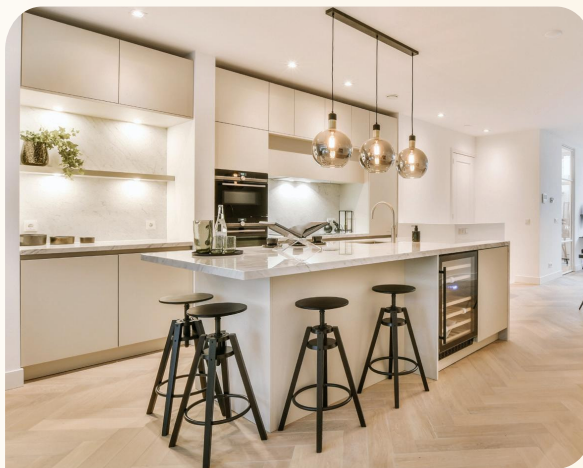


## Let There Be Light: Tips to Brighten Dim Spaces

When selling your condo, you want it to appear as warm, inviting, and as spacious as possible, so for some ways to do just that, read on.

- Use cool, white LED bulbs and task lighting in places such as under the kitchen cabinets. Layer lighting with both overhead lighting and lamps.
- Clean windows to maximize the natural light.
- Use glossy finishes, such as a high-gloss ceiling, glass, metallics, and mirrors, to bounce light around the room.
- Hang sheer curtains, solar, or Roman shades, instead of dark, heavy curtains, to allow more light into a room.
- Incorporate houseplants, which can reflect light, and make a room feel more open and airier.
- Deep clean, including polishing floors and wiping down walls.
- Declutter, as each item creates its own shadow, unless it's transparent.



By incorporating these tips into your condo sale strategy, your home can literally shine at its best for a successful home sale.



## Buying a Condo That Needs Some TLC

If you are contemplating buying a fixer-upper, there are several things you should be aware of before diving in. Renovating a condo requires an enormous investment of time and money, so it's imperative to weigh all the factors.

Before you sign an offer, check the **status certificate** and consider a **condo inspection** for a more accurate picture of how much you would need to invest financially and the estimated **return on investment (ROI)**. Weigh into your budget the cost of hiring professionals or if you can DIY any of the work. **Add another 20 percent to your budget for unexpected costs.** For instance, if you came across mould in your renovations, you would need to pay for professionals to remove it. Also, if your living circumstances would be disrupted, think about how long you would be comfortable **living in a modified space or paying for temporary accommodation.**

Before signing anything, check what the **condo bylaws** are. For most condo renovations, you need **board approval**.

Buying a fixer-upper can be a rewarding experience, as it offers the opportunity to create your dream condo. You **can snag a good deal for the location or size of unit** you might not otherwise be able to afford. Ideally, you want to buy a fixer-upper in a desirable neighbourhood for a higher ROI.

So, while home renovation reality shows may make the fixer-upper process seem relatively straightforward, you should approach these projects with a clear understanding of the challenges and potential pitfalls. Research all of the variables as much as possible before you sign an offer.

## Neighbourhoods Fit for Families

Most parents dream of finding a home in a family-friendly neighbourhood to raise their family. There is a lot to consider when purchasing a condo if you have kids, as it can significantly impact your family's lifestyle and happiness. Let's explore some key considerations:

- Parks, libraries, community centres, public pools, and skating rinks.
- Well-rated schools with space available.
- A low crime rate, family-friendly businesses, sidewalks, and cycling networks.
- Kids of similar ages to yours in the condo and the neighbourhood. A drive around in the evenings or on weekends might give you an idea.
- Proximity to the places you would frequent the most.
- A designated parking spot (some condos do not have parking).
- How quiet the area is. Is it away from loud businesses and busy highways?
- Green infrastructure. It helps to improve air quality, cool a neighbourhood, and reduce respiratory issues.

So, beyond the condo, seriously consider the neighbourhood. As the saying goes, "It takes a village to raise a child."

