

Decorating a special room for your child

If you'd like to provide your youngster with the perfect place to play, sleep, study or simply daydream, why not consider redecorating or redesigning his/her bedroom?

A well-designed child's room can provide a cosy and secure haven where youngsters can enjoy their privacy and spend many fun-filled hours — while giving you a great deal of peace of mind.

With a little bit of foresight and flair, you can create a wonderful, multi-purpose room which meets all your youngster's needs and will continue to accommodate them as they grow and their requirements and interests change.

Space

If you're faced with a limited amount of room, you should be able to work effectively with existing space without having to knock down walls or finance an expensive addition to your home.

If you're starting from scratch and intend to design and add a brand new room to your home, you obviously have a great deal more flexibility and freedom than you would if you were limited to working solely within existing space.

It's important to keep space and function in mind when plan-

• see KIDS' ROOM on page 6



BRUCE ELMSLIE
Broker

**WILDWOOD
REALTY INC.**
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REDUCED - \$124,900 PARKLIKE SETTING

for this end unit townhouse. Spacious rooms, separate dining room, walkout from living room to private patio, 2 baths and finished basement. Want to know more?? WW-191

Thinking of selling your home?

Are you thinking of selling your home this fall or winter? If you're one of the many homeowners who choose this time of year to move — whether you're trading up or down, or simply relocating — you're probably starting to prepare your home for the sale.

But before you become overwhelmed by the task, it's a good idea to sit down and try to look at your home objectively. An attractive, well-kept home generally has a better chance of selling more quickly. And the old adage "first impressions are lasting ones" is true.

However, if you haven't made any big improvements or changes over the years, it's not a good idea to try to take on major renovation projects simply to sell your home. This can be an expensive and lengthy procedure and there are no guarantees that you'll be able to recover all of your costs.

Instead, try to determine what types of minor cosmetic improvements can be made, like general cleaning, painting, floor refinishing and so on. These projects generally don't require a lot of capital and your home can be greatly improved by them. Consult with your realtor to see what types of improvements make the most sense.

Start With the Outside

An inviting exterior insures that prospective buyers will inspect the interior, so it's important to keep your lawn and hedges trimmed and edged, the flower beds cultivated and your yard free and clear of clut-

ter and refuse.

If you have any loose siding or pavement, it's a good idea to get these items repaired. And if you have any cracked or broken windows, get them fixed as well.

If your driveway is somewhat unsightly, consider applying a coat of driveway sealer. This will improve its appearance.

Missing shingles or eavestroughs should also be replaced and loose shutters or awnings should be secured. You may also want to consider painting the exterior of your home to spruce it up. And if you have aluminum siding or trim that's really dirty, hire someone to clean it with a power washer, or wash it yourself.

If you have a garage, make sure the door is clean, attractive and in good working order. Also make sure the inside of your garage doesn't look too jumbled or cluttered.

Also keep patios, walkways and decks free of debris and clutter, and trim any branches that look unsightly or detract from your home.

Inside

You can do a lot on the inside of your home as well, without spending a great deal of money. Two primary areas to keep in mind are the kitchen and bathroom. These two rooms of your home are generally of prime interest to prospective buyers. Make sure they're clutter-free, bright and spotless.

This applies to kitchen appliances as well — especially if you're in-

cluding them with the sale of your home.

If the carpeting in your home looks dirty or dingy, you may want to rent a steam cleaner, or hire a professional carpet cleaner. Pet odour can become trapped in rugs, and this can repel prospective buyers.

Also give your home a thorough cleaning and airing prior to showing it. Make sure any wood and tile floors look clean and bright, not dull and dingy.

As well, keep in mind that rooms that are too cluttered will give the impression that they're much smaller than their true size. Try to create a feeling of spaciousness when conducting your "spruce-up." If you have too much furniture, consider removing some of it and storing it with a friend or relative.

Checklist

In addition to the information outlined above, here's a brief checklist for you to run over before your house is shown.

- * Whenever possible, try to be out of the house while the realtor is conducting a showing. (Prospective purchasers often feel like intruders when homeowners are present.)
- * Keep pets well out of the way — preferably out of your house during a showing.
- * Make sure your home is tidy and well-aired.
- * Keep stairways free of clutter.
- * Remove any items (like chandeliers) which won't be included in the sale of the home.

Countrywide

CAMPBELLVILLE

REALTY INC.

14 Martin St., Milton

875-2294

90 Main St., Campbellville

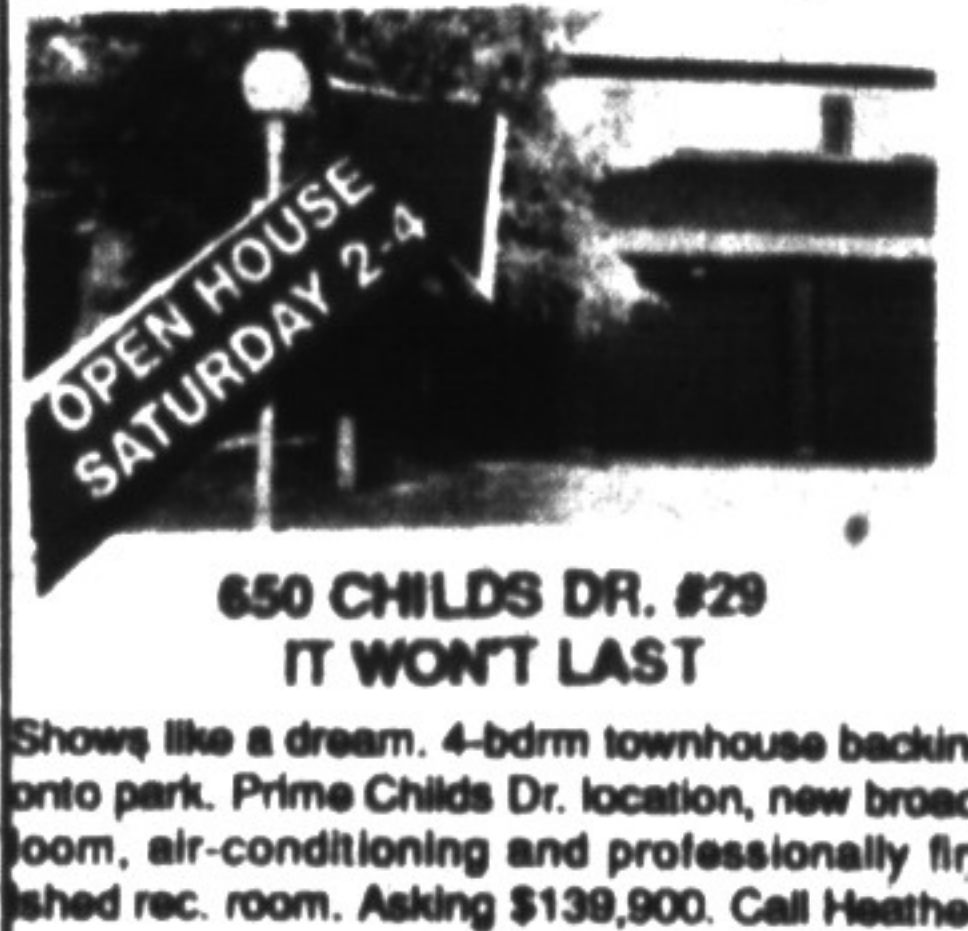
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CONTEMPORARY BUNGALOW

On a professionally landscaped two-acre lot in Brookville Estates. Barzotti kitchen, Pella sun-room. Pine trim and decorating upgrades throughout. This is an exceptionally well-built home in immaculate condition. Call Bill Elliott.



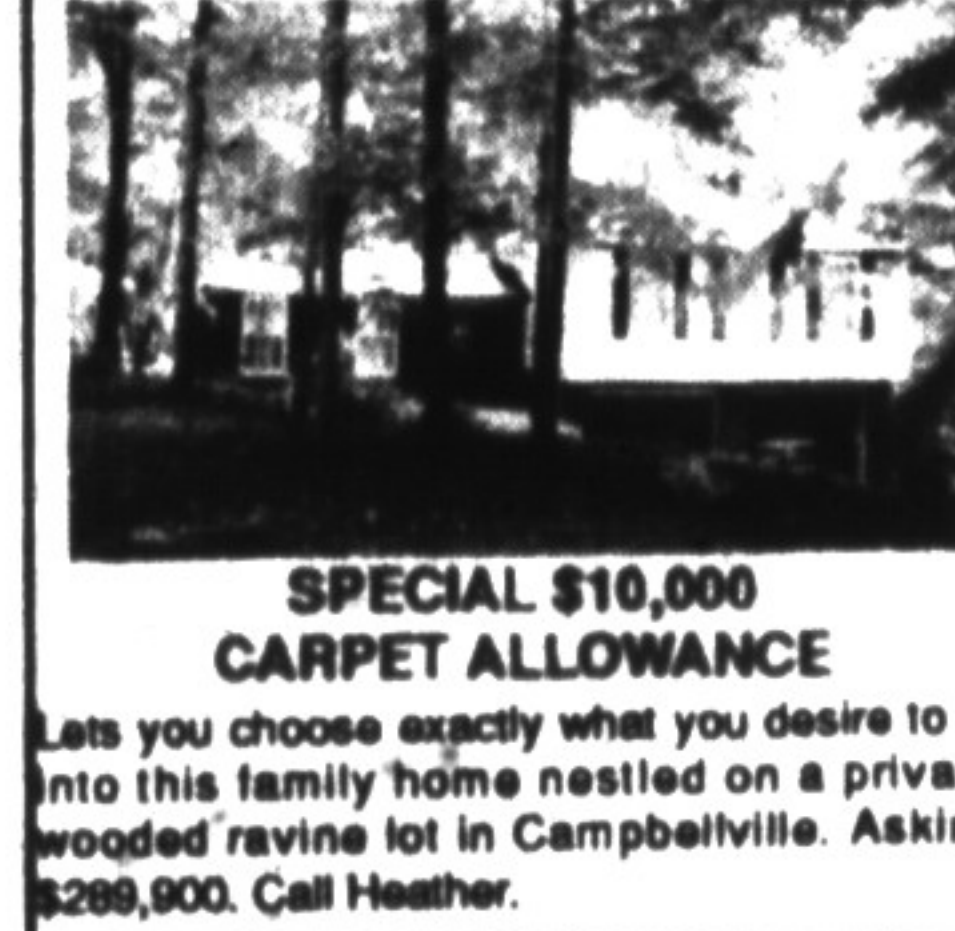
650 CHILDS DR. #29 IT WON'T LAST

Shows like a dream. 4-bdrm townhouse backing onto park. Prime Childs Dr. location, new broad-room, air-conditioning and professionally finished rec. room. Asking \$139,900. Call Heather.



CUSTOM DESIGN

Beautiful custom-built home on 4.68 acres. Nicely treed & landscaped. Just south of Campbellville. Numerous walkouts to decks and patios. Florida room, 2 fireplaces, 3 baths, fully finished lower level. Could be a two-family home. Listed at \$395,000. Call Sylvia.



SPECIAL \$10,000 CARPET ALLOWANCE

Lets you choose exactly what you desire to fit into this family home nestled on a private wooded ravine lot in Campbellville. Asking \$289,900. Call Heather.



R. R. #1 MOFFAT

Beautifully situated on 3.92 ac., 4 bedrooms, 3 baths, recently renovated and features whirlpool tub and separate shower in master ensuite. Also fully insulated steel stable with 2 stalls, ideal for horses. 2nd shed steel clad with all hardware for 3 more stalls. Contact Grant Mitchell.



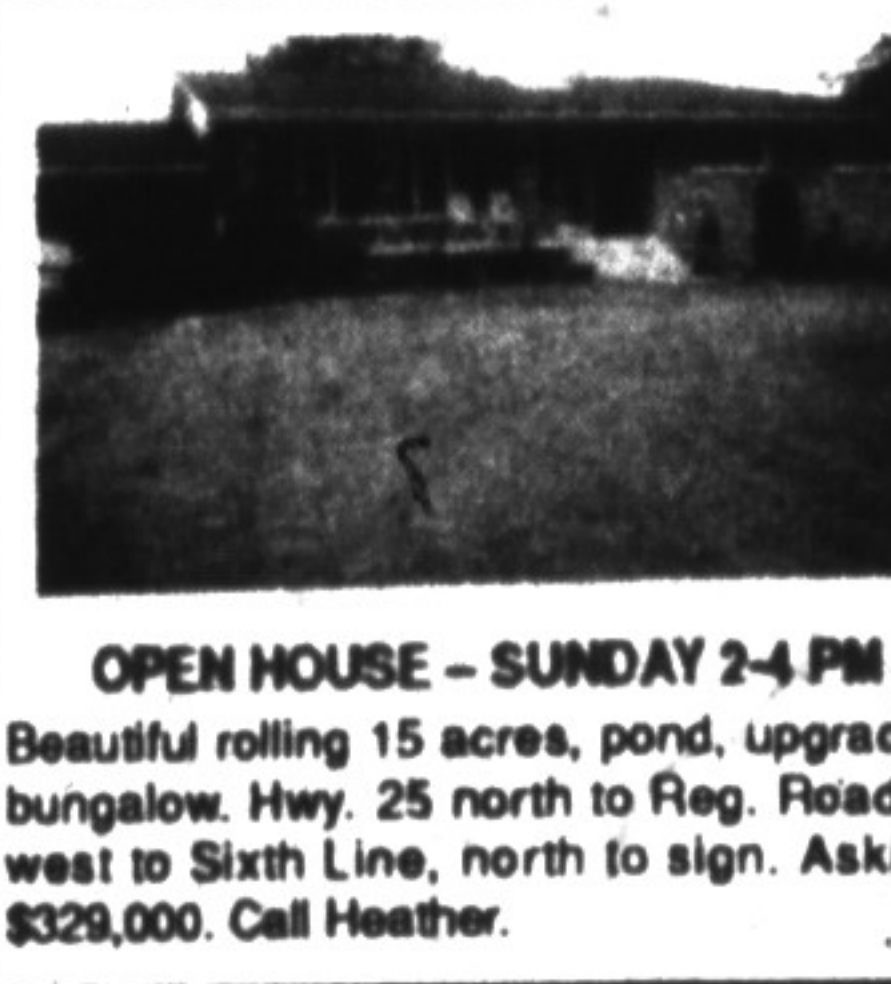
SO MUCH TO OFFER

A charming custom-built family home where quality is evident, 1.7 acres, hamlet setting backing onto woods. Fabulous kitchen open to family room, 4 bedrooms, 3 baths. A pleasure to show. Great value at \$289,900. Call Heather now.



FANTASTIC HORSE SET-UP

9-stall barn, outbuildings, 3 paddocks. Charming brick home located in Lowville — so convenient to 401 & QEW. \$329,900. Call Heather now!



OPEN HOUSE - SUNDAY 2-4 PM

Beautiful rolling 15 acres, pond, upgraded bungalow. Hwy. 25 north to Reg. Road 9, west to Sixth Line, north to sign. Asking \$329,000. Call Heather.



NEWLY LISTED - SOUTH OF MILTON

3 bedroom bungalow with finished basement, main-floor family room, double garage & workshop, one bedroom apt. over garage partly finished. Over 1 acre. Only \$188,900. Call Sylvia.

BUILDING LOTS

- 42 acres, Steeles Ave. west of Guelph. Asking \$299,900.
- 7 acres, 2 frontages. Beautiful lot. Only \$138,000
- 47 Acre treed lot. 2nd Line, min. from Campbellville Village. Asking \$309,000.
- Over 3/4 acre in downtown Milton. Ideal for estate home or multi-unit. Asking \$154,900

Call Sylvia