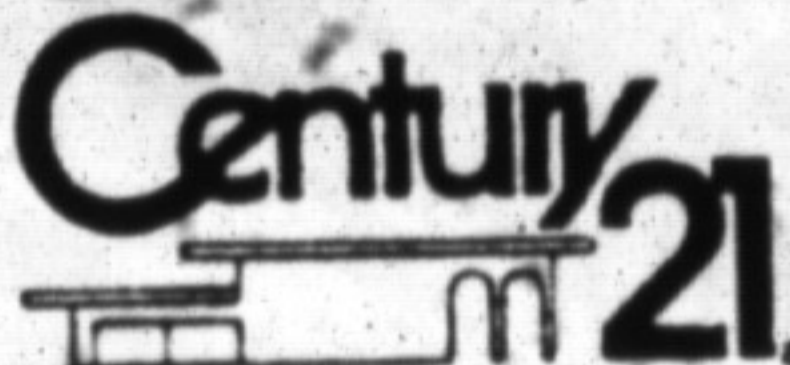


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Living through a renovation — a survival guide to success

You've decided you want a new kitchen and ensuite bathroom.

You've selected a professional renovator, worked out the contract specifications, arranged the appropriate financing, chosen your new kitchen cabinets and bathroom fixtures.

What's next?

Plenty. Planning your project is a big part of the process, but renovation, especially major changes, do not happen overnight. Often, having renovations done is like sitting in a dentist's chair for several months straight.

Here's how to keep moments of anguish, depression and downright hostility to a minimum:

- Plan ahead. How long can you live with dust and dirt all over everything? Is the whole family aware that when the kitchen is being renovated, you'll be eating out a lot? Do you and your spouse see eye to eye on the work to be done — or are you going to be arguing about the kitchen cupboards right up to the day they're installed and

forever after?

- Trust your renovator. He's your best friend until the project is done. Make sure he's a member of the Toronto Home Builders' Association and check out his previous work. If you've chosen wisely and communicated with him well, you have nothing to worry about. It's also nice to be friendly with the workmen. The odd cup of coffee wouldn't hurt either. It can make the difference between a good job and a rushed one where the workmen can hardly wait to get away from an abusive homeowner.

- Don't disappear. It may seem like a good idea to take a long holiday in another country while a renovator solves your problems, but it isn't. One couple went away for months while work was underway, but returned to discover they detested the bathroom. Removing it added more than \$30,000 to the cost. It's a good idea to stay close to the job and take daily walks through it, if possible. That way you'll avoid sudden shocks.

• see HOW TO on page RE 7

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 <p>FULL OF PEACE & JOY \$399,000. 2 acre beauty at Brookville Estates.</p>	 <p>DEAR SANTA: ALL I WANT IS ... 807 Merritt \$174,500.</p>	 <p>TOAST THE NEW YEAR \$209,900 424 Woodlawn. Joyce Hagevik* 878-8101.</p>	 <p>GREATLY REDUCED \$249,900. This lovely 4 bedroom executive home on Anderson Ave. is vacant and must be sold. Features include main fr. family rm. and laundry, large master with 4 pc. ensuite, cent. air, lovely yard. Don't delay call Karen Irvine* 878-8101.</p>	 <p>A WINNER FOR THE BEGINNER \$189,900. This lovely home in Timberlea features cent. air and electronic air cleaner, fin. basement with new brdm. & airbrght stove, lrg. kitchen with w/o to deck and private yard, 3 bedrooms, 2 baths. Call Karen Irvine* 878-8101.</p>	 <p>PEACEFUL SECLUSIONS \$349,000. Siderpit located on 10 beautiful wooded acres and only 7 minutes from the 401.</p>
 <p>HANG YOUR STOCKINGS HERE \$269,900. 278 Coxw. Blvd. A lovely 2 storey, 4 bdrm. home. Joyce Hagevik* 878-8101.</p>	 <p>CHRISTMAS SHOPPING?? \$279,500. 789 Childs - A lovely 2 storey with extras. Joyce Hagevik* 878-8101.</p>	 <p>IT'S YOUR CHOICE 235 Bronte #54 \$126,900. 341 Wilson #1 \$137,500.</p>	 <p>LOOK NO FURTHER HERE IT IS That is unless you don't want a fantastic buy. Reduced to \$297,000. 3 ac., br. alum. 2 storey, 4 bdrm. A.C. 3 bth. Finished basement, 20x40 inground pool assumable 1st mtg. \$1181,851 11.75% Oct. 1/93. Please call Dave Good* 878-8101.</p>	 <p>HOUSE ON MI INDUSTRIAL PROPERTY .653 acres det. bung. 2 bdrms. up with apt. in basement. \$274,900. Adjacent property same zoning. 6000 sq. ft. bldg. 2 fam. home on 3 acres. \$650,000. For viewing call Dave Good* 878-8101.</p>	 <p>COUNTRY PRIVACY Commute to work from your own private "Estate" Present set-up horse/hobby 4 bdrms. + in-law apt. Spectacular escarpment view! Don't let owning something so special pass you buy \$608,000. Virginia Brazeau* 878-8101.</p>
 <p>JUST LISTED —UNFORGETTABLE Very attractive 2-storey home features 4 bdrms., large foyer, upgraded kit., main floor fam. rm., 2 baths, large lot. Asking \$212,900. Call A. Lear-Coetigan* 878-8101.</p>	 <p>CHECK THESE AMENITIES \$164,900. 1) Central air 2) Aluminum Soffits & Eaves 3) Main floor family room 4) Hot tub 5) Inground heated pool 6) Log burning fireplace 7) Finished Basement Call Sandy Kneale* to view</p>	 <p>FIRST TIME OFFERED \$264,000.00. Excellent opportunity to purchase your first country home at a realistic price. 3 bedroom sidesplit with a finished rec. room that includes a F.P. and walkout to the garden and your own fruit trees. Lee Burker* 878-8101.</p>	 <p>N1 ZONING FRONTS ON 2 STREETS 1.25 acres Serviced land could be developed for housing. Call Dave Good* 878-8101.</p>	 <p>HOUSE ON MI INDUSTRIAL PROPERTY .653 acres det. bung. 2 bdrms. up with apt. in basement. \$274,900. Adjacent property same zoning. 6000 sq. ft. bldg. 2 fam. home on 3 acres. \$650,000. For viewing call Dave Good* 878-8101.</p>	