

Many homeowners taking part in renovations

• from MAKING on page RE2
making the right decision by consulting a real estate professional. Realtors can tell you which renovations are popular and could lead to increased value.

Cosmetic renovations are extremely popular and usually the most affordable. Many homeowners are foregoing more expensive projects in favour of things such as interior painting, updated decor, and new floors and carpets. Exterior painting and siding, as well as new windows and doors are also high on the list.

Because potential buyers, like home owners, are drawn to attractive homes, money spent beautifying your property can also serve to increase its value.

Functional improvements such as kitchen and bathroom renovations are also among the most likely to add value. Finished basements are a good choice, especially for those with children. Energy efficient features are much sought these days, and most buyers will inquire about your monthly heating and air conditioning costs.

The primary reasons homeowners cite when

deciding to renovate are to make their homes more attractive, to add value, and as part of regular maintenance. But, surveys have shown that cosmetic and functional renovations have the best chance of increasing value. It appears that a new kitchen or hardwood floor offers more appeal to the average home buyer than a pool.

Landscaping falls into a separate category. Because you can opt for either modest improvements or a total transformation, your decision is more complicated. Modest landscaping, such as a new garden or walkway will certainly make

your home more sellable, but more extensive work can be very expensive and not all buyers will have the same taste as you do.

Recent statistics show a growing trend toward renovation of all types among homeowners. More and more people are choosing to upgrade existing properties and this is expected to continue in the near future. So, if you've elected to join the crowd pick your project wisely, and if you're hoping to add value to your home, it always pays to consult a real estate professional first.



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NATURE LOVER'S DREAM
Sited in Moffat, this gorgeous 25 acre parcel offers easy access to 401 for commuters. Ideal for those who appreciate the beauty and solitude of the country. Close to Burns Conservation Area. Call Katrina today for further details. Priced to sell at \$151,900.



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