



CHRIS MALKIN

Your House Hunting Specialist

HOME RENOVATION TIPS

WHAT ADVICE, IDEAS & TIPS

Every year, hundreds of thousands of homes of every style, shape and size are bought and sold across this country. In spite of all the differences, many of them have one very important thing in common: a RE/MAX Professional who is the driving force behind the transaction. RE/MAX agents buy and sell more homes in your area than anybody.

When you choose RE/MAX you are choosing the combined experience we have gained from every deal we've completed. This experience and expertise ensures that you get the best possible price.

RE/MAX has done extensive research with homeowners, to better understand what makes them tick. This enables us to help you in many ways. First, knowing your preferences is invaluable when it comes to finding that perfect home. Open concept or traditional? Lofty or intimate?

As a home owner, you are likely to re-sell at some point and should consider the benefits of the neighbourhood. Remember, choices you make regarding improvements or renovations can drastically influence your home's market value.

LANDSCAPING

IT ALL STARTS AT THE CURB! Everyone knows the value of a first impression. But RE/MAX has learned that landscaping the front and backyard of your home will give you a 7% better return on your renovating dollar over the average return on other popular renos you might consider.

Increasing your curb appeal can be as simple as adding containers of brightly coloured flowers. Another idea would be to add a low maintenance garden for blocks of colour and texture. Also, consider a simple water fixture in the back yard to add ambiance.



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THE KITCHEN IS THE HUB

Ever wonder why “kitchen parties” naturally occur every time you have guests?

Well, it's because the kitchen is the hub of every home. It's where we get nourishment, refreshment, gather and regroup after a busy day. It is a room with real value for every family. At RE/MAX we've learned that kitchen upgrades can really deliver, with a 44% higher return on investment over the average return on other popular renos you might consider.

Whether you're working with a contemporary kitchen or more of a country feel, stainless steel appliances continue to hold a lot of interest. In cabinetry, look at fine-grained maple, stained or natural, over the traditional heavy oak look of the past. Laminates and marble are great choices for countertops, but granite continues to be the most popular surface of all. Check out the latest fixtures in today's new, brushed nickel finishes.

REKINDLE YOUR PASSION FOR LIVING

Nothing beats the feeling of curling up around a fire on a cold winter's night. Not to mention the comforting feeling of hearth and home that a fireplace adds to a room.

The RE/MAX Return on Reno Index will tell you that installing or upgrading the fireplace in your home will generate 11% greater return on investment than the average return on other popular renos you might consider.

Gas fireplaces have made huge advances in popularity thanks to recent increases in efficiency as well as advances in design. A gas fireplace delivers the best of both worlds - all the comfort without the mess and maintenance.

DISAPPEAR IN YOUR PERSONAL SPA

Today's stress-filled world leaves us all crying out for rest and relaxation. RE/MAX knows that making your bathroom the best it can be will generate a 56% better return on investment than the average renovation.



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The goal should be to create a spa-like environment in your bathroom by installing a soaker tub with relaxing jets, or perhaps a new steam shower stall.

GREAT IDEAS UNDERFOOT

Great looking floors are a strong feature of any home. It often makes all the difference. With RE/MAX, we'll show you how this upgrade can generate a 22% better return on investment than the average.

Start by ripping out that dated wall-to-wall carpet. Then, sand your existing floors down and refinish them, or choose one of the many easy-to-install and affordable laminates now available. A darker stain gives an elegant, yet up to date look. Use area rugs to accent and ground the space.