Walk to Georgian Bay. Prominent location on Hwy 26. Turn key operation. Banquet Hall seats 100; DR seats 120; Coffee Shop seats 33. ~5000 sq ft on 1 ac of prime commercial land. Excellent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

1 Ac Extra Land for Expansion Frontage on 2 roads
Meaford: 365 Sykes Street (Hwy 26)

NEW PRICE
Live in unique work of Art
"Moorecroft". 1896!! Impressive central hall. High ceilings. LR with hardwood floor, stained glass, curved wall & FP. Library with pocket doors, hrdwd fl, b/in bookcase & stained glass! 4+ bedrooms. 3 WRs. Outside entrance to basement with recreation room, 3 piece, wine cellar, laundry rm, workshop. Huge high 3rd floor with hydro & plumbing. Heat: hot water gas. In-ground pool ~ 10 yrs old. 2 car garage. Double lot: 132ft x 132'ft!! Heritage home eligible for yearly grants.
Acton: 98 Church St., Halton Hills

~ 12 min to GO
~1.6Ac
NEW
Superb curb appeal! Gracious ~ 2800 sq ft, 4 bedroom, 3 washrm home built by Homes of Distinction in 99. Lot includes treed area to West. Kitchen, with walk-out to deck, overlooks Family rm with gas FP. Hardwood floors. 9' ceilings. 2 of 3 garages are now insulated, heated workshop. MBR with whirltub & separate shower. Gazebo on cedar deck. Pool (16' x 32'). Garden shed. Beautifully landscaped.
Halton Hills: 25 Southwinds Drive

~ 8 min to Georgetown & GO
~10 Ac
Awesome Northern White Pine log home and a separate 3 car coach house on ~10 acres in mature forest in NEC. Built with wood, stone, granite & bronze. Atrium with a wall of glass & fireplace. 3 fireplaces made from local stone. Marley roof. Two independent geo-thermal furnaces. Bronze garden gate. Great craftsmanship. Private! Fenced in-ground pool. Beautifully landscaped. Unique!!!
Halton Hills: 13669 27th Side Road

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

Outside Storage M2
1.77Ac
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.
Brampton: 2400 North Park Drive

Open House: Sat 12 May 2-4
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.
Acton: 288 McDonald Blvd. Superb custom built, 11 year old, 3 bdrm, 3 washrm on huge mature

1.4 Ac Zoned Automotive
Industrial M1
Erin: 2 Hi-Tech 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