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By Jodie Rosen Design

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renovation NATION

A Houzz survey reveals 72% of Canadians will overhaul their homes in the next year, but which room is more popular: kitchen or bathroom?

By Brenda McMillan

Canadians are prodigious renovators and remodelers. Just take a peek at Houzz.com, the site, which boasts a massive database of home-design ideas and had a million unique Canadian users in July, recently introduced a Home & Home Study that revealed 72% of Canadians will make home changes in the next 12 months, with 40% of us will build an addition, or renovate a portion or all of our home. That is significant. But what exactly are we renovating, and why?

It's a great question, as I am currently working with a Vancouver bathroom update that started as a modest 200-sq-ft update that grew out of control into a major overhaul thanks to a handy-dandy 20-year-old master bath. I only wanted to make it look cleaner, brighter and prettier, but I got some major changes for \$2000 on Page P103.

Are we further working?
A total of 78% of Canadians will make a 2012 project, a 20% of Americans.

Bathroom remodels are the second most popular project

RENOVATION

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that will add value as well. If I had responded to the home.com survey, I'd have fallen in with the majority of Canadians.

Bathroom remodels are the second most popular project (after new flooring) with 40% of us choosing to renovate or decorate (or both) as back would have it). My reasons for starting the renovation are also relevant, as 43% of Canadians choose style, "improving the look and feel of the space" over profit. But the number of homeowners looking to make improvements to increase real estate value is also significant at 50%. We want our homes to look snazzy but are also aware of the investment factor. In that respect, we are different from our American neighbours, since only 47% cite increasing property value as their main reason for renovating, and 44% do it to update the look and feel of the place.

Surprisingly, on major projects like a home renovation, 70% of us get our hands dirty by doing some or all of the work ourselves (64% of Americans). That is impressive. And scary. There is no shortage of classes that teach do-it-yourself renovation for television cameras. Somebody did that work, and it could be you — or the Gals.

Numbers also differ across Canada. Calgaryites, for instance, pay \$20,000 on average for a new kitchen, the third most popular renovation, while their neighbours

MOST POPULAR PROJECTS

PERCENT PLANNING IN THE NEXT TWO YEARS

Flooring addition	42%
Bathroom remodel	40%
Kitchen remodel	32%
Patio or landscape addition	30%
Window/door replacement	28%
Family living room addition	26%
Back porch addition	25%

SOURCE: REALTOR.COM'S 2009 HOME IMPROVEMENT SURVEY

to the north in Edmonton pay \$14,000. In Toronto, the price tag is \$24,000 while in Vancouver and Montreal rates run to \$22,000. Montreal residents, who are more likely to hire an architect than other Canadians, are also more likely to go over budget (27% v 44%). A total of 20% of us never assign budgets. Maybe because we don't think a lick of paint and a new towel bar is going to take as long and cost so much. Luckily, I was not one of the 14% who took out a loan for my home improvement.

Over the next two years, some 10% of homes will be renovated or decorated according to the study. That means most of your neighbours will be painting, bedding an addition, landscaping or updating in some way. If you live on my street, you can count on me to be one of the renovators. I just hope it is not the same bathroom.

Natalie Post



YOU CAN see RIGHT THROUGH MY PERSONALITY

Town of Blue Mountains
Mountains
207 Brydie's Lane
Asking price:
\$4,950-million
Tour: 810.541
Bedrooms: 4
Bathrooms: 6
MLS# 9012758
By Roberto Torry

TOWN OF BLUE MOUNTAINS • A home with a view needs lots of glass, so the owners of this luxury contemporary home on Georgian Bay didn't hold back.

Glass is major feature of their 6,600-square-foot home that spotlights the gorgeous views over Georgian Bay in the evening. And by day, there are plenty of front-row seats at the floor-to-ceiling windows to watch the kite surfers and sailboats skim across the bay. The house also offers great views of the 46 hills.

The windows are triple-glass pane with high-efficiency sound control and safety laminate — but the glass doesn't stop at the windows. A dramatic floating staircase with glass panels, instead of stair rail, is a showstopper. There are also numerous decks and patios surrounded by freestanding glass panels, so the view is not obstructed. Even the regulation-height fencing around the infinity pool is made of freestanding glass panels.

Listing agent Karen Wilson of Royal LePage Locations North Brokerage estimates more than \$700,000 was spent on glass when this home was built in 2009. But this house is about so much more.

Although downtown Collingwood — with its stores, boutiques and restaurants — is only a 20-minute drive away, the moment you pull into the driveway (where there is parking for 10 cars), you feel like you have entered a sanctuary. Two acres of professionally landscaped



About \$700,000 was spent on glass when this home was built in 2009.

family room with a built-in 60-inch flat-screen television and a walkout to a patio. There is also a spa complete with a Rhona steam room and a sauna, a climate-controlled wine cellar with storage for more than 500 bottles. And should you prefer to hike than swim, there is also a ski-tuning room and a firewood room with a hatch to the room above for easy storage.

On the second level, it's all about entertaining. The gourmet kitchen has all the extras — honed black Italian granite countertops, two dishwashers and island seating for four. The majestic living room and dining room have been built with drop ceilings for bigger views to the bay. There is a huge Ramford fireplace with a one-piece polished black flint granite surround. The floors are Brazilian walnut. There is room for a dining room table that would seat a dozen guests and an entrance to a barbecue deck.

Naturally, a home with such an emphasis on entertaining would not be complete without a butler's pantry, and this house has one that includes a Sub-Zero wine fridge and built-in Miele espresso and cappuccino

the shower. There is also a Toto Washlet toilet, complete with heated seat and wireless remote that controls temperature and position.

The other bedrooms and bathrooms also offer the height of luxury, but it's the systems that you don't see in this house that make living here a truly indulgent experience. Heating and cooling is through a geothermal direct-expansion system that uses 26 wells. Interior floors have radiant heat and even the stone walk from the house to the hot tub and the concrete in front of the garage to the house is heated, so that the snow melts. There is a reverse osmosis water system for the kitchen and family room and a top-of-the-line sound system throughout the house. With 230 pot lights, this home is well lit with lighting automatically controlled. Bedroom halls and bathroom lights are on motion detectors to provide light for night use.

While the home and its many features will appeal to a buyer looking for a luxurious contemporary home, the listing agent Ms. Wilson says that its waterfront location close to ski hills,