

Sunshine Coast
HOME & garden
February 2017

8 Creative Ways
to Decorate a
Small Space



FRAN KNOWS REAL ESTATE

With over 22 years of living and raising my family on the Sunshine Coast, I know this area very well. As an proactive Real Estate Agent, I have been exposed to every aspect of this business. If you're thinking of buying, selling or building, contact me. I'll help you find the house of your dreams, sell your current home, or connect you with a professional home builder on the Coast.



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REAL ESTATE MARKET REPORT

Coast home sales and prices continue to be strong for 2017

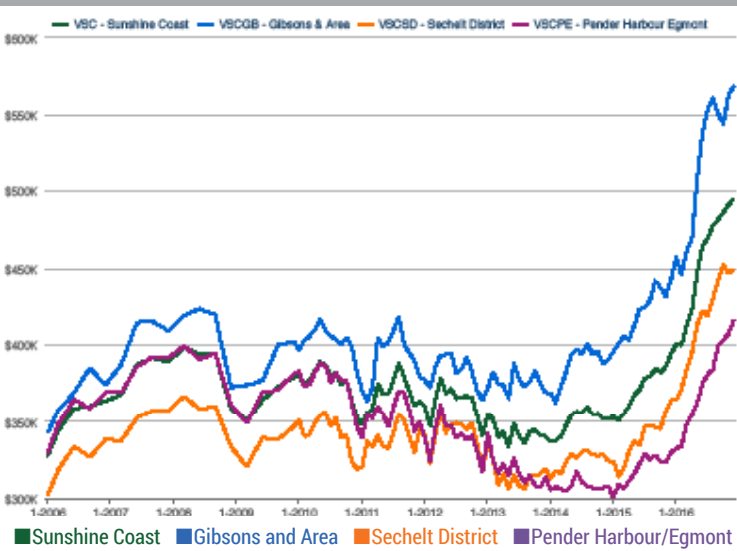
PRICES ARE GOING UP, UP, UP...

Home Price Index over the last ten years on the Sunshine Coast:

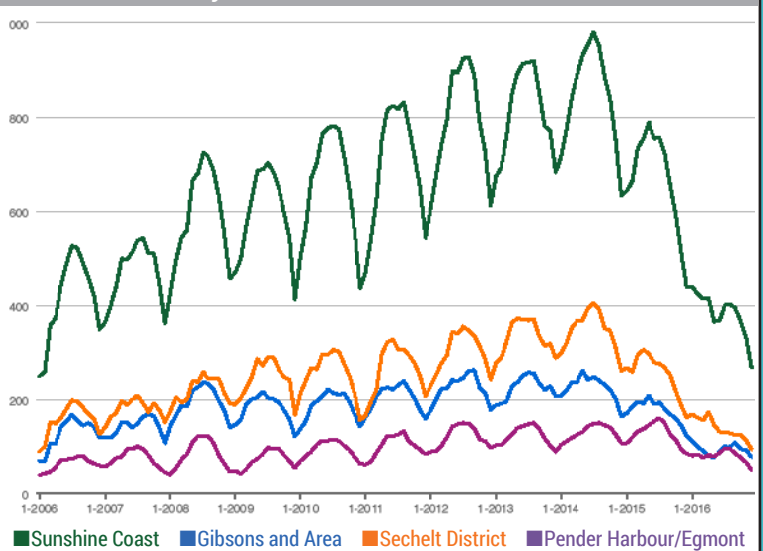
BUT INVENTORY IS WAY DOWN...

This means it may be a great time to list your home. Let's have a chat!

MLS® HPI Price* Data is from January 25, 2017



Total Inventory* Data is from January 26, 2017



*Figures based on Real Estate Board of Greater Vancouver data.



#24, 555 Eaglecrest Drive, Gibsons \$449,000

Stunning views from this 2 bed 2 bath home in Georgia Mirage. A large covered deck in the front and a sunny open deck in the back. Sliding french doors form a wall of windows in the large living room that opens onto the deck. Enjoy evening sunsets with gorgeous views of Mount Elphinstone. A bonus nook would make a great home office. Master bedroom has extra closet space and ample counter area. A large garage has room for tools and a workshop area so you'll have lots of storage space.

Lot 10 Harvey Road,
Granthams Landing
\$240,000

Easy build and central location with some views. Granthams Landing area.

Only 2 blocks from the beach, dock, Soames Hill and Shirley Macey Park.



Lot 1 Elphinstone Rd,
Granthams Landing
\$319,000

Gorgeous view lot in Granthams Landing. Views of Howe Sound, the Islands and North Shore Mountains. Build your dream home, or a killer spec home.



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CHANCES OF
FINDING THE
PERFECT MATCH
ON A PHONE APP
1 IN 165,000

RISK OF
DEVELOPING
BREAST CANCER
1 IN 12 WOMEN



DON'T COUNT ON LUCK

*If diagnosed early, the
chances of curing breast
cancer can reach up to 95%.
Be vigilant. Stay aware.*



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Sunshine Coast Home & Garden

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Submissions and story ideas are welcomed.

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► 5 FUTURE LIFESTYLE GADGETS

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“When you finally go back to your old home, you find it wasn’t the old home you missed but your childhood.”

- Sam Ewing

”



IT WITH STYLE

Whatever your decorative inclination, colour can inspire a look and feel that suits both the room’s dimensions and your tastes. Colour allows you to create a welcoming and engaging home that’s an extension of your personal style.

To begin, choose a base colour and no more than two accent tones for your design. It’s almost always best to avoid too many colours and to go easy with stronger tones. Opt for lighter, neutral colours for larger expanses in the room and save pops of colour for accents.

As a general guide your dominant colour should take up about 60 per cent of the room appearing on large surfaces such as walls, worktops and units. About 30 per cent of the room should comprise the second-

ary colour—think flooring or finishes such as door frames—while the final colour will make up 10 per cent of your palette.

Avoid using a colour only once. Repetition is necessary to tie the space together. Balance is key.

For large, open-plan spaces, it’s often wise to use white as the base colour and then add pockets of colour to that. Think textured neutrals, whites, greys, silvers and stainless steel. Rev things up with bursts of colour in accessories, vases and light shades as focal points.

For a quick and easy colour pick-me-up, inject a splash of pure bright colour. Use these intense colours as accents to add drama. Distribute the colour around the room so it’s not limited to one area. ■

finding the Perfect Housewarming gift

On the hunt for a unique housewarming gift? Finding the perfect gift can make a stressful shopping trip. Not only do you have to think about whether or not the person already has the gift you have in mind, you also have to know it's something they'd actually like and appreciate!

The best tip for finding the perfect housewarming gift for a friend or family member is right in the name. House. Warming. Keeping to the theme of the home, whether it be something decorative, useful or just plain funny, means you can't really go wrong.

Know their style

Before ducking out to the shops, it's important you consider the person's taste and overall feel in their home. Are they ultra-modern? Does the home have a country cottage feel? Or is it filled with valuable antiques? Knowing their style and the theme of the home will make choosing the perfect gift a whole lot easier.

Go back to tradition

Back in the day, people would give their new neighbours food as a welcoming gift. Bread, apple

pie, a dozen eggs, bacon or a sack of flour were the most common gifts. A hamper of well thought out edibles is a nice way to keep that tradition alive. Try sticking with the items that have meaning, like bread (meaning you'll never go hungry), salt (brings good luck), honey (keeps life sweet), olive oil (good health and a faithful husband), rice (symbol of fertility) and a pomegranate (good luck in the home).

Something from the heart

Candles are one of the most popular items people buy for a friend or family member's housewarming.

And with good reason...you can never have too many! But instead of buying a boxed candle from the store, why not go for the personal touch and make them yourself? You can custom make your gift – from the jar down to the colour and scent.

Something quirky

If you want to ditch home décor all together and go for something that will get the conversation flowing, there are a few weird and wonderful items that actually mean something when moving into a new home!

Quirky symbolic things like:

Broom – To sweep away the evil and a symbol of a clean home.

Bluebirds – A symbol of happiness and good luck.

Toilet Paper – Hope that all problems in the home can be easily resolved.

Wood – Signifies stability, harmony and peace.

Tomato Plant – Italians believe it to be a symbol of good fortune and good health. ■



Origami Boat Candles

Home Repair RED Flags

Home renovation problems are said to be among the most common consumer complaints in Canada. Most involve work quality, unfinished projects and warranty issues from shady contractors. The Canadian Home Builders' Association (CHBA) cautions homeowners to work only with a professional renovator to protect themselves from scams and poor work quality.

Be alert so you don't set yourself up to be a victim of a home repair scam. Because of its unique location, many homeowners on the Sunshine Coast use personal referrals, contractors' reputations and websites, and online reviews to evaluate and select their renovators.

You can arm yourself by being aware of the following red flags of potential home repair scams:

- Contractors who appear uninvited at your doorstep or who call or email you out of the blue.
- The contractor says they are doing work in your neighborhood and claims they have "extra material" left over which they will sell at a 'discount'.



■ You feel pressured to make a decision and sign a contract for the work immediately.

■ The contractor points out a "problem" with your home that you never noticed yourself before. Some unscrupulous scam artists have been known to offer "free" inspections and then break something on purpose so they can be paid to "fix" the problem.

- The contractor offers a "special deal" available "today only".
- The contractor demands full payment up front, particularly if payment is demanded in cash.
- The contractor lacks identification, such as a local business license.
- Offers to give you a discount so that your home can be used as a "model" or if you find additional customers for him.

■ The contractor offers to help finance the project, either from his own funds or the funds of an associate, especially if your home equity or home deed is involved.

■ The contractor insists you come and examine "damage" with him (while an associate steals valuables from your home).

Some of the more common types of home repair scams involve duct cleaning, driveway sealant, leaky foundations, landscaping, furnace and roofing repair. This is by no means an exhaustive list, however.

If you feel uncomfortable or suspicious, it's best to say, "No..." and alert the RCMP. ■



TIDY LIVING WITH OUR PETS

Maintaining a home with pets requires a lot of extra work for most people. No matter how pet friendly and easy to clean your home is, it will still require consistent daily and weekly effort, especially if you share your life with several furry critters. But there are many steps you can take to lighten the load:

- Make sure your dog is thoroughly house trained, and your cat has plenty of appropriate scratching surfaces.
- Keeping your pets well-groomed is a must. Brush or comb them several times a week, and bathe them regularly. The less dirt and loose hair on your cat or dog, the less mess on your floors and furniture. Regular nail trims are a must to prevent damage to flooring and furnishings.
- Train your dog to immediately sit on a floor mat each time he comes in from outdoors. This will allow you to wipe him down, especially his paws. There are dog paw cleaning gloves you can buy specifically for this purpose.
- Cover the furniture your pets snooze on with sheets when you're not expecting company. Just move the sheet out of the way when you want to sit or lie down in that spot, and put it

back in place when you get up.

- If your pets get up on your bed, cover your comforter or bedspread with a sheet as well. Throwing sheets in the washer and dryer is a lot easier than cleaning your furniture or bedding.
- Vacuum. A lot. Daily, if possible. Even if you have hard floors and little or no carpeting, the best way to pick up pet hair, dander and dirt is with a vacuum.
- If you have a large home, buy more than one vacuum. When the equipment you need is handy and doesn't require lugging up and down stairs, it provides incentive to vacuum more often.
- Close off rooms you don't use regularly, like guest bedrooms. As much as you love your furry companions, why make extra work for yourself by allowing them to lounge around in rooms you don't

even use?

- Put newspapers or a boot tray under your pet's water dish to catch the inevitable dribble.
- Clean the kitty litter as often as necessary to prevent odors.
- Make sure to thoroughly clean up pet accidents as soon as you find them. Always use a product designed specifically for pet messes—it should contain enzymes that break down organic waste and remove odors. Avoid ammonia-based products when cleaning pet messes or sanitizing litter boxes.

Having a clean home that happens to house several pets isn't mission impossible. Preventing as much mess and disruption as you can and staying on top of routine clean-ups will insure your home is always a warm, welcoming place for you, your family (including pets) and guests. ■





the LUXURY *of* DOWN

Down is the layer of especially soft, fine feathers found underneath the outer feathers of adult ducks, geese and other water birds. This same layer of feathers is the only layer a baby bird has. These small, interlocking fibers serve to insulate the birds' bodies from cold temperatures and moisture, which is especially important to birds that spend a vast amount of time in water in colder climates. It is because of this insulation property that many products, such as blankets, comforters, pillows, sleeping bags and jackets are made with down.

Down has many properties that make it an excellent product. It can be packed tightly into small spaces but also able to trap air in its layers and provide thermal insulation. It is considered to be one of the best insulators against cold. However, down's superiority fails because

it loses its insulating properties when it gets wet and does not dry quickly.

While down is a popular filler in outerwear, it is more commonly used in bed linens and pillows. In addition to its insulating properties, it is lightweight and thus cooler in warm weather. These attributes make down very popular as a filler for comforters and pillows. Many people prefer this type of bedding even though most down linens should not be washed in regular laundry detergent and great care must be taken when drying them.

Goose, duck or eider down

Most of the down used in quilts and pillows comes from geese or ducks. Goose down is typically preferred over duck because it is usually larger, so fewer feathers

are required to fill the same space. Age is also a factor in determining which type of down is best, since an older duck's down will be bigger and better than that of a younger goose. The best down is widely considered to come from the eider duck; the down from this species is collected from the birds' nesting areas in Iceland, Scandinavia, and Siberia.

It is important to note that a down quilt is not the same as a feather quilt. While down is a type of feather, feather quilts are filled with feathers from the outer layer of a bird's body that help birds fly. As a result, these feathers are flat and have a stiff quill in the middle. Quilts and pillows that are stuffed with regular feathers tend to lose their structure easily and can poke out more often; down, by comparison, is three dimensional and better holds its shape over time. Down and feather blends are also available that provide some of the lift provided by down, but are less expensive.

Natural and synthetic down

Down alternatives are generally made with polyester fibers that mimic the loft and insulation of the natural material. The preference for these synthetics stem from a reduction in allergens, lower cost, and easier care. However, high quality down products rarely aggravate allergies and though more expensive, provide superior warmth.

Whether natural or synthetic, down bedding and pillows are by far favorites of many discriminating sleepers. Products made with this material are lightweight, warm, soft and comfortable. Pillows can be fluffed and re-fluffed to maintain comfort and stay cool while sleeping. When shopping for down products, check the manufacturers fill rating, which rates the fill power of the product.

The higher the number, the better quality fill. Also look for products with tightly woven cotton outer shells to reduce potential allergens that can enter natural products.

Some people are allergic to feathers and down, particularly the fine, powdery particles that some types of down can produce. Feathers that are not cleaned completely can also cause problems. For most people, it's more likely that dust mites or mold in a pillow will cause allergies. Hypoallergenic versions are available, as are covers designed to prevent particles from escaping. People who are very sensitive, however, may sleep better on bedding filled with synthetic stuffing. ■



8

C R E A T I V E

Ways to Decorate a Small Space

BY PAULA STARK

1. Hang long
curtains

2. Use your walls

3. Paint your
furniture



Hang your curtains close to the ceiling to give the illusion of tall windows. This will make the room look larger.



Take advantage of your wall space by hanging floating shelves. You can rotate the decor you put on the shelves to adapt to anything you add to the room.



A creative solution to bring color into your apartment if you can't paint the walls, is to paint your furniture.

4. Use rugs



Often in a rental situation, you are stuck with the flooring you've got. Use a large area rug to add some style to your place.

5. Add a mirror



Create the illusion of a larger space by hanging mirrors around the apartment. Choose a framed mirror that highlights your decor.

6. Conceal



Apartment living means dealing with unchangeable features. When confronted with a radiator or any other unwanted sight, use a divider to cover it up.

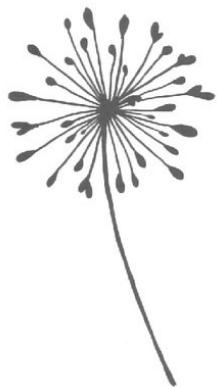
7. Open storage

Add an industrial shelving unit for extra space if your apartment storage options are minimal.



8. Add an entry

If your place lacks a designated entry, create one with a bookcase. Remove the top shelves and install the hooks for hanging coats.



Skylights Add Style and Function

The benefits of having abundant daylight in our homes are well documented. Studies show that students learn better, adults suffer less Seasonal Affective Disorder (SAD), and seniors have less trouble reading and getting around when rooms are filled with natural light. But aside from documented psychological and physical benefits, it's obvious that living and working in a naturally brightly lit space just makes life feel better.

Who says? If you had to choose between a gloomy, dark environment and a bright, well-lighted one, which would it be?

Natural light comes into most homes through "vertical fenestration"—openings including doors and windows. When there are plenty of windows and they are properly placed, they can do an adequate job of admitting light. However if you want to add beauty, style and balanced lighting to your home, consider the additional natural light that can be provided by skylights.

Light from above makes all rooms more functional and livable. Kitchens become more enjoyable when they are bright, cheerful and free of cooking odors and heat and

when moisture is allowed to escape through venting skylights. In the bathroom, skylights provide a degree of privacy impossible to achieve with vertical windows.

While considering the "feel good" reasons for adding light from above throughout your home, there are also economic considerations. A room filled with natural light is energy efficient as well.

When converting upstairs areas with skylights, expensive dormers aren't necessary, so labor and material costs can be reduced. And finished attics and bonus rooms typically appraise at 100 percent of the value of other living space while basements typically do not.

In smaller areas where traditional skylights may not fit, more light can be easily added with flexible skylight tunnels that bend around obstructions and are simple for homeowners to install. They work particularly well in entry areas, hallways, inner bathrooms, pantries and closets. ■





BY ROBIN SIEGERMAN

Buy Your Products **BEFORE** Starting a Renovation

Waiting to buy products until the renovation is in progress can cost you a boat load of extra money.

This may surprise you. I've had people tell me they think that's a crazy comment... when else would you buy products? The answer is **BEFORE** the renovation starts. Not only do you want to **CHOOSE** the products you want, but you should **ORDER** and take delivery of them before the job starts. If you or the contractor don't have room to store them, arrange a short-term storage locker and have **ALL** your products in the locker before the job starts.

This is critical! Ordering products during the renovation can cost you thousands of extra dollars and cause delays in construction. Let me give you an example from one of my job sites.

On most of my projects, I do the purchasing of products so I can ensure we have the right product, size, color, quantity when we need them. One of my clients wanted to do their own purchasing and save the cost of paying for my time. And of course, that's their prerogative.

Two months before the project began, I had specified the manu-

facturer and model number of the recessed lighting that they wanted. All this information was on the drawings, so they knew exactly what to buy and where to buy them. I told them they should think about ordering their products immediately. The day came for the contractor to start the renovation and his crew started tearing the house apart. Several days into it, he told the client he was ready for the lights and needed them the following day to maintain momentum on the project.

The client called the lighting vendor who informed them that the lights were out of stock and were not expected in for six weeks. He suggested they could wait or choose something else! Not having the lights when he needed them, meant that the contractor was pretty much stopped in his tracks. He couldn't do the drywall work that would allow the flooring to be installed which would then allow the cabinetry to be delivered and installed. It resulted in a panicked, chain of events that led the clients to have to choose more expensive lights that they still had to wait over two weeks to get, meaning the contractor and his trades were still going to be delayed.

That one delay, set off a domino effect of trades people delays as they went on to other pre-scheduled projects. It ended up costing the client several thousand dollars extra in product and labor costs.

And this was the case with several products on the job. You see, when I told the client that they should now think about ordering all their products, that's exactly what they did: they **THOUGHT** about it. They assumed that since the renovation wasn't starting for over a month, they didn't need to spend the money until later.

So if you're embarking on a renovation, ensure you know who is ordering the products and that the products are either on site or in storage, ready to use at a moment's notice. You'll also have an opportunity to inspect them and ensure there is no damage and that you've received the correct items. This also gives you the time to correct any unforeseen problems. In the end, you'll save yourself a lot of time, money and aggravation. ■

Robin Siegerman, CKD, NCIDQ is the author of Renovation Bootcamp: Design and Remodel Your Kitchen Without Losing Your Wallet, Your Mind or Your Spouse
www.RenovationBootcamp.com

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Panoramic view, Mediterranean open style, south facing, 9 ft ceilings, maintenance free



518 Eaglecrest Dr, Gibsons \$860,000

Big view, central location. Custom home on huge lot, 4 fireplaces, lots of extras!



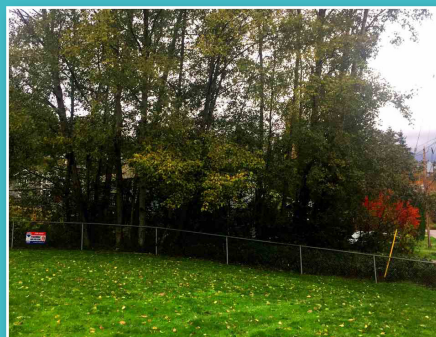
629 Beach Avenue, \$649,000

Heritage Heights, Great for suite development. 1 minute from Lower Gibsons



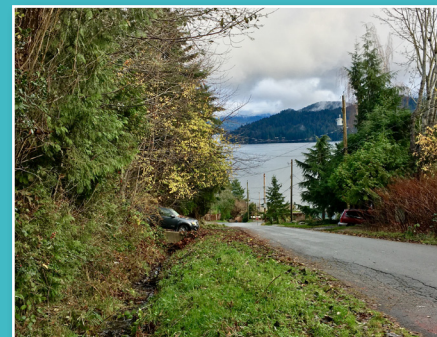
55-735 Park Road, \$349,000

3 Bed, 2 bath central local. Desirable family area across from Rec Centre & malls



Lot 6 Aldersprings Road, \$249,000

Large lot in fantastic bay area. Beside a park, a block from marina, seawall & market



Lot 10 Harvey Road, \$240,000

Easy build, central location, some views Grantham's area 2 blocks from beach



18-5288 Selma Park Rd, \$145,000

Large 2 bed, Wheelchair friendly. Renovated home with 2 storage/shops & covered deck



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