

Move or renovate? How to decide if you need more space.

You've decided your home feels cramped and you need more space. You also want a better kitchen and you've had it with the lilac bathroom fixtures which are nearly four decades old and showing it.

Still, you love your garden and your home's location. The school is nearby and your kids have their friends in the neighbourhood. It's a real dilemma. Do you renovate your existing house, or do you sell and buy another?

Not so many years ago, people generally sold a house when they became tired of it or found it no longer suited their lifestyle. But today, with construction and land costs high, more and more people are taking a look at their existing home and

deciding to transform it into the home of their dreams. By renovating, they get a different house without ever changing their address.

get to choose the materials and colour that suite you. And, you have the advantage of renovating as much or as little as you want.

To move or to renovate! What's right for you?

Begin by considering how you feel about your current home's location. Does it meet your needs? Can you picture yourself continuing to live here for many more years?

Once you decide you want to stay in the area, look for homes in your neighbourhood that are larger or have already been renovated. Would any of these suit the lifestyle you now want? If so, what are they worth and how do they compare to your home's current value. Your best bet is to contact a local Realtor.

Once you have a rough idea of what it will cost to purchase the kind of home you want and what your current house is worth, you will have an idea of what it will cost you to move. Don't forget to include real estate, legal and other fees for selling and buying, as well as moving expenses, when you are comparing the cost of renovating to the cost of moving.

You may find there is no significant difference between the cost of renovating and the cost of selling and buying a larger, already remodeled home in the same neighbourhood.

Renovating has a lot of advantages. You avoid the stress and inconvenience of moving, especially if it's to a different neighbourhood. You get to remodel your home that way you want it, not the way someone else has chosen. You

Remodeling also has its share of disadvantages. You have to choose the right contractor. If you make a bad choice, the result could turn a dream into a nightmare. Ask friends, colleagues and relatives to recommend names. Knock on the door of a renovation project you like and ask about the contractor. Get at least three to submit estimates.

Once a renovation is under way, be prepared for some inconvenience. If the project is intensive, you may have to move out of your home for several weeks until much of the major work is completed. Also, be prepared for extra costs. If you decide you'd rather have hardwood flooring instead of the vinyl you were originally quoted on, be prepared to pay more money.

The total renovation cost is a big factor in deciding whether to go ahead or sell and buy elsewhere. Renovation prices vary considerably, so do your homework. In making your decision, be sure to consider the kind of renovation you require. A second-story addition, for instance, will cost less per square foot than a rear addition, which requires a foundation. Renovations to the actual house can also be quite costly per square foot. That's because you have to consider the cost of taking the house apart, disposing of materials and installing new parts and materials.

AFFORDABLE LIVING IN A YEAR ROUND ADULT COMMUNITY

Modular Homes Priced from \$69,900

1 Bedroom & 2 Bedroom Homes on Display

GUELPH WELLINGTON RD. 34E

MILLCREEK HWY. #401

HAMILTON

Millcreek Adult Community, Aberfoyle (519) 763-1048

JOYCE SCOTT REAL ESTATE INC. **JSR**

RESIDENTIAL REAL ESTATE SERVICES

SINCE 1978

PHONE & FAX (905) 878-1526

JOYCE SCOTT PRESIDENT/BROKER

The name behind the business.

don't miss this once-in-a-lifetime chance!



NOW OFFERING PHASE TWO

CUSTOM BUILT HOMES AT BUILDER'S PRICES!

PHASE ONE SINGLES FROM \$164,900

\$5,000 Off



THE CARDINAL From \$209,900

Ask about our exciting new models.

Will Customize To Suit Your Lifestyle

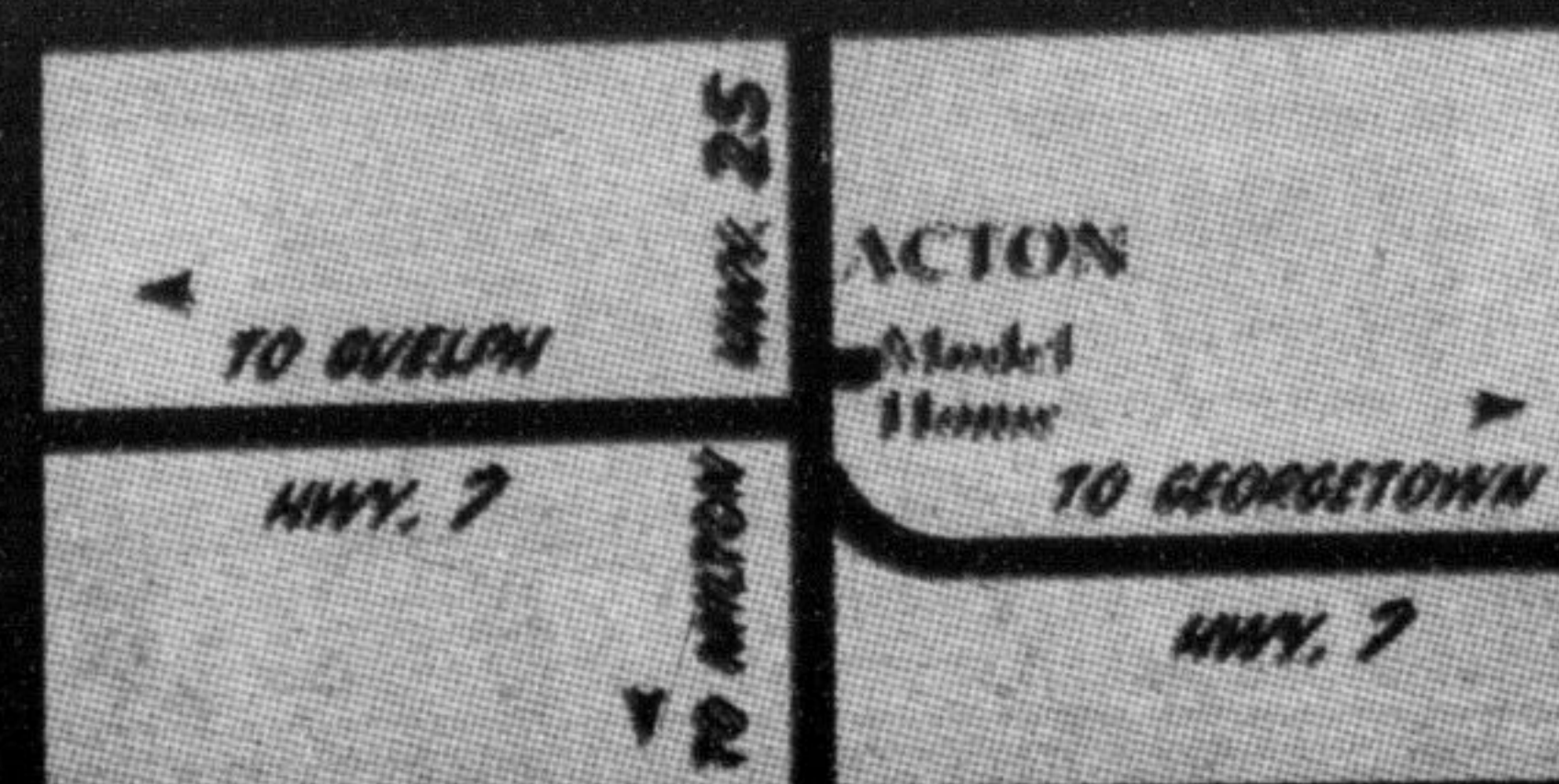
MAY INCLUDE:
Walk out basement.
Wrap around porch.
Cathedral ceilings.
Optional 3rd floor lofts.

ROYAL CITY REALTY
(519) 853-2074
(905) 450-9344

Locally built by



Peter Zions Construction Ltd.
A Family Building Tradition Since 1964



MODEL HOME HOURS
Mon. - Thurs. 3pm. - 8 pm.
Sat. - Sun. 12 noon - 6 pm



PSD Pat Stuart Development Ltd.

NEW PRICE **OPEN HOUSE SAT & SUN 1-4**

\$389,900 • 8057 FIRST LINE CAMPBELLVILLE

Get back to nature in this 3 bedroom home on 4.5 wooded acres. This list of seems endless. From the new oak kitchen with built-in oven, dishwasher and jenn-air range to the indoor pool, jacuzzi and sauna. Ceramic tile and hardwood floors, central vac and 3 fireplaces complete the beautiful home in the country. Call for more information.

BILL HAZZARD
Sales Rep.

HOMELIFE/ APPLE PARK REALTY INC, REALTOR MEMBER
681-3000

Milton's A METROLAND PUBLICATION

BEST HOMES

IAN OLIVER, Publisher
General Manager: Bill Begin
Real Estate Rep: Kathy McLean
Published by: The Canadian Champion,
191 Main St. E., Milton, Ont., L9T 4N9,
878-2341 Fax: (905) 876-2364

Advertising is accepted on the condition that, in the event of a typographical error, that portion of the advertising space occupied by the erroneous item, together with a reasonable allowance for signature, will not be charged for, but the balance of the advertisement will be paid for at the applicable rate. The publisher reserves the right to categorize and reject advertising. In the event of typographical error, advertising goods or services at the wrong price, goods or services may not be sold. Advertising is merely an offer to sell and may be withdrawn at any time. Produced on behalf of the Oakville, Milton and District Real Estate Board.

The Canadian Champion