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# FALL RENO FEVER

**BY DVIRA OVADIA** | We often get ambitious when we consider renovating our home, sometimes even underestimating the costs and dedication that it entails. While it is common for many homeowners to feel the need to overhaul their entire home, choosing to take on smaller projects can still give you the satisfaction of achieving a beautiful renovation without consuming too much of your time, energy and money.

**A**t my design firm, we often work our clients to execute renovations in multiple phases. The benefits of establishing a plan that spans throughout several years allows homeowners to continue to accumulate the necessary funds for their renovation, and also allows them to remain in the home during the renovations, as we don't take over the whole house. Lastly it minimizes the stress levels that are commonly experienced with a major overhaul.

The most common renovations tend to be kitchens, bathroom, flooring and painting. Having worked with many reputable realtors and having designed for HGTV's *Income Property* for 9 years has indeed affirmed that kitchens and bathrooms are the top projects that any homeowner should consider to maintain their property value!



## UPDATING KITCHENS AND BATHROOMS:

It's wise to consult with an interior design professional to provide an optimal layout for your lifestyle. Once your plan is established, look for finishes and materials that will

stand the test of time, and pick colours that are elegant and add value to your home; when in doubt, I always say white cabinetry is classic and never dated. Keep it classic with timeless chrome fixtures and quality products, like Blanco sinks and faucets.

**PAINT:** Nothing says fresh like a new coat of paint, a house needs to be refreshed every 5-7 years. If you are trying to sell, update or simply impress, a new coat of paint will go a long way. Beige is now turned 'greige.' In small spaces, go white. Light, bright and airy is the new trend for paint colours.

## UPDATE YOUR LIGHTING:

Bringing in some key light fixtures is a quick fix to creating a lot of drama. Light fixtures not only add sparkle to a room but also make the space feel warm and inviting. Chandeliers can really elevate the look of your spaces and increase the value of your property.

## FLOORS:

Updating your hardwood floors and tiles is a sure bet to getting your property looking like new. Ensure that you understand the difference between solid wood, engineered and laminate floors. Making the right colour choice is also one of the most important factors of choosing floors that are stylish and suited to your property.



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