

The timing is perfect for renovating your kitchen

An integral part of any home, the kitchen is really a multi-purpose room.

Food is prepared and consumed here, and, because of its very nature, the kitchen serves as a traditional gathering place for the family.

If you're thinking about having your kitchen completely remodelled, or having your cupboards refaced or replaced altogether, your timing is perfect. With the ever-increasing diversity of products continually coming onto the market today, you have an unending variety of designs and materials to choose from — regardless of whether you prefer traditional to contemporary or if you like the smooth, clean lines of European styling.

Today's kitchens can be anything you want them to be — sleek and shiny, warm and cosy, or bold and bright. Many homeowners are opting to make an informal family room area part of their kitchen renovations as well. Some are even adding on solariums.

By updating and enhancing your kitchen, you'll also be adding to the overall value of your home.

The payback on kitchen renovations in general, is estimated to be quite good.

Effective Planning is Key

As with any home improvement project, planning is the key ingredient. So before you decide on a particular style or layout, make sure you take a good look around at kitchen showrooms.

Consult magazines and books as well. After all, it's your home and your money, so it pays to do your

homework and know what's available.

Make sure you get quotes for the costs of various types of projects you have in mind and ask if the company includes installation in its prices.

Costs vary

Obviously, costs and policies will vary somewhat from manufacturer to manufacturer and you may have to revamp your plans somewhat to suit your budget.

In addition to cabinets, consider other factors as well. Do your appliances need replacing? If so, you'll want to incorporate new ones (possibly of different sizes than your existing ones) into your design for a custom fit.

Do you want — or will you have to put in a brand new floor? These are all things you'll want to factor into your overall design.

Also keep in mind that what you see in a showroom or magazine may not be entirely practical for your own purposes and space limitations. Consult experts and take the time to choose carefully. For instance, if you have a very small galley kitchen, you may want to incorporate special "effects" (such as color techniques, mirrors, skylights and so on) that will make the room appear more spacious.

If you're working with very limited room, you'll also want to get the maximum amount of mileage out of every available inch of space that you have.

Organizers and Time Savers

Today's cabinets come with all

sorts of gadgets designed to help you keep things more organized, like built-in, gliding cutlery drawer organizers, plate racks, special drawers for pots and pans and special racks or slots for pot lids.

You can also get special pull-out revolving corner sections which allow you to maximize your storage space in corner cabinets and make the most use out of awkward space.

Other specialty items include built-in wine racks, spice bins, built-in curio cabinets and special rolling racks and bins that allow you easy access to under-the-counter items.

Work Islands

In more spacious kitchens, work islands are a popular option because they provide an area which can be easily accessed for food preparation. They also provide an interesting focal point.

If you don't have room for a large work island, you may want to consider a small portable work station or "butcher's block" which can be rolled out of the way and stored in a corner or pantry when not needed.

In addition to providing you with extra working space, many of these units contain extra shelves for permanent storage.

When finalizing your design plans, it's a good idea to try and keep your fridge stove and sink in a triangular pattern so that you don't waste a lot of time needlessly retracing your steps.

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

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Home building to rise 2.3% across the country in 1993

Home construction is expected to rise 2.3 per cent this year to 172,100 units, according to a report released by Canada Mortgage and Housing Corporation. National Housing Outlook also forecasts a further rise of 10.6 per cent to 190,400 units for 1994.

"After a slow start in 1993, home construction is expected to get a boost from the stronger economy expected later this year and into 1994. The market will also remain affordable and continue to benefit from the two federally sponsored homeownership programs and strong population growth," said Gilles Proulx, chief economist at CMHC's Market Analysis Centre.

"As well, the forecast reflects the weakness suffered by new and resale markets at the beginning of year and the impact of reduced commitments for social housing units," Mr. Proulx added.

Construction of single-detached dwellings is forecast to increase nearly seven per cent to 99,300 units this year and another 12 per cent in 1994. High apartment vacancy rates and reduced social housing units

will result in a slight drop in multiple unit construction to 72,800 units this year. A rebound of approximately nine per cent is expected for 1994 due to private market units.

Regionally, Western provinces should show the best performance in 1993, with the exception of Alberta where starts will be lower following a strong surge last year. Total starts are expected to rise five to seven per cent in Quebec, New Brunswick and Newfoundland. They should decline in Ontario, Nova Scotia and PEI due to lower construction of multiple units.

During 1994, all provinces are expected to see higher home construction activity, with Ontario and Quebec recording the largest increases as their manufacturing sectors improve.

Activity on the resale market will be restrained, falling by approximately three per cent this year after two strong annual advances. The existing market benefited from the national homeownership programs established in 1992. Although this will remain favourable, the low level of activity at the beginning of 1993 will pull down the annual total.

Countrywide

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FOR SALE



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COUNTRY TREASURE

Come have a look at this tastefully decorated home set on large lot. All-brick bungalow with fully finished lower level featuring 2 walkouts and private in-law suite. Backyard is nicely landscaped and features 16' x 32' inground pool. House has central air, central vac, double garage (with automatic opener), skylight in kitchen. Asking \$279,900. Call Florence to view.

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4 BEAUTIFUL ACRES

So much for so little! All-brick Colonial-style bungalow featuring 3 large bedrooms, pine Florida sunroom overlooking scenic pond, eat-in kitchen with walkout to deck, 2 fireplaces and a bonus 2-bdrm. apt. with sep. entrance. Four beautifully landscaped acres and long tree-lined paved drive finish off this picture perfectly! Only \$299,900. Call Sylvia for more details.

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290 SATOK TOWNHOME

End unit. Private backyard - 3 bedroom, 2 bath, cent. air, new furnace, central vac., main-floor laundry, finished basement. Asking \$132,900. Call Sylvia or Florence 854-2294.

REDUCED



A GREAT BARGAIN! 14 ACRES

This Victorian style home with 3 beds, 3 baths, living room, dining room, & family rm. kitchen. Has been drastically reduced. Includes 9 stall barn, working ring, pond, & mature trees. Located 2 mins. to Campbellville and priced at \$375,000. Call Isabel.



LOOKING FOR A HOBBY FARM

10 picturesque acres just north of Campbellville. Five-stall barn, heated back room, 2 ponds, and fenced paddocks. Also features inground pool. Spacious 4 bedroom split-level home with cathedral ceilings, sunroom, family room with fireplace. Asking \$349,900. Call Florence or Sylvia for more details.



FIRST HOME OR RETIREMENT!

Come out & see this 2 bedroom bungalow on a quiet road close to Campbellville & Milton with vinyl siding for low upkeep, new kitchen 90, New Windows 82. Includes family room with airtight & walkout to deck. Full basement & mature trees. \$185,000. Isabel Hoskins.