

YOUR HOUSE YOUR HOME

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE | JANUARY 4, 2019

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LISTINGS**
inside

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Top 6 RENOS

**Want to list
your home?
Read this first!**

1



Update bathrooms

Kitchens and bathrooms sell houses, so it pays to make sure your bathroom is tastefully designed and fully up to date before putting your home up for sale. If you're renovating on a budget, focus on making small changes like repainting the walls, retiling the tub or shower and installing new plumbing and lighting fixtures, especially if the existing ones are dated and inefficient. If you have more time and resources, consider adding an extra bathroom. Homebuyers are increasingly looking for homes that have master, full and half baths. Investing in another bathroom before you sell will increase your home's market value.

2



Upgrade for energy efficiency

Improving the energy efficiency of your house is likely to pay off when you sell it. Studies show that contemporary homebuyers prefer energy-efficient homes due to their environmental concerns as well as the possibility of gaining long-term savings. Think about tackling tasks like amplifying or reinstalling the attic and basement insulation, upgrading the HVAC system, replacing the water heaters and installing new windows to lower the costs of heating and cooling your home. Adding solar panels can also add substantial value. Although they're quite costly to install, more and more buyers are willing to pay more for "green" homes with solar energy systems.

3



Enhance curb appeal

When thinking about what renovations will pay off when you sell, don't underestimate the power of the first impression: your home's curb appeal plays a key role in determining its perceived value on the housing market. Consider updating the siding, repainting the exterior and improving the landscaping on your front lawn. Even small things like repainting the front door and adding new shrubs and potted plants can go a long way toward enhancing your home's look and enticing potential buyers. And don't forget about the garage — recent reports show that replacing your garage door is one of the most cost-effective home improvement projects.

Install hardwood floors

Real estate agents report that homes with hardwood floors tend to sell faster and for more money. Hardwood floors add timeless charm to any home and consistently show up on the wish lists of potential buyers. While they may cost more than carpet or laminate flooring, they last longer and are more likely to pay off in the long run. If your home has wall-to-wall carpeting, consider having the carpets taken out and the original hardwood floors restored before putting your home on the market. Keep in mind that engineered wood flooring can be a good alternative if you're renovating on a budget.



4

Renovate the kitchen

According to many real estate experts, the kitchen is the room that matters the most when selling your home. When it comes to redesigning your kitchen, however, you don't have to spend a fortune to get a great return on your investment. Even minor upgrades can increase your home's overall value and improve the look and feel of your kitchen. Repainting walls, refurbishing cabinets, updating hardware, installing modern appliances and replacing countertops are all cost-effective changes you can make that will likely lure in potential buyers and pay off big during the sale of your house.



5

Paint the walls

Repainting the interior is one of the easiest and most cost-effective ways to transform your home, and it works wonders when it's time to sell. The right shade of paint can bring together any room and make it appear brighter and more spacious. Real estate agents recommend sticking to light and neutral hues such as tan, beige and white. These shades can make spaces feel more open and aren't likely to clash with buyers' furniture and accessories. Save bolder tints to use as accents when painting fixtures like kitchen cabinets or to emphasize unique design features like a breakfast nook or built-in shelves.



6

With the BIGGEST ROI!

Maximalism: the design trend that's replacing minimalism



For the last decade or so, minimalism has been all the rage among interior designers. An esthetic that embraces simplicity, minimalism favours basic geometric patterns, muted colours and unembellished furniture and accessories.

Recently, however, there's been a new trend exploding in the interior design world — maximalism. A reaction against the less-is-more mentality of minimalism, maximalism embraces bold colours, luxurious fabrics, detailed patterns and a melange of accessories and styles. The maximalist approach encourages you to design interiors that display your creativity and reflect your personality.

If you're tired of sparse, minimalist interiors, here are a few tips on how to achieve the maximalist look:

Make a plan. Although maximalist interiors may look artlessly eclectic, they have to be carefully planned to avoid looking kitschy and overstuffed.

Even when experimenting with clashing patterns and designs, you should organize the room symmetrically and have an overarching colour scheme.

Be true to yourself. While minimalist interiors can sometimes feel impersonal, maximalist interiors showcase your personality through unique combinations of styles and decorations. Choose colours, patterns and accessories that reveal something about you and your interests.

Try it in small doses. Start with a few decorative touches, like adding a mix of brightly coloured throw pillows on the couch, putting up patterned wallpaper or investing in a few statement pieces of furniture or decor.

This winter, embrace the maximalist trend. Brighten up your home by integrating vibrant colours, loud patterns, gilded decorations and richly textured fabrics into your living space.



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OPEN HOUSE SAT., 1:30-3:30 PM
51 VICKERS CLOSE, RED DEER
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53 AZTEC CRES., BLACKFALDS
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Wabi-sabi: embracing the perfectly imperfect home



Wabi-sabi is the ancient Japanese philosophy of finding beauty and serenity in the imperfect. If you want to incorporate this ancient philosophy into the style and design of your home, here are a few ways to start.

Use handmade items: wabi-sabi is about authenticity, so favour decorations and furniture that aren't mass-produced. Hang a painting made by a family member instead of a print, and shop at local boutiques and flea markets instead of big box stores.

Get rid of clutter: it's hard to find the peace of mind wabi-sabi offers when you're surrounded by clutter. Getting rid of things that you don't use and organizing the things you need will bring tranquility into your home.

Bring the outdoors inside: organic materials like wood and natural stone are a big part of the wabi-sabi philosophy. Using these materials and filling your home with live plants will bring positive energy into your home.



Wabi-sabi is about finding beauty in imperfection. Don't be afraid to bring something into your home that makes you happy, even if it doesn't match the rest of your decor.

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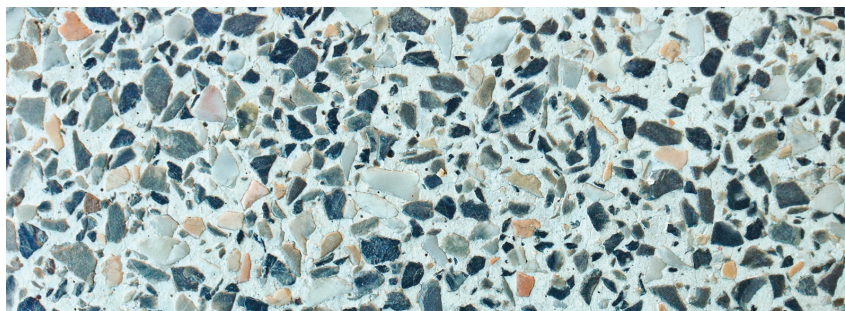
Terrazzo making a comeback

Even if you've never heard the word, you've probably seen terrazzo before. A popular flooring material in the 70s, this composite material is usually made from scraps of marble, glass and granite that are set into resin.

No longer relegated to hospital and school floors, terrazzo is making its way into modern homes. Because it's manmade, this versatile material can be found in almost any colour, and depending on the size of the chips of stone, can be as subtle or audacious as you want.

If you want to integrate terrazzo into your home, consider using it as a countertop in lieu of granite, or for a shower wall instead of the standard ceramic tiles. If you're tentative to fully embrace the trend but still want to try it out, terrazzo prints are popping up on all sorts of decorations and furniture, from lamps and coasters to coffee tables and barstools.

If you're looking for an interesting way to update your home, terrazzo may be the ticket.



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51 Vickers Close..... **1:30 – 3:30 pm** Nicole Dushanek ROYAL CARPET REALTY **342-7700**..... \$304,900..... Vanier Woods
 479 Townsend Street..... **1:00 – 3:00 pm** Nadine Marchand ROYAL CARPET REALTY **342-7700**..... \$729,900..... Timberlands
 44 Drever Close..... **2:00 – 4:00 pm** Mitzi Billard..... RE/MAX **396-4005**..... \$439,900..... Deer Park Village
 101 125 Caribou Cres..... **2:00 – 4:00 pm** Mitzi Billard..... RE/MAX **396-4005**..... \$439,900..... Clearview Ridge
 19 Brookstone Drive..... **2:00 – 4:00 pm** Roxann Klepper RE/MAX **872-4546**..... \$320,000..... Beacon Hill

SUNDAY, JANUARY 6

RED DEER

21 Inglewood Drive **2:00 – 4:00 pm** Donna Empringham . ROYAL LEPAGE NETWORK **872-0105**..... \$414,000..... Ironstone
 3729 47 Street..... **1:00 – 3:00 pm** Nadine Marchand Royal Carpet Realty **342-7700**..... \$319,900..... Eastview
 148 Vincent Close..... **2:00 – 4:00 pm** Mitzi Billard..... RE/MAX **396-4005**..... \$379,900..... Vanier Woods
 20 Ash Close **2:00 – 4:00 pm** Kim Fox RE/MAX **506-7552**..... \$995,000..... Anders Park East

SUNDAY, JANUARY 6

OUT OF TOWN

53 Aztec Crescent..... **1:30 – 3:30 pm** Nicole Dushanek Royal Carpet Realty..... **342-7700**..... \$299,900..... Blackfalds
 28126 Twp Rd 411 #152... **2:00 – 4:00 pm** Mitzi Billard..... RE/MAX **396-4005**..... \$650,000..... Rural Lacombe County
 59 Palmer Circle **2:00 – 4:00 pm** Roxann Klepper RE/MAX **872-4546**..... \$288,900..... Blackfalds



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How to think about colour like an interior designer



Did you know that design professionals use the colour wheel when deciding how to decorate a space? Here are some colour theory basics to help you think like a designer when adding colour to your home.

The colour wheel

The standard colour wheel contains 12 colours: three primary colours, three secondary colours and six tertiary colours. Primary colours (red, yellow and blue) combine to form secondary colours (orange, violet and green). Tertiary colours are derived from combinations of primary and secondary colours.

Variations on these base colours are created by using different shades, tints and tones. Tinting means adding white to make a colour lighter while shading involves adding black to make it darker. Tone refers to mixing a colour with a combination of white and black.

How designers use the colour wheel

when decorating

Designers use these principles to figure out different ways to use colour in a space. Here are three common colour schemes.

Monochromatic: based on one colour in various shades, tones and tints.

Complementary: complementary colours (orange and blue, red and green, yellow and purple) are directly across from each other on the colour wheel. In a complementary scheme, one colour serves as the dominant hue and the other as an accent.

Analogous: based on three colours found next to each other on the colour wheel. It's more subtle than using complementary colours but more colourful than a monochromatic interior.

Designers also consider colour temperature. In general, warm colours, which contain more red and yellow, are thought of as more vibrant and cosy while cool colours, which have more blue and violet in them, are seen as calm and relaxing.



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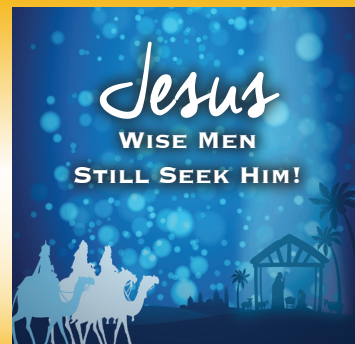
65 Laurel Close, Blackfalds

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Four reasons to add skylights to your home



Skylights are ideal for lighting rooms naturally, especially if your home doesn't get a lot of direct sunlight. Here are four reasons to consider installing skylights:

Natural light. Skylights allow more light to reach your home's interior, even in places that aren't located near windows. This boosts your overall quality of life since exposure to natural light has been shown to improve your mood and productivity.

Energy efficiency. Because they let in so much light, skylights keep you from having to turn on the lights as often, which reduces your electricity bills. Plus, vented skylights can be opened to allow air to circulate, which can help with cooling your home during the summer. And if you invest in Energy Star certified skylights, you may be eligible for a tax credit.

Increased home value. Skylights also offer a good return on investment. They increase your home's market value by adding esthetic flair to the exterior, brightening up the interior and improving your home's energy efficiency.

Extended space. Skylights make spaces feel more open and spacious. They're a great choice for rooms like bathrooms, which can feel cramped without windows. Plus, skylights won't compromise your privacy the way regular windows do.

Keep in mind that it's important to work with a professional when having skylights installed so you don't end up losing heat or having moisture leak in through the ceiling. A roofing professional will be able to recommend the best skylight products for your needs.

Five tips for surviving a home renovation



Home renovation projects are almost always stressful, but with a little preparation, you'll survive. Here are five tips for getting through your home renovation with your sanity intact.

Plan everything: make a timeline, buy all the materials you'll need and line up all the contractors before starting.

Flexibility is key: projects almost always take longer and cost more than expected, and there's always a chance that something won't go according to plan.

Be ready for dust: it will get everywhere. Remove everything from the room, cover furniture

and electronics and clean every day.

Splurge on a dream item: whether it's a professional gas range in the kitchen or the perfect soaker tub for your bathroom, a splurge like this is great motivation for getting through the renovation.

Make a construction free zone: you'll need a place to relax that's free of dirt and dust, especially if you live with children or pets. If you're without a kitchen for a while, include a bar fridge and microwave.

When all else fails, try to get out of the house for a weekend to take your mind off of what's happening at home.

Ask Charles

I know the seller has only owned the home for a year, and I'd like to know why they're selling already. I'm worried that there's something wrong with the house. Can I find out why the seller wants to sell?

You can always ask, but neither the seller nor their real estate agent are obligated to tell you.

In fact, there are strict rules of confidentiality for real estate professionals. When a real estate professional has confidential information about one of their clients, they need to keep that information confidential. That confidential information includes a seller's motivation for selling and a buyer's reason for buying.

If the real estate professional were to share this information with you or others, it could hurt their clients' negotiating position in the event of an eventual offer to purchase. The seller's representative needs to look out for their client's best interests at all times, and disclosing confidential information could put their client's best interests at risk.

Imagine the seller recently lost their job and needed to sell their home quickly to avoid financial difficulties. If a potential buyer were to find out, they may use that confidential information to their advantage when submitting an offer to purchase.

You can always get your real estate professional to ask the seller's representative, but the only time a real estate professional can share their client's



confidential information is if when required by law OR the seller provides their permission to disclose the information.

You are clearly concerned that the seller is selling so quickly because there's something wrong with the house. Our experience is that sellers rarely sell because of a problem with the house, and their motivation for selling rarely affects the value of the house. That being said, even without knowing why the seller is selling, there are things you can do to ensure the house is the right one for you.

If you put in an offer to purchase, make sure you include a home inspection condition, so that you can have the home inspected before making it a firm purchase. Likewise, talk to your real estate professional about other concerns you may have, for example, flood plan location, neighbourhood amenities, or quality of schools nearby. Your real estate professional can help you get this

type of information, which may put your mind at ease about the property.

The fact is, there's likely nothing nefarious going on with the house, but the seller's circumstances have obviously changed and they no longer want to live there. You need to discuss your concerns with your real estate professional who can help you access the available information that will help you make a sound decision. Good luck.

"Ask Charles" is a question and answer column by Charles Stevenson, Registrar of the Real Estate Council of Alberta (RECA), www.reca.ca. RECA is the independent, non-government agency responsible for the regulation of Alberta's real estate industry. We license, govern, and set the standards of practice for all real estate, mortgage brokerage, and real estate appraisal professionals in Alberta. To submit a question, email askcharles@reca.ca.

Three top reasons to convert to a bidet toilet seat



Bidets are widely used in many countries, but they're almost impossible to find in North America. That may be changing now that Japanese-style bidet toilet seats are gaining in popularity.

Here are three reasons to install a bidet toilet seat in your bathroom:

They're environmentally friendly. A bidet toilet seat with an air-drying feature eliminates any need for toilet paper, which can save millions of trees.

They're more hygienic. Cleaning yourself with water is more effective than wiping with toilet paper and can help stop the spread of bacteria.

They reduce plumbing issues. Using less toilet paper means there's a decreased chance of clogging the toilet.

If you're interested in having a bidet toilet seat in your home, there are many options available to you, from inexpensive nozzles that attach to a normal seat to high-end, heated seats with controls for the temperature and flow of water and even a dryer.

One thing's for sure, once you've used one a few times, you'll never want to go back to a regular toilet.



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Everything about the kitchen sink



To find the perfect sink for your kitchen, you need to determine what type of sink you want, what kind of material it should be made of and the size and configuration that will best meet your needs. Here's what to consider regarding each of these key points.

Type

There are two basic types of sink: topmount, which sits on top of your counter and undermount, which rests underneath.

If you long for a country kitchen, choose a rustic farmhouse sink, which has a front wall that extends slightly past the cabinets.

Material

Most sinks are made of stainless steel but there are other options available. For example, farmhouse sinks are fabricated from cast iron and there are integrated sinks that are made of the same material as your countertop (granite, quartz, soapstone, etc.).

Size and configuration

Depending on the size of your kitchen, you can choose either a single or double bowl sink. Alternatively, you can install a single bowl that's the size of a double.

By taking these things into consideration, along with your cooking habits, kitchen style and budget, you're sure to find the perfect sink for your kitchen.



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