

Real Estate For Sale *in Edgemont*

5639 WHITE PINE LANE	\$1,899,000	1130 HANDSWORTH ROAD	\$2,399,000
5729 OWL COURT	\$1,550,000	4594 TEVIOT PLACE	\$2,699,000
5519 CLIFFRIDGE PLACE	\$2,349,900	3975 HIGHLAND BOULEVARD	\$2,499,000
5522 DEERHORN LANE	\$2,888,000	3922 SUNNYCREST DRIVE	\$2,288,000
5600 GROUSEWOODS PLACE	\$2,100,000	3020 THORNCLIFFE DRIVE	\$2,099,000
5723 OWL COURT	\$1,649,000	3248 BEVERLEY CRESCENT	\$2,248,000
1033 CLEMENTS AVENUE	\$1,975,000	102 1055 RIDGEWOOD DRIVE	\$1,798,000
1041 PROSPECT AVENUE	\$3,095,000	955 FOREST HILLS DRIVE	\$3,999,000
4816 SKYLINE DRIVE	\$4,100,000	3455 HIGHLAND BOULEVARD	\$1,949,999
704 MAURELLE COURT	\$2,098,000	3343 HIGHLAND BOULEVARD	\$2,500,000
812 MONTROYAL BOULEVARD	\$2,499,000	1417 WOODS DRIVE	\$2,998,000

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Affordable DIY Tips
To Spruce Up the Bathrooms Before You Sell

Expert Contributor
By Lance Phillips
Phillips & Prem Team



When potential buyers tour a home, bathrooms can have a big impact on them. An outdated or neglected bathroom can quickly sour their impression of your property overall.

The good news is, you can spruce it up without breaking the bank. Here's how:

- **Modern Hardware:** Switching out old cabinet knobs, drawer pulls, or faucets can instantly modernize the room. Sleek metallic finishes such as brushed nickel or matte black are current favourites and easy to install.
- **Grout and Caulking Touch-ups:** Over time, grout can discolour, and caulking can peel. Cleaning the grout and re-caulking areas around the tub and sink can make the bathroom look well-maintained and fresh.
- **Revive Lighting:** Good lighting is paramount in a bathroom. Swap outdated fixtures for contemporary ones. If you're not up for rewiring, even just updating the bulbs to bright, energy-efficient options can create a warm, welcoming ambiance.

- **Shower Curtain and Mats:** Replace old or worn-out shower curtains and bathmats. Opt for light-coloured or clear shower curtains to make the room feel more expansive. Fresh mats in neutral tones can tie the space together.
- **Accessorize Thoughtfully:** Consider a new soap dish, toothbrush holder, or a stylish tray for toiletries. Fresh white towels displayed neatly, or a couple of decorative items like potted plants, can elevate the look without overwhelming the space.
- **Mirrors:** If your mirror is plain or showing signs of wear, consider framing it. A simple wooden frame, which you can stain or paint, adds character and finishes the look.

Small tweaks can lead to significant returns when selling your home. With a bit of time and creativity, your bathroom can be transformed into a space potential buyers will notice.

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