

Getting your house ready to put on the market

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It's almost time for the For Sale sign to go up, and time to make sure your house will be looking its best when the first prospective purchasers walk through the door.

A clean, uncluttered house looks bigger and more inviting, so begin by packing away bulky or unused furniture and making the best use of your space. Be ruthless when you go through closets, spare rooms and cupboards.

If you haven't used that bread-making machine for a while, and if you're not likely to need that extra set of china or cutlery in the next few years, pack it away. Those knick-knacks on the mantelpiece may have sentimental value to you, but they'll just look like knick-knacks to the people who come through your home. Take a deep breath and move them out of sight.

You can make a head start on packing by cleaning off bookshelves, clearing clothes, shoes, extra towels and bedding out of closets, and boxing the kids' toys, out-of-season sports equipment and garden tools.

Take a tour of your house and make a note of all those easy-to-miss spots that need a good cleaning. Wash down the walls, windows and woodwork. Scrub sinks, toilets, bathtubs and kitchen appliances until they shine. Clean out the cupboards under the sink, dust the tops of baseboards and wash all window coverings.

The more thorough the initial clean-up, the easier it will be to keep the house looking its best for visits from your Realtor and prospective buyers.

Now is the time to fix the cracked light-

switch plates, broken door handles, leaky faucets and squeaky doors you've learned to live with for years.

Shabby kitchen cupboards and a grubby hallway will benefit from a fresh coat of paint in a neutral colour - this is not the time to start experimenting with dramatic paint schemes.

Similarly, heavily patterned wallpaper or brightly coloured accent walls may tend to distract buyers from other features, or make it hard for them to imagine how their belongings will look in the room. If you can, repaint or paper the walls in a subtle colour.

It's often worth replacing carpet or floor coverings that are in really rough shape. If the state of your kitchen floor is lowering the tone of the whole room, for example, inexpensive stick and

peel tiles can make a dramatic difference.

Ask yourself if improvements like this will make your home more saleable, and do they justify the cost.

Realtors are familiar with the homes' market and can help you decide which improvements will be appealing to buyers. A major investment - adding a garage or deck, for example, may not be recovered through a higher selling price, while something as simple as replacing torn screens or filling cracks in walls and ceilings can add considerably to your home's saleability.

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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<p>WALK DOWNTOWN</p>  <p>From this 1 bdrm. condo with a southern view. Bright & well decorated, lots of storage space. Lovely building w/pool, exercise rm., hot tub & much more. Listed at \$109,900. Joan Tattrie-Hollings will be happy to show this property to you!</p>	<p>LOOK HERE</p>  <p>\$191,000</p> <p>This attractive 3 bdrm. family home is ready for you to move right in & start enjoying. Main floor family rm. w/skylights & 12' sliders to pool area. New forced air gas furnace & central air. Call Wayne Casson to view this delightful home priced at \$191,000. Call Francis Cross.</p>	<p>POSITIVELY BEAUTIFUL</p>  <p>\$589,000</p> <p>On top of the escarpment. Private & secluded. Beautifully landscaped. 8.7 acres. 5 bdrms., indoor pool, 2 stone fireplaces, excellent location. Only 4 kms to Milton. Please ask for Joseph Fedacsek.</p>	<p>AFFORDABLE COUNTRY</p>  <p>\$265,000</p> <p>Thinking about moving to the country but think it's too expensive? This lovely 4 bdrm. home is waiting for you. Lots of upgrades in recent years. Located near an apple orchard only minutes to town. Can be yours for only \$265,000. For more information contact Francine.</p>	<p>INVEST TODAY FOR TOMORROW</p>  <p>\$149,900</p> <p>3 bdrm. bungalow on a good sized lot. 2 entrances with lots of parking, close to all amenities. Now asking \$149,900. Call Ross Cescan for complete details.</p>	<p>SUZANNE - 1700 SQ. FT.</p>  <p>\$190,500</p> <p>4 bedrooms, 3 1/2 baths, finished rec. This very attractive raised bungalow with 3 bdrms. is a popular choice for new home buyers. Call Wayne Casson for details of this new home to be built by Brazziot Homes.</p>
<p>MODEL HOME \$183,500</p>  <p>Many builder's upgrades such as Greek columns, crown mouldings & wainscoting, oak railings, all this overlooking a pretty garden & a park. Call Audrey Newell.</p>	<p>YOU NEED IT - IT'S GOT IT!</p>  <p>\$163,000</p> <p>Do you want a family home? You'll like this one! Need four bedrooms? This one has them. Need 3 finished levels, each with a washroom? You have it! Need a large sun-deck for private yard? Just have a look! Also a country kitchen & oversized garage. Call Doug Butson for detailed showing.</p>	<p>40 ACRE FARM</p>  <p>\$399,000</p> <p>Close to Mohawk Raceway. Bungalow with many upgrades, inground pool. Steel bank barn with box stalls. Land in hay & paddocks. Please ask for Ron Twiss.</p>	<p>YOUR DREAM CAN COME TRUE!</p>  <p>\$379,000</p> <p>All brick 3,365 sq. ft. 2 storey w/oversized heated 3-car garage. Includes 5 bdrms. 4/bathrooms, 2 fireplaces. Stainmaster broadloom throughout, central air, sauna & security system. Located in a private setting on 20 acres of trees w/orchard & stream. \$379,000. Call now and ask for Les Bunker.</p>	<p>IDEAL FOR THE YOUNG FAMILY</p>  <p>This ranch is near schools and parks. Walk to GO train and bus, also Milton Mall. 3+ bedrooms, many inclusions, this nice clean and bright home is only \$167,500. Call Audrey Newell for more details.</p>	<p>ONE IN A MILLION VIEW</p>  <p>\$379,900</p> <p>On the escarpment, 5 acres, home buildings. Build your dream home and have your dream view. Call Audrey Newell.</p>
<p>FRELTON ROAD</p>  <p>Unique 3,000 sq. ft. village residence on almost 1/2 acre. Former medical centre still has 2 offices w/street access. Sauna, solarium & 5 rooms, separate apt. are recent added features. \$269,900. Call Doug Butson.</p>	<p>LOVELY BACKSPLIT</p>  <p>Picture yourself, snuggled in front of the fireplace in the family room, snow falling in the fully fenced backyard, then off to the bed in the spacious 3 bedrooms. Need more info? Call Joan Tattrie-Hollings. This could be all yours for only \$189,900.</p>	<p>MILTON BRICK HOME</p>  <p>\$179,900</p> <p>Downtown Milton. Commercial potential. 10' ceilings main floor. Ideal for professional offices plus living accommodation, attic potential. Ask for Chris Newell.</p>	<p>LEGAL DUPLEX</p>  <p>\$179,900</p> <p>Downtown Milton. Eight room property in the heart of downtown. Walk to schools, stores, work, etc. Well maintained. Call Chris Newell.</p>	<p>RAISED BUNGALOW</p>  <p>Bright and spacious 4 bdrm. colonial style, large rec room w/woodburning stove, double car garage w/2 garage door openers, central vac & attachments. Lot size 150' x 200'. Close to town but country. Listed at \$249,900. Call Joan Tattrie-Hollings.</p>	<p>DARBYVILLE 10 ACRES</p>  <p>438' frontage x 997' deep this property is sloping. There is a barn, 2 paddocks, pond, several large perennial beds, plus the house with 3 - 4 bdrms., walkout from the family room, full unfinished basement for you to do your thing. \$285,000. Call Audrey Newell.</p>
<p>'TWEEN MILTON & C'VILLE</p>  <p>\$215,900</p> <p>Fronting on Appleby Line with large rooms used for 2 family dwelling. Well looked after. 4 bdrms., 3 full baths, living & dining rms., Outside 24 x 16' deck, oversized dble. garage. Call Audrey Newell.</p>	<p>IN DORSET PARK</p>  <p>This 2-storey has 4 bedrooms, main floor family room, eat-in kitchen plus, plus! 2.5 baths, above ground pool & lots of decking. Shingles, furnace, some windows and some broadloom replaced within the last couple of years. \$204,900. Call Chris Newell for an appointment.</p>	<p>LOOKING FOR SOME PRIVACY?</p>  <p>Call Bill Currie to view this 4 bdrm. farm-house on 77 acres with eat-in kitchen, separate living room & dining room, main floor family room w/woodburning stove, main floor laundry, economical ground source heating system. All this for only \$374,900.</p>	<p>NEED QUICK POSSESSION?</p>  <p>Your family will be impressed with this 4 bdrm. all brick charmer. Features include renovated kit., separate D.R., formal L.R., main floor family room with wet bar, 2 walkouts to a large deck, 3 bathrooms, finished rec room plus 5th bedroom in basement & central air. All this on a 50 x 150' lot. Asking \$239,900. Contact Bill Currie.</p>	<p>5.5 ACRE LOT</p> <p>Super building site located just north of Mohawk Raceway. Short drive to 401. Well on property, approximately 50' drilled. Only \$129,900. Call Bill Currie Sales Rep.</p>	<p>TWO HOMES ON ONE LOT</p>  <p>Are you looking for a renovated charming 3 bedroom home? Huge country kitchen with walkout to deck, separate L.R. and rec rm. Also included is a separate 2 bdrm. house (leased). 30 x 60' 2 storey barn on over one acre with town water. Offered at \$264,900. Bill Currie.</p>
<p>ELEGANT TOWNHOME</p>  <p>Newly listed. Well-maintained and spotless, home comes fully equipped with upgraded broadloom, 5 appliances, privacy fence and other extras. \$119,900. For an appointment call Tim Dobson.</p>	<p>END UNIT</p>  <p>\$121,900</p> <p>This 4-bdrm. townhouse has new carpet installed in living rm., dining room & hallway, finished rec room, eat-in kit., large master bdrm. Listed at \$121,900. & worth your inspection. Lots of extras. Call Chris Newell for complete details.</p>	<p>BEAUTIFUL 150 YR. OLD</p>  <p>\$849,000</p> <p>Stone home completely remodeled. Situated a short distance to Hwy. 401. Offering 4 bdrms. & 4 baths, professionally decorated and more, more, more! Contact Sam Nadalin.</p>	<p>WORTH LOOKING INTO</p> <p>This attractive 3 bdrm. home offers eat-in kitchen w/walkout, combo living-dining rm. w/hardwood flooring, finished rec. rm., C/A, 2 baths & fenced yard. Ask for Bill Currie.</p> <p>BELL SCHOOL LINE</p> <p>Build your dream home on this beautiful rolling 10+ acre lot. Situated on the foothills of the Escarpment. Asking \$249,000. For further information call Ross Cescan.</p>	<p>RETAIL OFFICE SPACE</p> <p>Up to 4200 sq. ft. available in plaza. Newly renovated.</p> <p>Also available 700 sq. ft. retail. Call Chris Newell for details.</p>	<p>Don't Buy or Sell Without Viewing Our Videos.</p> <p>Call DUTY REP for details 878-4444</p>