

Making your home renovation project pay dividends

If you're like many homeowners, you've probably got a long list of things you'd like to do to improve your home.

Maybe it's a big project such as remodelling the kitchen, landscaping or even installing a pool. Perhaps it's a simpler venture such as painting or laying new carpets.

In any case, one thing we all wonder is if renovating will be worth the outlay in time, money and added stress. In a nutshell, will there be a

reasonable return in the investment, economically and in terms of enjoyment of the house?

Your first order of business should be to figure out exactly why you want to renovate. Is it to make your home better looking, more functional, or is it to increase its value?

If you've got pressing needs, such as a new furnace or better insulation, these should be attended to before all else. There's no point in adding snug new carpets if your house is cold

and drafty in the winter.

If your home is in good repair and free of major defects, then you can decide whether you want to undertake cosmetic changes or go with more practical improvements.

As for adding worth to your property, many people make the mistake of thinking a big ticket item will automatically lead to an increase in value. While pools, decks and patios can be a source of enjoyment for you and your family,

you may run the risk of not fully recouping your outlay when you sell. Often, you may be better off considering a more functional project.

There are no guarantees when it comes to realizing a profit on your renovation investment. If your goal is simply to increase the value of your home, the only method that works is to find out what is most desirable to the buying public. You can also maximize your chances of

• see MANY on page RE6

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(p.s.: We're renovating, so please excuse the debris)



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BEVERLY MORELAND

BUILD YOUR OWN TAKE YOUR PICK

In Milton - 78 acre near schools, downtown area. Asking \$149,900.

4.87 acres in Moffat, now only \$135,000.

6 acres on Escarpment with views. \$299,000

Please call Audrey Newell for further details.

DON'T MISS THIS ONE
Located within walking distance of schools & parking, this immaculate 3 bedroom home offers a spacious eat-in kitchen, formal living room & dining room, 2 washrooms & separate family room with gas fireplace & walkout to patio. Backs onto detached homes. To view contact Bill Currie.

DESIREABLE LOCATION
One look and you'll fall in love with this very attractive 3-bedroom semi. Located on a quiet court. \$162,900. Call Wayne Casson.

CAPTIVATING COUNTRY
Unique concept of family home/farm business combination connecting a four bedroom red brick farm house with a multi office attached building enhancing the 10-acre farm with 9 stall barn. A pleasure to view. Please call Wayne Casson.

QUALITY THROUGHOUT
B.C. Cedar log home complete with new shingles, windows, carpet. Three bedrooms waiting for your family. Easy 401 access. \$199,000. Call Wayne Casson.

ONE BEDROOM APARTMENT PLUS
3 bedroom home with 2 washrooms, combination living room and dining room, eat-in kitchen, finished rec. room, central air & vac and private yard. Separate one bedroom apartment has combo kitchen & living room with gas fireplace & walkout. Asking \$194,900. Call Bill Currie 878-4944.

STARTER HOME
Situated on a lot with 340 feet of frontage, this 5 bedroom home offers an eat-in kitchen & separate living room. Located near Kenos. Asking \$129,900. Contact Bill Currie 878-4944.

IF YOU'RE LOOKING FOR ROOM
We have four bedrooms, main floor office, finished rec. room, living room/dining room, sunroom, two bath rooms and a good sized lot with flower beds and much more. Listed at only \$179,900. Give us a call to view today.

CAN YOU HELP ME?
I have purchasers looking for a small bungalow and others looking for a 4-bedroom house in the \$220,000 range.
Please call Audrey Newell at 878-4444 if you are thinking of selling your home.

COMMUTER WANTING COUNTRY
See this fenced acre just N. of Steeles & backpond features 15x30 workshop, heated sundeck, pool, double garage, 4 bedrooms, master ensuite, central vac, formal patio door. Priced at \$229,900. Call Doug J. Butson for more details.

GREAT FAMILY HOME
We're right in the city & close to everything you need. This lovely 4 bedroom split in approx. 1900 sq. ft. has a large patio, walkway. Great for a family, backs onto schoolyard. Asking \$194,900. For your personal viewing call Ross Cescon.

APPLEWOOD CRES.
Tudor raised ranch bungalow has new carpeting on main floor this year or 1 shingles last year. Large fenced lot in Dorset Park. \$177,900. Call Audrey for more info.

SPACE FOR THE WHOLE FAMILY
Four bedrooms, rec. room, main floor family room with gas fireplace, eat-in kitchen with appliances included, private backyard fully fenced, inground pool, two baths, deck off family room, lots of storage. Call Doug for complete details. Reduced to \$224,900.

HEY, LOOK ME OVER
Sited in older Milton, this 3 bedroom charmer offers a huge kitchen with walkout to deck for main living, dining & breakfast room, main floor laundry, 2 washrooms, finished rec. room, pool & much more. Offered at \$199,500. Call Bill Currie at 878-4944.

CHARMER
Barn home on large lot in old Milton. Renovations include new large country kitchen, 4 piece bathroom. A must to see. This won't last long. \$159,900. To view please call Ron Twiss.

TUDOR STYLE
Tudor style raised three bedroom bungalow with large fenced backyard. Finished rec. room with wet bar. Located on a quiet crescent. Contact Al Burnes for more information.

SOLD
Tudor style raised three bedroom bungalow with large fenced backyard. Finished rec. room with wet bar. Located on a quiet crescent. Contact Al Burnes for more information.

878-4444

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