

# You can often find some extra room in the attic

Attic renovations can provide needed space within a home's existing structure.

Whether your goal is to convert your attic into storage space or to create extra living space, make sure your attic is suitable for renovating. If the renovation is done improperly, it can cost you more than it is worth.

One of the most common problems in an attic renovation is inadequate space.

Most attics require additional insulation which takes up space. If your existing attic is not easy to get to, you will need to install stairs to improve access. Attics must have a staircase and satisfy all local zoning by-laws.

If you are contemplating any kind of conversion, you'll need to pay careful attention to local building codes, electrical, fire, zoning and energy codes.

Many attics do not have structurally sound floors. Depending on the space between the joists, you may have to add more joists before you lay a plywood subflooring. You may also have to move rafters; and if headroom is a problem, the roof may require renovations to provide enough vertical space.

Insufficient lighting is another common problem in attics.

This can be overcome by installing a ven-

tilating skylight or window in end walls, or by building a dormer. If your house isn't equipped with attic- or roof-mounted fans, the attic may be too hot and stuffy in the summer for comfort. Add them, along with insulation along the sides of the walls to keep air flowing and the temperature down.

Once you are sure you have looked after the renovation problems, you can start thinking about how you are going to use the space.

Odd shapes, sharp angles and limited headroom may rule out finishing an attic for prime living space, but these same architectural features can lend themselves to a semi-finished project for storage space.

Built to fit under a sloping roof, there are several open and closed storage units that help an attic accommodate a wide assortment of articles. Wasted space along the roofline and unused space at the top of the stairs offer great possibilities for cabinets, shelving and drawers.

Other attic ideas include stepped shelving under eaves, shelves or cabinets around doors and windows, and overhead platforms that work especially well for lightweight, seasonal items such as blankets and luggage.

If the space under the roof behind an existing kneewall is deep and usable, consider incorporating it into a storage unit, as well.

For a tidy, finished look, paint storage

units and your entire attic with durable semi-gloss paint.

If you are fortunate enough to possess an abundance of attic space, you may be able, zoning permitting, to tuck a complete apartment under your roof.

Whether you create an income-producing unit or a comfortable living quarter for a family member, you'll find it takes extra planning to subdivide space for maximum efficiency. You can overcome attic limitations by arranging furniture for seating, sleeping and storage in low-headroom zones along the walls.

Often, an attic lends itself as a retreat for adults, teenagers and children who want a special place of their own. An attic can be refurbished into a family room, children's playroom, a teenager's bedroom, even a music room. If you are thinking about turning unused space into a music room and you don't want to raise the noise level, include soundproofing in your plans.

If you are unsure about how to use your attic space and want to make sure you are following all building codes, consult an architect or contractor for advice.

*This article is provided by the Ontario Real Estate Association (OREA) for the benefit of consumers in the real estate market.*

RE3—The Canadian Champion, Wednesday, December 6, 1989

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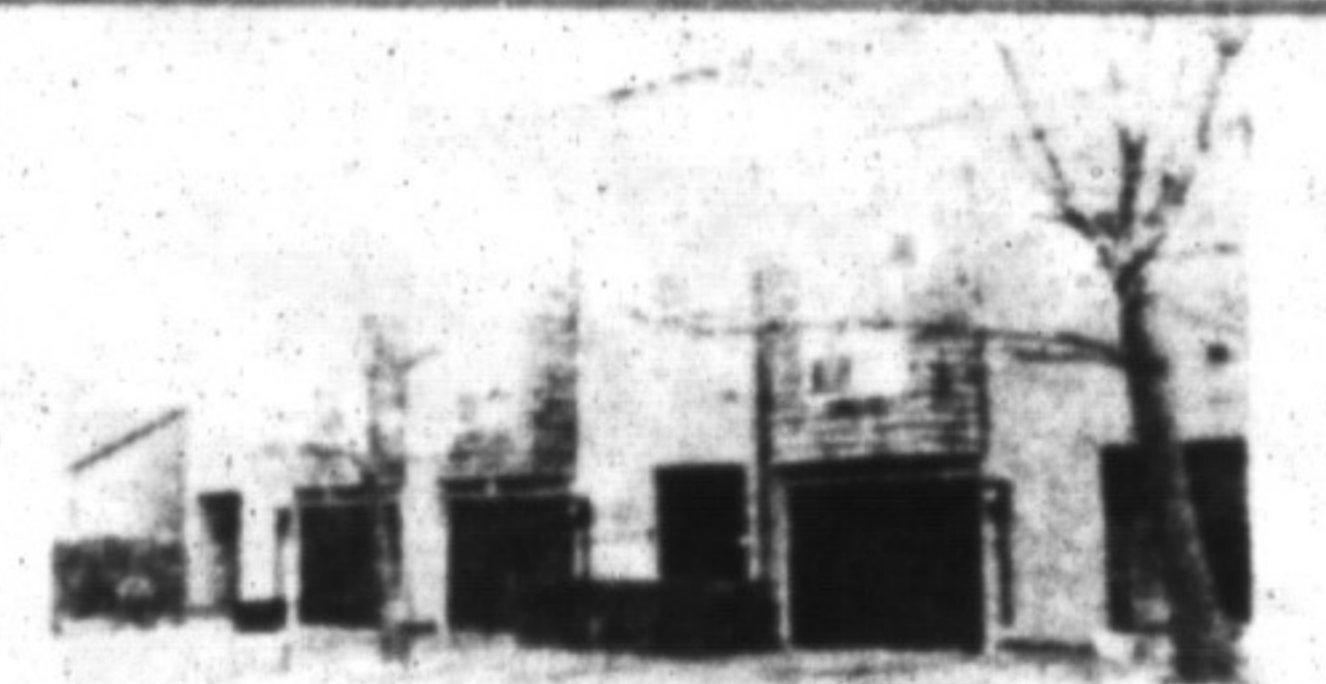
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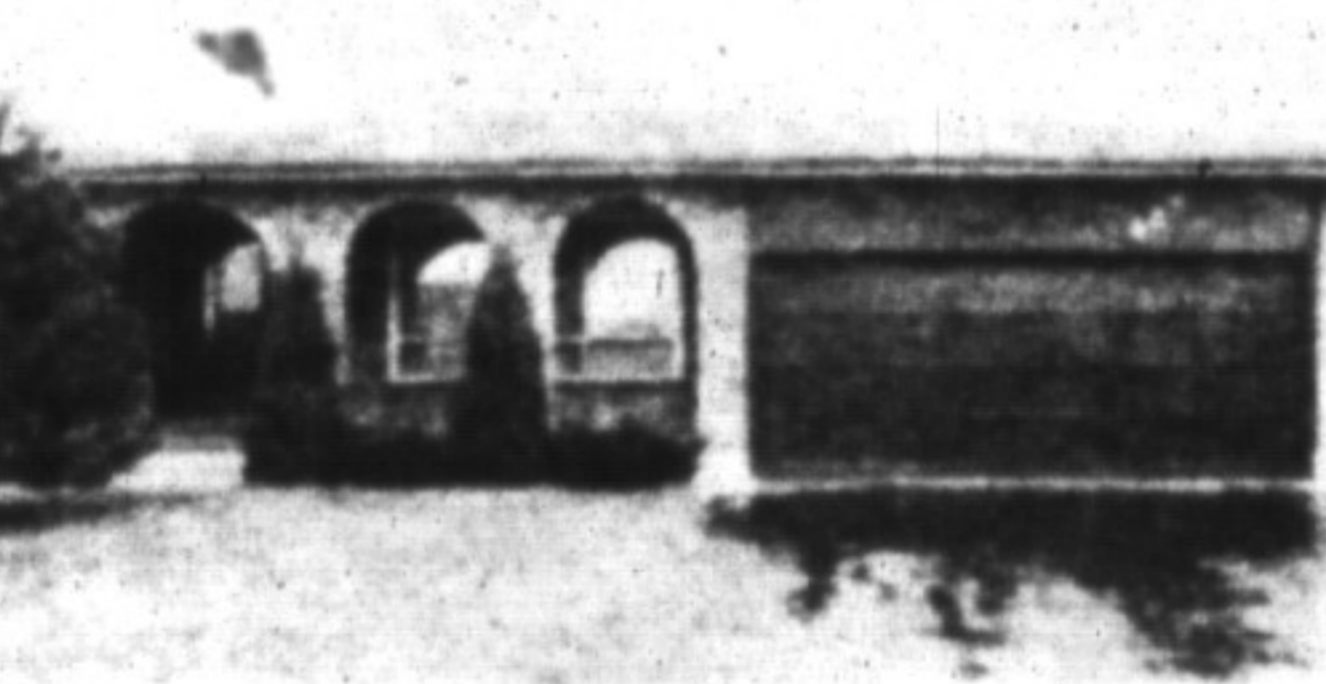
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### SOLD

Call Tim Nevins today for an up to date evaluation of your property at 875-1263.

THINKING of selling in the Spring? NOW would be a good time to check on market conditions so if you need any realty information give Cam Gall a call for an up to date market evaluation or any Real Estate questions you need ANSWERED. 876-2856

Yvonne Christie—Broker/Owner—878-2095

Tim Nevins 875-1263

Cameron Gall 876-2856

Allan Christie 878-2095

Margaret Christie 875-2443

## MLS offers market exposure...

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Through MLS, the details of the property are made available to a whole network of local agents who will seek to match the property with a potential buyer.

If you decide to list your property on MLS, you are allowing your realtor to use the facilities and services of other board members as sub-agents. These sub-agents are appointed through a co-operative listing system operated by your local real estate board.

Nonetheless, the listing agent — your realtor — is directly responsible to you — the vendor — and you are equally responsible to your realtor alone for payment of the fee for service.

MLS offers market exposure to all realtors associated with the local real estate board, and personal service from your own realtor.

The signed MLS listing agreement is a contract between you and your realtor as sub-agent of the brokerage company he or she represents; both parties are bound to follow its terms and conditions.

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When you decide to list with a realtor and market your property through MLS, you and the realtor will work together to identify the details of the property to include in the listing agreement.

The listing price and a physical description of the property — lot size, building style and materials, floor areas, age, heating/cooling systems and room sizes — are all included.

In addition, you must decide what you are leaving in the house and what you are taking with you.

If there is any doubt as to whether something is to stay or go, outline these items in the agreement, listed under "inclusions" or "exclusions."

You must say if you want to remove any fixtures or if you want to leave chattels such as the fridge and stove.

Finally, list the financial details: mortgage balance, monthly payments, due date for all mortgages and annual property taxes.

This information is sent along with a photo to your local real estate board which makes it available to all board members. Generally, this is done using catalogues, tear sheets or a computer.

MLS information is available only to realtors within the jurisdictional boundaries covered by your local real estate board.

There is, however, an interboard listing system which allows realtors to purchase listing information from other boards.

Some people prefer to list "exclusive." An exclusive listing gives your realtor sole authority to offer your property for sale within a specified period of time.

You may prefer this to listing MLS if you are selling to a specialized market or if you don't want your home open to all realtors in your area.

Most consumers, however, decide to list their properties through the Multiple Listing Service because it provides access to a much broader base of potential buyers.

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