

Bathroom Renovations Made Simple



The bathroom is one of the most popular home renovation sites. While some homeowners seek to dramatically redesign their bathrooms to create luxurious spa-like escapes, others plan basic renovations to upgrade fixtures and improve the value of the home. For these homeowners, and everyone in between, here are some easy tips to make a bathroom renovation painless.



Remodeling the bathroom has a return on investment of between **65-120 per cent**. A bathroom addition has a return of between **80-130 per cent**.

Source: HGTV Canada

8 Tips for a Stress-Free Bathroom Renovation

- 1. Choose your colours well.** Stick with classic colours and neutrals, especially if you plan to sell in the near future. However, if you like a bold look, but don't want to paint the room a vibrant colour, select bright-coloured fixtures. The faucet, light fixtures, rugs, towels and artwork all provide opportunities for bold pops of colour.
- 2. Know the building code.** If you need permits, apply early to make sure you get them in time. Also, make a list of the professionals you'll need to enlist to get the job done. Bathroom renovations often become expensive because of the materials used and the specialists you have to hire, such as plumbers, electricians, etc.
- 3. Keep lighting in mind.** The bathroom is where many of us get ready to start our days, so make sure it's properly lit. If your bathroom is windowless, keep your walls a light colour to make the most of artificial light.
- 4. Maintain the same footprint.** If you decide to move the waste line, your costs will increase. Instead, keep the toilet and shower where they are, and only replace the fixtures themselves.
- 5. Do it yourself.** If your tub has a few cracks, repair it yourself. You can also install the toilet yourself as long as you're only replacing the toilet and not the plumbing.
- 6. Save money on cabinetry.** Instead of expensive custom cabinets, buy stock or semi-custom cabinets, vanities and vanity tops, or use refinished side cabinets or a bedside table for storage.
- 7. Keep your space functional.** A pedestal or wall-mounted corner sink can free up space for extra storage or luxury fixtures.
- 8. Go faux.** Use tile that looks like natural stone—it's cheaper and lower maintenance than real stone.





RE/MAX Real Estate (Central)
306 Memorial Dr. NW
Calgary, AB T2N 3C2

**Team Penley
McNaughton**

403-283-7113
1-866-665-3337

doug@creb.com
www.penleymcnaughton.com

Install Green to Save Money

The bathroom accounts for **65 per cent** of indoor water use.* To save water and money, many homeowners are replacing old fixtures with ones that conserve water.

Older toilets often use more than **18 litres** of water per flush, which translates to each person using up to **30,000 litres** of water per year. While some toilets sold after 1985 use **13 litres** per flush, newer ultra low-flush models use as little as **6 litres** per flush, amounting to a **70 per cent** reduction in water use over the average toilet.* This means more money in your pocket and less wasted water.

Do you need to replace your showerhead or faucets?

This simple experiment will give you an idea of how much water, and money, is going down the drain. Place a graduated container under your faucet or showerhead and turn on the water. Hold the container under the stream of water for ten seconds. Multiply the amount of water you collected by six to see how many litres you use per minute.

Green on the cheap

Low-flow aerators can reduce your flow rate by **25-50 per cent**.* A cost-effective way to regulate the flow of your faucet is to replace the aerator, the screen at the tip of the faucet. To make sure you buy the right size, unscrew the aerator from your existing faucet and match it with the options at the store.

*Source: Environmental Protection Agency



The average shower uses **15-20 litres** per minute. Low-flow showerheads use **9.5 litres** per minute, which can save up to **1000 litres** of water each week.*

5 Hot Trends for Bathrooms

- 1 Separate tubs and showers
- 2 Showers with overhead showerheads, body jets and handheld fixtures
- 3 Small freestanding tubs
- 4 Heated mirrors, heated towel bars and infloor heating
- 5 Furniture cabinetry over built-in features

