

THINKING OF SELLING BUT AREN'T SURE IF NOW IS THE BEST TIME

You're not alone.

The **Regan** Team has a plan. We have helped dozens of families like yours over recent weeks navigate the sale of their home. We respect the situation at hand. We care about your health.

If selling has been on your mind and you have questions pertaining to the process, perhaps a phone call is in order?

Is it time for SOME DIY?

SOLD
by us



A Few Kind Words

“ We have two kids at home not to mention my husband and I take turns working from the kitchen table as we can't go to work right now. Since the Fall, we had been planning a move. The **Regan** Team helped us declutter and made recommendations for us to do to help our sale. They took all the guessing out of the process. They were there to help us make decisions. It was going according to plan until March. We elected to hold off putting the house for sale. A number of weeks went by and they came to us with a plan. It worked!!! They limited the number of showings to extremely qualified buyers. They respected our family's difficult position. And in the end, we received not one...but two offers. On behalf of my family, Thank you.

Mary

INSIDER LOOK

Affordable Do It Yourself Home Improvement

Thinking Of Selling But Aren't Sure If Now Is The Best Time

reganteam.ca



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Affordable Do It Yourself Home Improvement

Whether you're looking at selling your home or just want an inexpensive burst of life injected into your space, we have compiled some ideas to help you.

Thanks to our friends at Paintscapes, you can save on Benjamin Moore products to make your project not only come to life but save you some money along the way.

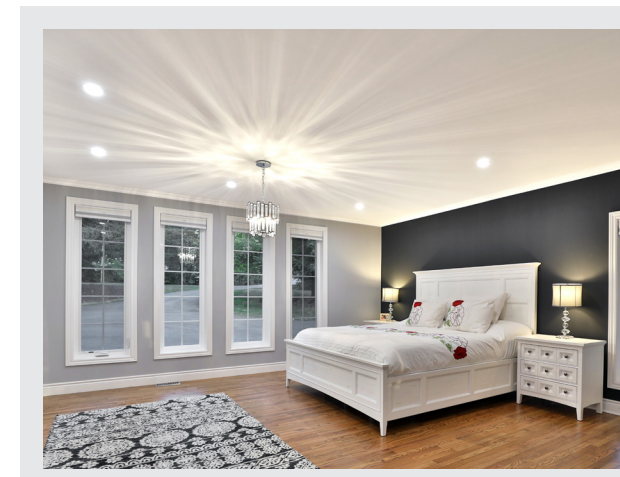


Wallpaper on one wall

You don't have to cover every wall to make a dramatic change. Pick one wall. This lessens the time, effort and mess of papering an entire room. This is a good solution for a room with plain walls, slim baseboards and window trim, and no built-ins. You create instant character in your home.

Approximate Cost: \$150-\$200 on paper and supplies

Time: Half to one full day, depending on the wall condition

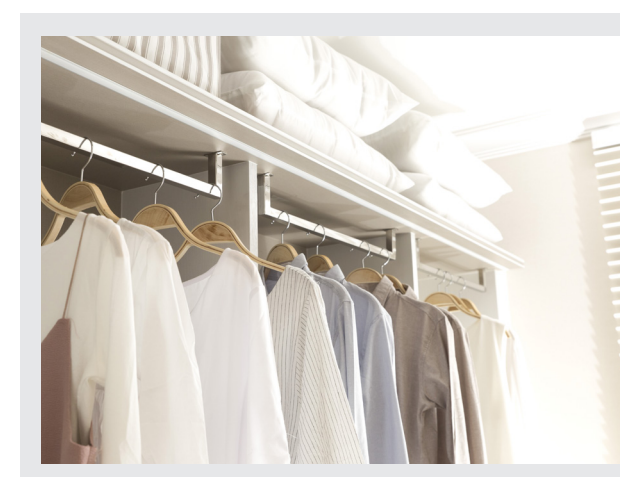


Let There Be Light

Lighting plays a vital role and is often overlooked. A minimum of a 2-bulb overhead fixture with maximum watt bulbs can transform a dingy area. Consider adding pendant fixtures in dining rooms and eating areas. Big box stores offer affordable options. Adding ambient lighting is essential especially in areas where there are no overhead outlets. Adding table lamps and floor lamps will help brighten up any room and help your property appear as "light filled" as possible.

Approximate Cost: \$150 and up

Time: One to two hours if you have an existing electrical box in the ceiling



Closet organizer

You don't have to spend a fortune to have a neat closet. Wire shelving systems are inexpensive, practical and easy to install. They increase your storage space and simplify cleaning too. Almost everything hangs on the walls, keeping the floor clear for easy vacuuming. And the wire shelving won't collect dust like solid shelving does.

Approximate Cost: \$300-\$500

Time: Half day or a full day

source: www.familyhandyman.com/smart-homeowner/diy-home-improvement/affordable-home-improvement-ideas/

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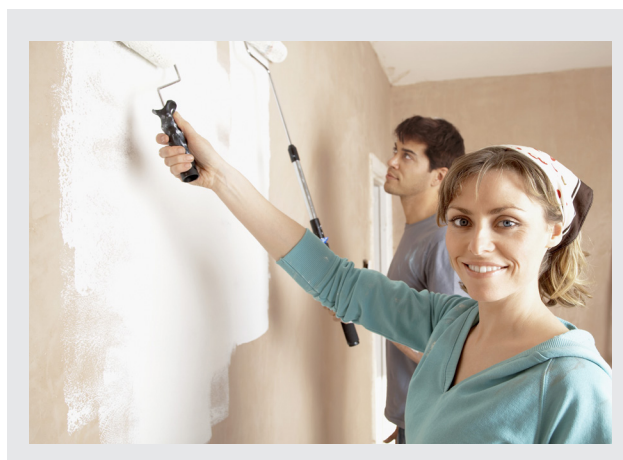
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* Restrictions may apply. See store for details. Valid at Paintscapes Inc., 1764 Lakeshore Rd W, Mississauga and Paintscapes West, 584 Ford Dr. Unit #5, Oakville. Coupon required.

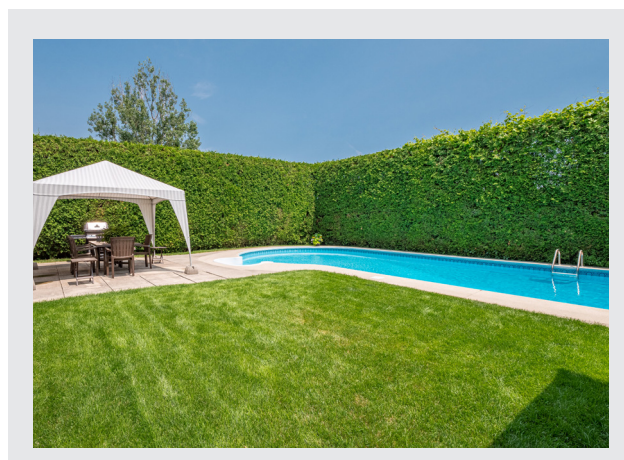


Paint, Paint and More Paint

A fresh coat of paint goes a long way in transforming a home from mundane to inspiring and improving it's saleability along the way! It's not just the walls that could use it; you can paint doors, fireplaces, ceilings, kitchen and bathroom cabinets, and more! By far, paint is the best bang for your buck.

Approximate Cost: \$100 and up

Time: Two to three days (depend on number of rooms/projects)



Backyard Oasis

Two elements make for a great backyard retreat—shade from the sun and protection from irritating insects. The good news: You can now choose from a wide range of screened canopies/gazebos that handle both sun and insects. They're easy to assemble and maintain. Afterwards, you can create a comfortable sitting area in just a few hours.

Approximate Cost: \$150 and up

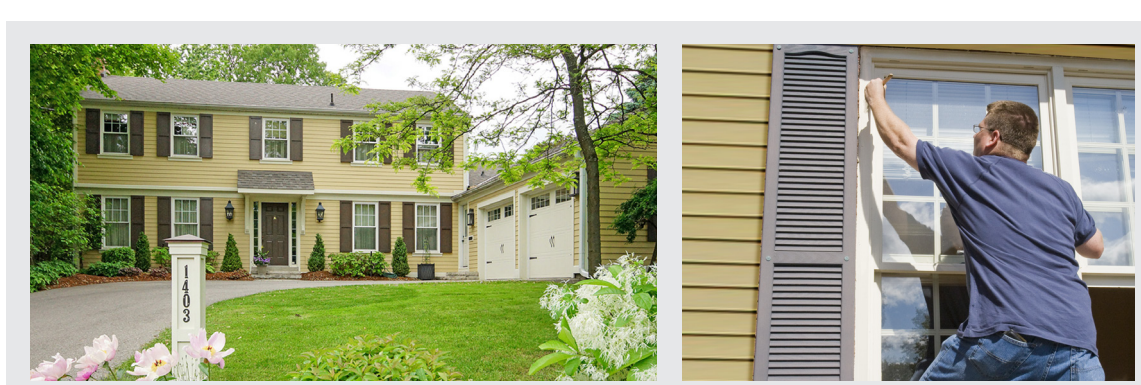
Time: Two hours for a canopy

Kitchen Cabinet Organizer

The best way to gain usable storage space in the kitchen is by installing these rollouts. They are one of the easiest and most satisfying upgrades you can make to your kitchen. You can simply shop for moderately priced rollouts online or at a big box store. You simply mount them to the existing shelves in your cabinets. Make sure to measure the opening in the front of the cabinet, be sure to account for the door, hinges and other obstructions.

Approximate Cost: \$100 and up

Time: A few hours



Add Curb Appeal

The outside of your home should draw people inside. Neatly trimmed bushes, mulched beds, weeded lawns all help make that crucial "first impression" a good one. Freshly painted front doors with a new mailbox and house numbers are easy ways to create maximum impact without breaking the bank. Adding seasonal urns by the front door for some colour are another way to brighten up concrete steps or boring brick.

Approximate Cost: \$200 and up

Time: One or two weekends



How to choose colours

Use the Colour Wheel

In general, analogous colour schemes—colours next to each other on the colour wheel, such as blue and green—are more casual and relaxing, and work best in informal or private spaces. This is a good strategy for a bedroom, where you want to rest & recover.

Whatever colour scheme you choose, put something black in every room. The black breaks up all the rest of the colours in the room. Try a black lampshade, a black vase or a black picture frame.

Use the Rule of 60-30-10

When decorating a space, divide the colours in the space into components of 60 percent of a dominant colour, 30 percent of a secondary colour and 10 percent of an accent colour. The walls will most likely be the majority, the upholstery would represent the secondary colour & accessories such as a floral arrangement or throw pillows would make up the rest. The colours are properly balanced and there is a shot of colour (the 10 percent colour) for interest.

Choose a Colour Scheme from the Largest Pattern in the Space

If you've got patterned upholstery, an Oriental rug or large piece of artwork, pluck colours you like from the pattern. For a neutral wall paint colour, look to the pattern's whites and beiges.

source: www.hgtv.com - How to Choose a Colour Scheme



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