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

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

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 clear, 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 unslightly 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 eluttered 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 relativé.

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 wellaired.
- Keep stairways free of clutter.
- Remove items (like chandeliers) which won't be included in the sale of the home.



REALTY WORLD

W.J. McCrudden Real Estate

500 Steeles Ave., Milton, Ontario L9T 3P7 & MILTON MALL 876-1133 24 HOUR ANSWERING SERVICE REALTOR

Registered Real Estate Salesperson



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 Tattrie-Hollings" for complete details. #52.



VINTAGE MILTON

Located near public & high schools, this charmer offers 3 bedrooms, 2 washrooms, eat-in kitchen, spacious fivingroom & diningroom, main floor tamily room, central air, numerous upgrades and extensive landscaped lot (50' x 130'). Asking \$179,900. Contact Bill Currie*, #48



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 livingroom & dining room, main floor family room with F.P., main floor laundry, 3 baths, per

tially finished rec. room, C/air & nice yard. \$232,900.#51



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 Tattrie-Hollings' a call for your viewing of #53.



\$229,900 LOTS OF ENTRAS Beautiful backsplit 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*.



CAPE COD CUTIE! \$219,900 Lovely well-kept home on quiet, desirable street in Timberles, features 4 bdrms., main floor fam. rm., est-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.



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 opener, Value packed at \$189,900. Call Gladys Cranford" about #28.



866 CABOT TRAIL

Only \$159,900. Four bedrooms, eat-in kitchen, L-shaped living room and dining room, unspoiled basement, upgraded furnace and broadloom plus huge lot. Contact Bill Currie* to view #39.



LOTS OF ELBOW ROOM... ing space & 152 foot lot, large eat-in kit., huge fam. rm with FP & W/O to rear yard, master bdrm. with ensuite W/I closet, all waiting for your personal decorating touch. This is an extra clean home offered at only \$229,000. Fo



RECREATIONAL PROPERTY

Only a 2-1/2 hour drive from Toronto. Building lots from \$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



TWO STOREY \$179,900

um, fireplace, finished basement, 1.5 baths, carpe replaced '93, lenced yard, fridge, stove & dishwasher. included. To arrange your appointment to please call W.J. (Jack) McCrudden, Broker.



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 Michen, most rooms newly painted, beautifully fininhard hardwood floor in master bdrm. \$164,900. To view #18 please call Linda McHugh*.

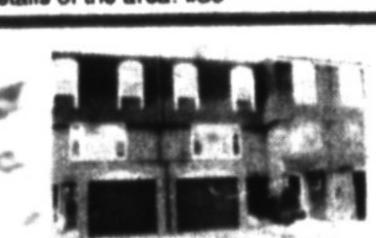


more information call Angela Balley" anytime about #41.

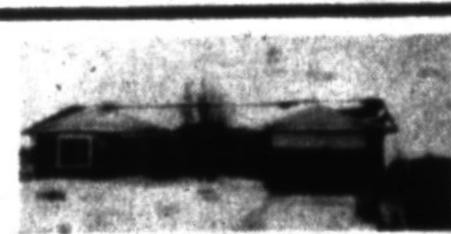
272 ORIOLE COURT Now \$204,900. 4 bdrms., 2 baths, eat-in kitchen with upgraded cupboards, combo living & dining room, family room with fireplace, cent

air, I/G heated pool. Located on quiet court.

Call Bill Currie* for a list of upgrades. #27



IDEAL FOR YOUNG FAMILY This three bedroom, immaculate townhouse shows extremely well. Fenced yard backs onto private homes. \$122,900. Don't delay, call W.J. (Jack) McCrudden, Broker



A HOME YOU'D BE PROUD TO OWN! In the village of Moffat, featuring four bedrooms, mainfloor family room with fireplace, heated inground pool and appliances included. This quality built home with many testures is perfect for entertaining or quiet family living. Priced at \$305,000. Call Barbara Mallalieu* to view #013.



NEED A SPACIOUS HOME?

Now asking \$248,900. Try this 4 bdrm brick home of 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.



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.



AFFORDABLE COUNTRY HOME! \$204,900. Set on 1/3 acre in Halton Hills, features 4 bdrms., 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*



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 Butson* for your appointment to view #40.



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.



Spacious bungalow with I/G pool in fantastic location. Presently used as a boarding house. but with a little T.L.C. could be a lovely family home. Make an offer. Please call Angela



COUNTRY LIVING IN TOWN This charming three-bedroom home with 1.8 acres of backyard is only a lew steps away from Bronte Harbour, shopping and transportation. \$425,000. To arrange to view #07

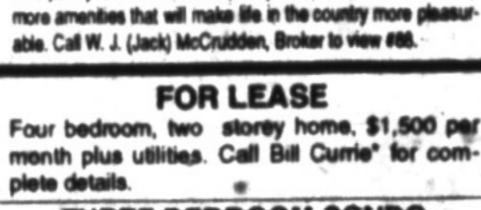


EASY COUNTRY LIVING Now asking \$299,000 for this very modern tri-level. Sunke L.R. has cathedral ceiling with indirect lighting, dream kitcher?



LOOKING FOR YOUR FIRST HOME? \$123,900. Try this three-bedroom townhouse with finished rec. room. Walkout from kitchen to with parity & centre island, plenty of baths, Jacuzzi & many ... fenced backyard. Worth a look. For your viewing of #153, please call W. J. (Jack)

McCrudden, Broker.



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. TWO ACRE LOT Located near Hwy. 401 at Campbellville. GS paid. Asking \$127,900. Call Bill Currie* for

NIPISSING 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.

APPROX. 100 AC. 5 min. SW of Campbellville, 20 acres clear, pond & stream. Building permit obtainable. Call Jennie Fretz* for more info. on #126.

PORT ALBERT, 66' x 209' Lot close to beach, \$17,500. Services avail., lot levies paid. Vandor willing to hold mortgage, terms negotiable. Call Joan Hollings' about #70.

complete details #19. W. J. (JACK) McCRUDDEN, BROKER 876-1575 JOAN TATTRIE-HOLLINGS 878-0466 WAYNE CASSON' 876-4930 GARY LOVE .878-2755 ROSS CESCON JOSEPH FEDACSEK, Assoc. Broker 854-9949 878-7488 BARBARA MALLALIEU. 875-3039 GLADYS CRANFORD* .878-7488 J. MARK MALLALIEU, Assoc. Broker 877-0448 LINDA McHUGH .878-4944 BILL CURRIE. .878-6709 SAM NADALIN, Assoc. Broker 878 1029 DON PELZ' 338-7084 DAN DELIC. .876-0913 ANGELA BAILEY. 878-1029 ROSE MARIE SAUNDERS 878-9378 LINDA ERTZLY .878-5692 DICK BELFORD 878-4056 RON TWISS 319-0457 TRISH FITZSIMMONS' LES BUNKER* *Registered Real Estate Salesperson 875-2727 JENNIE FRETZ' AL BURNS' DOUG BUTSON'



Bailey* to arrange your appt. to view #133.



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/F cent. vec., Jacuzzi, streem & pond. \$399,000. Please cal Jennie Fretz' to inspect this unique home. #125.

please call Joseph Fedadsek*. CALLING ALL Lawyers, Doctors, Accountants & Professional people looking for reasonable rents. Look to the Milton Mall for your new start_Offering the first year RENT FREE, with a 5 yr. teme. Cal Wayne Casson* for details, #21

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. 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.

878-3915 HELEN HARDY