

Take the time to get your home ready if you're thinking of moving

Are you thinking of selling your home this spring? 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 clutter 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 including 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 during a showing. (Prospective purchasers often feel like intruders when

homeowners are present.)

- Keep pets well 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 items (like chandeliers) which won't be included in the sale of the home.

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<p>NEW LISTING!</p> <p>EAST OAKVILLE Bright, spacious bungalow, finished rec. room, well decorated, large eat-in kitchen with lots of windows, nice private yard with patio. Listed at only \$261,000. Too many upgrades to list here. Call Joan Tattre-Hollings* for complete details. #52.</p>	<p>VINTAGE MILTON Located near public & high schools, this charmer offers 3 bedrooms, 2 washrooms, eat-in kitchen, spacious living room & dining room, main floor family room, central air, numerous upgrades and extensive landscaped lot (50' x 130'). Asking \$179,900. Contact Bill Currie* #48.</p>	<p>NEED MORE SPACE? NO PROBLEM Call Bill Currie* to view this spacious 4 bedroom home in Bronte Meadows. Features include large eat-in kitchen with walkout, combination living room & dining room, main floor family room with F.P., main floor laundry, 3 baths, partially finished rec. room, Clear & nice yard. \$232,900.#51</p>	<p>TEN PLUS Decorated with a flair from top to bottom, has three bedrooms, eat-in kitchen, finished rec. room, air conditioning, hardwood floors in bedrooms, living room & dining room. Listed at only \$182,500. Give Joan Tattre-Hollings* a call for your viewing of #53.</p>																																																						
<p>\$229,900 LOTS OF EXTRAS Beautiful backdrop home on a nice street, three bedrooms, two and a half baths, family room with fireplace, den, whirlpool, large lot with patio, garage. For full details about #71 please call Barbara Mallalieu*.</p>	<p>REduced</p> <p>CAPE COD CUTIE! \$219,900 Lovely well-kept home on quiet, desirable street in Timberlea, features 4 bedrooms, main floor fam. rm., eat-in kit. with W/O to deck & family-sized yard, central air, new flooring & more! This is the one you've been waiting for, don't delay call Angela Bailey* anytime to view #37.</p>	<p>WELL MAINTAINED Spacious four bedroom family-sized home loaded with extras: two fireplaces, central air, central vacuum, finished basement, heated inground pool, double garage with opens. Value packed at \$189,900. Call Gladys Cranford* about #28.</p>	<p>866 CABOT TRAIL Only \$159,900. Four bedrooms, eat-in kitchen, L-shaped living room and dining room, unspooled basement, upgraded furnace and broadroom plus huge lot. Contact Bill Currie* to view #39.</p>																																																						
<p>LOTS OF ELBOW ROOM... ...in this large split level home with over 2,000 sq.ft. of living space & 152 foot lot, large eat-in kit., huge fam. rm. with FP & W/O to rear yard, master bdrm. with ensuite & W/O closet, all waiting for your personal decorating touch. This is an extra clean home offered at only \$229,000. For more information call Angela Bailey* anytime about #41.</p>	<p>RECREATIONAL PROPERTY Only a 2-1/2 hour drive from Toronto. Building lots for \$26,900. Your choice from two acres, on the river or overlooking a lake. Call Wayne Casson* for directions and details of the area. #30</p>	<p>TWO STOREY \$179,900 Three-bedroom with single garage offers central vacuum, fireplace, finished basement, 1.5 baths, carpet replaced '93, landscaped yard, fridge, stove & dishwasher included. To arrange your appointment to view #22 please call W.J. (Jack) McCrudden, Broker.</p>	<p>WALK TO GO STATION Older home in mature area of Georgetown. Large fenced-in yard with 2 storage sheds & garden. 3 bdrm, 2 storey home with upgraded cupboards in kitchen, most rooms newly painted, beautifully finished hardwood floor in master bdrm. \$164,900. To view #18 please call Linda McHugh*.</p>																																																						
<p>272 ORIOLE COURT Now \$204,900. 4 bedrooms, 2 baths, eat-in kitchen with upgraded cupboards, combo living & dining room, family room with fireplace, central air, I/G heated pool. Located on quiet court. Call Bill Currie* for a list of upgrades. #27</p>	<p>IDEAL FOR YOUNG FAMILY This three bedroom, immaculate townhouse shows extremely well. Fenced yard backs onto private homes. \$125,900. Don't delay, call W.J. (Jack) McCrudden, Broker to view #32.</p>	<p>A HOME YOU'D BE PROUD TO OWN! In the village of Moffat, featuring four bedrooms, main-floor family room with fireplace, heated inground pool and appliances included. This quality built home with many features is perfect for entertaining or quiet family living. Priced at \$305,000. Call Barbara Mallalieu* to view #013.</p>	<p>NEED A SPACIOUS HOME? Now asking \$248,900. Try this 4 bdrm brick home on lot for size! Main floor family room with fireplace, 4 baths, finished rec. room plus spare bedroom, upgraded flooring throughout & tastefully decorated. Well worth inspecting, call Gladys Cranford* to view #151.</p>																																																						
<p>LOOK HERE! Now is the time to think condo. Tired of shoveling snow - cutting grass? STOP and smell the roses! Immaculate 2 bdrm. condo. apt. comes complete with 2 balconies, in-apt. laundry/storage room. A must to see \$122,900. Call Wayne Casson* to view #01.</p>	<p>AFFORDABLE COUNTRY HOME! \$204,900. Set on 1/3 acre in Halton Hills, features 4 bedrooms, modern kitchen with b/l appliances, 2 baths, ceramic & hardwood floors PLUS a large separate garage & workshop you always wanted! To view #10 please call Helen Hardy*.</p>	<p>45 MAIN ST. CAMPBELLVILLE LIST PRICE \$189,777. Comfortable bungalow with oversize garage. Annex now residence and Country Gallery in Campbellville near banks, craft shops, antique stores, etc. Call Doug Bulson* for your appointment to view #40.</p>	<p>NOW \$244,900. COUNTRY CHARM 1905 farmhouse completely renovated without spoiling the charm of yesteryear. Featuring 4 bedrooms, fireplace, woodstove, built-in appliances & much more. Seeing is believing! Call Ron Twiss* for details about #144.</p>																																																						
<p>GREAT INVESTMENT \$174,900 Spacious bungalow with I/G pool in fantastic location. Presently used as a boarding house, but with a little TLC. could be a lovely family home. Make an offer. Please call Angela Bailey* to arrange your appt. to view #133.</p>	<p>COUNTRY LIVING IN TOWN This charming three-bedroom home with 1.8 acres of backyard is only a few steps away from Bronte Harbour, shopping and transportation. \$425,000. To arrange to view #07 please call Joseph Fedacsek*.</p>	<p>EASY COUNTRY LIVING Now asking \$299,000 for this very modern in-level. Sunken L.R. has cathedral ceiling with indirect lighting, dream kitchen with pantry & centre island, plenty of baths, Jacuzzi & many more amenities that will make life in the country more pleasurable. Call W.J. (Jack) McCrudden, Broker to view #88.</p>	<p>LOOKING FOR YOUR FIRST HOME? \$123,900. Try this three-bedroom townhouse with finished rec. room. Walkout from kitchen to fenced backyard. Worth a look. For your viewing of #153, please call W.J. (Jack) McCrudden, Broker.</p>																																																						
<p>APPLEBY LINE Absolutely gorgeous view with backdrop of the Niagara Escarpment. Access to balcony from 3 bedrooms & living room. Possible in-law suite with separate entrance. F.P., cert. vec., Jacuzzi, stream & pond. \$399,000. Please call Jennie Fretz* to inspect this unique home. #125.</p>	<p>CALLING ALL Lawyers, Doctors, Accountants & Professionals people looking for reasonable rents. Look to the Milton Mall for your new start. Offering the first year RENT FREE, with a 5 yr. lease. Call Wayne Casson* for details. #21</p> <p>BUSINESS OPPORTUNITY. High profile location ideal for your new retail store. Loads of traffic & good parking makes this commercial property a "Must See" on your list. Asking \$5.50/sq. ft. for 1,450 sq. ft. Call Wayne Casson* for details. #29.</p> <p>PROFESSIONAL OFFICES FOR LEASE Offering 4 offices, large boardroom, separate entrance & parking. Located in downtown Milton, close to medical centre & shopping. Helen Hardy* for info. #26.</p>	<p>FOR LEASE Four bedroom, two storey home, \$1,500 per month plus utilities. Call Bill Currie* for complete details.</p> <p>THREE BEDROOM CONDO Combination living room and dining room, balcony, two washrooms, laundry, two parking spaces and only \$119,900. Contact Bill Currie* for complete details about #12.</p> <p>TWO ACRE LOT Located near Hwy. 401 at Campbellville. GST paid. Asking \$127,900. Call Bill Currie* for complete details #19.</p>	<p>MISSISSAUGA ROAD, M-1 Industrial land, build for the future, lot size 90' x 239', listed at \$157,500. Call Joan Hollings* for complete details #46.</p> <p>APPROX. 100 AC. 5 min. SW of Campbellville, 20 acres clear, pond & stream. Building permit obtainable. Call Jennie Fretz* for more info. on #126.</p> <p>PORT ALBERT, 66' x 209' Lot close to beach, \$17,500. Services avail., lot levies paid. Vendor willing to hold mortgage, terms negotiable. Call Joan Hollings* about #70.</p>																																																						
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