

MID-CAPE HOME CENTERS

# Bathroom remodeling – small changes, big impact.

## Mid-Cape Home Centers

Bathroom remodels are hot, hot, hot right now! According to the National Association of Realtors, a bathroom remodel has a 71-percent return on investment. By contrast, a master suite remodel, only 65 percent.

In other words, if you drop \$10,000 on a remodel, you would get back about \$7,100. It is up to the individual to determine whether this investment is worth it when deciding to sell your home. There are times, of course, when you have no other choice but to do an upgrade, especially in an older home. It is best to consider other houses in your area, your asking price when you might decide to sell and how much you might make on the home.

But enough about the ROI. What you really want is to get rid of the Harvest Gold tile or Baby Blue tub, right?

First thing – decide how intricate your project will be, and what comfort level you have in the project. If you are all thumbs when it comes to home improvement, hire a contractor.

Secondly – decide on your budget. If you're not moving walls and plumbing, your bathroom remodel can be done for as little as \$1,000 with changes to lighting, countertops and fixtures. A larger project, one which involves gutting and starting from scratch, will be more. There is no "typical remodel" price point –it all just depends on what products you choose.

Thirdly, be sure to work with a designer. Designers are experts at space planning. Where you thought there were only a few inches, they see storage potential. Where you thought there was only room for a shower, they might be able to change something around to give you a tub.

Think about how you use your space, and what really irks you about your current space. Is your husband a "splasher" – leaving water all over the place? Well – two sinks might cure that. Does your wife leave her make-up lying all over the counter? A new vanity with slide-out drawers can help.

Keep in mind that your objective is to always come up with a way to maximize your bathroom space. Mirrors are an effective way to stretch the space, as is a simple yet bright color scheme for the walls. Any added accessories should also complement the room's color scheme so as to make the bathroom look fresh and accommodating.

And lastly, be sure to think about proper ventilation and air quality. This is where the pros really shine and can end up saving you money in the long run. An improperly vented bathroom can lead to serious attic or bath mold and rotting, and that's the last thing you want when lounging in your new bath!

Visit our Kitchen & Bath Showrooms in Orleans, Dennis, Hyannis or Plymouth for help and ideas or visit us online at [Midcape.net](http://Midcape.net).