

## Easy Peasy Ways to Make Your Home More Inviting

Your home should be a comforting place to live, work, and entertain. So, what are some simple ways to make your home a welcoming haven?

- An uncluttered entryway. If space permits, add a seat for putting on and taking off shoes. This small touch adds to both comfort and functionality.
- Textiles, such as throw blankets, accent cushions, and area rugs.
- Pleasant scents — think diffusers and candles.
- A gallery wall for a visual focal point.
- Natural, outdoor elements like plants and ornamental wood.
- Warm, layered lighting. Consider a mix of overhead lights, lamps, and fairy lights.
- A cohesive colour scheme. The 60-30-10 rule suggests using 60 percent of a dominant colour, 30 percent of a secondary colour, and 10 percent of an accent colour.

Small changes can make a big difference in how your home feels,



and since it's where you spend a lot of your time, improving how you feel every day is an investment worth making.



## Bathroom Renovations Done Right

A bathroom renovation has the potential to recoup approximately 50 percent of the renovation cost upon selling, according to a 2025 National Association of REALTORS® report. So, if you are thinking of a bathroom renovation, what plans do you need to make to achieve the results you desire?

First, decide on **the scope of work required**. Consider **what works well, what needs to be repaired, or bought new**. Assess if the **layout** is functional for now and for future potential mobility needs, if the **style** is outdated, and if you have sufficient **storage**. Also, consider fixtures such as **lighting, exhaust fan, sink, toilet, shower, and tub**, and if they need to be replaced. Don't forget about the **flooring and countertops**, as these are an integral part of the bathroom.

In tandem with the scope, **establish a budget**. Get quotes for materials and labour and factor in 10 to 20 percent of your budget for unexpected costs. Also, find out if you need any **building permits**. If you are an enthusiastic DIYer, you might consider doing some work. However, plumbing, electrical, and structural changes, such as removing walls, should be left to the **professionals to prevent costly mistakes and ensure compliance with building codes**.

When hiring professionals, be sure to research them thoroughly to ensure that they are licensed and have adequate liability insurance. Check their reviews and, if possible, visit their sites to verify the quality of their work. Also consider the length of time they have been in business and their responsiveness to you.

## Navigating Waves of Emotion When Selling

Selling your home and moving can be filled with emotions. For some tips on how to navigate a roller coaster of emotions, read on.

- Stay grounded in your reasons for selling and reframe feelings of doubt or sadness as normal feelings you need to accept and let them pass.
- Lean on the support of family, friends, and perhaps a professional to help cope with the transition.
- Preserve memories with photos, and perhaps a keepsake, such as a doorknob or a piece of your garden.
- Say goodbye to neighbours but plan to keep in touch.
- Visualize what the future looks like and what excites you (e.g., more disposable income and/or fewer responsibilities, local events, clubs, or organizations you can join to make new connections).
- Take care of yourself by having an exercise routine, eating healthy, and prioritizing sleep to better manage your stress.

Once you have sold your home, celebrate the sale and navigate the process with patience and strength.

