



Above the Crowd!®

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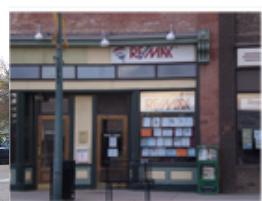
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Winter 2010

"I'm SOLD on Didsbury (& area)!"

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Dear Friends ...

Home renovations are becoming increasingly popular. Some homes need to be updated to ready it for sale and sometimes you just want improvements done to make your home more functional and a nicer place to live in. It is important to keep in mind while pondering your choices not only what the end result will look like but how much value it will ultimately add to your home. There are some improvements that are never a bad idea (kitchens & bathrooms) and some that are questionable. Is what you are going to do to your home financially sound and worth it in the end?

There are lots of DIY shows designed to spark your inner builder and although it is fun to watch a home being transformed in a half hour, it is essential that the homeowner go into the process with eyes wide open. There will be setbacks (guaranteed!) and costs usually run over (almost always, actually, so a contingency fund is recommended). Determine if what you want to do to your home is worth it and this should involve talking to several contractors. You want it done and you want it done right the first time.

It also doesn't hurt to bring in a fresh pair of eyes to analyze the project; if you are thinking of resale in the future (and this should always be in the forefront) ask your realtor to come over to help you decide if a project has merit. It is always good to know that the end result will truly be worth it.

I am always happy for you to stop in at the office or call/email me with your questions.

Take care,

Cindy Tippe
Associate
RE/MAX ACA Realty

"I'm SOLD on Didsbury (& area)!"

Is it worth renovating your home?

If you're like many homeowners, you probably have a long list of things you'd like to do to improve your home be it the interior, exterior or going green by means of an energy-efficient upgrade. It may be a major project such as remodeling the kitchen, replacing windows or perhaps it's a simpler venture such as painting or laying new carpets.

In any case, the one thing you should all question is whether renovating will be worth the outlay in your time, money and added stress. Ultimately, will you see a reasonable return on the investment, economically and in terms of enjoyment of the house?

In fact, your first order of business should be figuring out exactly why you want to renovate. Is it to make your home more comfortable and functional, better looking, energy efficient or purely to increase its value when you sell?

If there are pressing needs such as a new furnace or more insulation, these projects should take precedence. Realistically, if your house is cold and drafty in the winter, adding new carpets won't solve the problem.

On the other hand if you like the neighborhood, but need a larger house, undertaking a major renovation to add square footage should be considered. Perhaps you're tired of your outdated décor.

Fresh paint, new flooring, fixtures and hardware will add a fresh new look.

As for adding property to your property, many people mistake thinking a big ticket item will guarantee an increase in value. While pools, decks and patios provide enjoyment for you and your family, you may not fully recoup your outlay when you sell.

To the right buyer these are very persuasive items, but to some a pool may be considered a liability, therefore

limiting the potential market for your home.

Because potential buyers are drawn to attractive homes, money spent beautifying your property can also serve to increase its value.

Nonetheless, cosmetic renovations remain most popular and usually the most affordable. Interior painting, updated décor, new floors, exterior painting/siding, new windows and doors are high on the list. Surveys have shown that these renovations have the best chance of increasing value.

More people are choosing to upgrade their existing properties as is indicated in a recent report by CMHC. It showed that last year Canadians spent \$19.7 billion on home renovations, up \$2 billion from the previous year, with the average outlay of a renovation at \$12,800.

Of the 10 urban centers surveyed, homeowners reported that most of the renovations (59 per cent) were carried out to update, prepare to sell or add value to the home, while only 27 per cent said renovations were necessary maintenance.

However, there are no guarantees when it comes to realizing a profit on your renovation investment. If your goal is simply to increase the value of your home, it's best to find out what's most desirable to the buying public. You can maximize your chances by consulting a real estate professional; realtors can tell you which renovations are popular and could lead to increased value.

Taken from househunting.ca

I AM DEDICATED TO LIVING BY THESE CORE VALUES:

TO ALWAYS,

- LIVE BY THE 'GET BY GIVING' PHILOSOPHY.
- MAKE MY CLIENTS #1 GOAL, MY #1 GOAL.
- LIVE UP TO MY STANDARDS, DESPITE TEMPTATIONS TO LOWER THEM.
- BE WILLING TO WORK TOWARD A COMMON GOOD.
- DO WHAT I SAY I WILL DO, SOMETIMES MORE, JUST NEVER LESS.

~ Cindy

Tips From Tippe WONDERING IF THE MARKET IS STABILIZING?

Go to my website or www.didsburyhomes.ca to get lots of FREE information and stats.

Disclaimer: This newsletter is not intended to solicit properties already listed and does not reflect the opinion of the brokerage.

DID YOU KNOW:

MORE AND MORE HOMEOWNERS ARE OPTING TO MAKE IMPROVEMENTS TO THEIR EXISTING HOME INSTEAD OF MOVING. THESE ARE THE TOP 4 HOME RENOS :

1. UP WITH BASEMENTS - More than most other home features, we love a finished basement. Finishing a basement properly is tricky and a surprising number of people don't understand how to approach the work for optimal results. First and foremost, dryness is essential. Don't just hope that your basement is dry year-round, prove it with patient observation over at least a 12-month period before you begin work.

If you ever see water, forget about finishing the space until you get the problem fixed. For floors, use one of the subfloor tile products. These all include a wafer-board top surface and either a dimpled plastic sheet or insulating foam factory-bonded to the underside, depending on which brand you choose. These products deliver good insulation properties along with tolerance for small amounts of unexpected moisture.

2. BREATHE EASILY - Another home-improvement issue that Canadians struggle with is indoor air quality, especially during winter. Trouble is, few recognize that's what they're up against. To the casual observer, bad air shows up as damp, condensation-prone windows. The best solution is to install a heat-recovery ventilator (HRV). It'll cost a couple thousand dollars, but if installed correctly, it'll eliminate window condensation every time, while also making you healthier.

3. SOLID CERAMIC - There are countless sad and very similar ceramic floor tiles stories. Trouble invariably springs from the fact that tiles were installed over an inadequate subfloor. First, sections of grout start to work loose, then a few tiles crack. Then more. What can be done? Not much, at least not after the fact. The seeds of woe were sown with a bad installation plan. Ceramic tiles need a very rigid base, and this means a one-inch thick layer of steel reinforced mortar, or a layer of cement board on top of a stiff wooden subfloor. If you want to boost crack resistance even more, install a layer of dimpled Ditra sheeting directly underneath the tiles.

4. GUARANTEED HOT - Lots of Canadians are thinking about tankless water heaters because they eliminate energy losses involved in keeping a big tank full of water hot. But are tankless units really any good? Yes, but not all kinds and not in all situations. Propane or natural gas models make sense if you have access to this fuel, and you've got room to install a chimney or wall exhaust vent. Electric units make far less sense because they demand so much power all at once. Another issue is the minerals in your water. If it's hard, you'll need to clean internal parts periodically to remove scale buildup.

(according to stevemaxwell.ca)

IT'S A GREAT TIME TO BUY

THERE HAS NEVER BEEN A BETTER TIME TO BUY.....INTEREST RATES ARE VERY LOW AND THERE IS STILL LOTS OF INVENTORY. CHECK OUT MY WEBSITE IF YOU ARE THINKING ABOUT MAKING A CHANGE; THERE IS ALSO A HOME BUYER'S GUIDE FOR YOU TO STUDY. MY PREVIOUS NEWSLETTERS ARE ALL THERE AS WELL SO YOU CAN GO BACK TO SEE THE ISSUES YOU MAY HAVE MISSED.

At Home with Cindy

Eatmore Bars

2 cups choc. chips
1 cup corn syrup
Melt in large saucepan.

Stir in the following:

½ cup peanut butter
1 cup oats
1 cup chopped peanuts

Cook until mixture falls away from sides of pan.

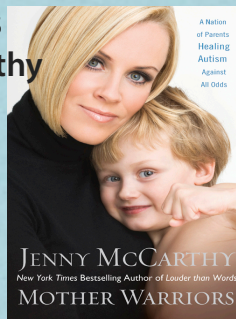
Press into a greased cookie sheet. Chill and cut into squares. ENJOY!



GREAT READING

Mother Warriors by Jenny McCarthy

A NATION
OF PARENTS
HEALING
AUTISM
AGAINST
ALL ODDS.



Visit my website at
www.cindytippe.ca for
lots of great information
for buyers and sellers.

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ASD CORNER

News & updates for families/caregivers
affected by
AUTISM SPECTRUM DISORDER

I really enjoy helping everyone with their REAL ESTATE needs, but my personal journey makes me acutely aware of the considerations and requirements of families with special needs children (see ASD CORNER under MY LINKS on my website for more information). Call me if you have special needs within your family; I am here to help you.

Here are a few links:

www.autism.com

www.generationrescue.org

www.autismcanada.org

www.autismriskmanagement.com

www.defeatautismnow.com