

Mini-Makeover

TIPS FOR YOUR BATH

(ARA) - A behind-the-times bath can be downright demoralizing. Shabby bathrooms are not only no fun to live with, they're a big turn-off to potential buyers. But in today's economy — and in a buyers' real estate market — it doesn't pay to go overboard and over-spend on a bathroom remodel. A major remodel not only strains your wallet, it can result in overly personalizing the bath into something that won't appeal to a broad range of potential buyers.

"These days, less really can be more when it comes to remodeling your bathroom," says Dan Auer of Faucet.com, an online retailer of decorative plumbing products. "A mini-makeover can give you the beautiful bathroom you crave, and you can create a space that is attractive to both you and buyers when the time comes to sell your home."

Any remodeling project that doesn't require you to dip into your savings or go in debt to accomplish it can qualify as a "mini-makeover." It's possible to make a big difference in your bathroom with as little as a few hundred or as much as a few thousand dollars. You can save even more time and money by shopping online and by doing the work yourself.

First, start with the walls. Obviously, tearing down walls and relocating plumbing can't be categorized as a "mini-makeover." But you can do a lot with your walls for very little money, from simply repainting to adding texture and art work. Don't forget towel bars, towel rings and shelving; these necessities can do double duty as decorative elements as well.

Next, consider the focal points in the room — namely, the fixtures and mirror. If you're working with a budget of a few hundred dollars, you probably won't be able to replace the old commode with a low-flush, designer model or retile the shower stall. But you can upgrade the faucets on your sink, tub and shower, replace or beautify the mirror, and switch out a utilitarian showerhead for something more luxurious, like a rainfall or massaging showerhead.

For just a little more investment, you can replace an old cabinet-style sink and vanity with a stylish pedestal model. If you're committed to cabinets in the bath, be sure to replace outdated door handles and drawer pulls with a more contemporary style. Many designers now offer handles and pulls in finishes like brushed nickel or bronze that coordinate with your bath accessories.

Lighting can also revive a bath. An overhead light and/or light directly above the mirror are necessities, but you needn't sacrifice beauty for functionality. Replace dated dressing room style bulb-bars with sconces or a fixture that features decorative shades. Swap out old incandescent lights with energy-efficient alternatives and you're not only beautifying the room, but reducing energy costs as well.



Tie the room together with accessories. A new shower curtain and matching window treatment can give the bath a fresh look. Decorative hand towels placed on a towel ring are both practical and pretty. And don't forget to throw in a touch of indulgence, whether it's some high-end scented candles or a luxurious towel warmer.

Finally, remember that time is money, even when you're doing your mini-makeover yourself. Take advantage of online resources to avoid driving around looking for just the right products or the frustration of trying to find what you want in a big box store.

"The bathroom is one of the most used rooms in the house," says Auer. "Easy updates will make sure it's more enjoyable for both you and your guests." ■ Courtesy of ARAcontent

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AREA	PRICE	DAY/TIMES	ADDRESS	DESCRIPTION	LISTED BY	AGENT	PHONE
East Toledo	\$31,777	Sunday 12 to 2 pm	1209 Liberty	Brick beauty, 2 brm, newer kitchen, bath and 2 car garage	The Danberry Co., Realtors	Judy Stone	419-241-1717
Franklin Park	\$224,000	Sun 1:00-3:00	4619 Wyndwood	Off Sylvania, Westchester Woods	DiSalle Real Estate Co.	Ginger Hoover	419-536-0011
Genoa	\$99,900	Sunday 1:30-3:00	22934 W. Hellwig	2 brm, large lot, great country living	Welles Bowen Realtors	Ethan Remley	419-704-4707
Grand Rapids	\$117,900	Sun 2:00-4:00	24521 Village Ln	Rare find! Great price! Gorgeous!	DiSalle Real Estate Co.	Lorie Gater	419-340-2480
Graytown	\$189,900	Sun Oct 18, 2-4 pm	14900 W Woodside	Quad-level on 2.5 acres w/pond, 45x63 pole barn, deck	Re/Max Masters	George Goodrich	419-304-5060
Hill/Reynolds	\$44,800	Sun 10-18-09, 1-3 pm	158 Arklow	3 brms, new bath, carpet and paint, newer roof, great!	The Danberry Co., Realtors	Jim Black	419-356-2221
Lake Erie Waterfront	\$259,900	Sun 2:00-4:00	13516 Venetian	Complete remodel, close to marinas	Welles Bowen Gio Realty, Inc.	Marty Askins	734-847-1161
Lake Twp	\$194,900	Sunday 2 to 4 pm	27445 Pemberville Rd.	Approx. 2600 SF home, 3-4 brm, 2.5 bath, 3 season sunrm, 2000 SF brick patio	The Danberry Co., Realtors	Darles Zunk	419-836-7622
Lambertville	\$149,900	Sun 2:00-4:00	3814 Oldbury St.	3 brm, 2 bath, one owner, Bedford Schools!	Welles Bowen Gio Realty, Inc.	Bonnie Francois	419-262-0635
Luckey	\$149,900	Sun 2:30-5:00	1282 Joseph Rd.	Mint condition country home. Seeing is believing	DiSalle Real Estate Co.	Philip Barlie	419-944-6073
Lyons	\$149,000	Sun 12:00-2:00	14565 Co Rd 12	First open! Great property!	DiSalle Real Estate Co.	Amy Langerfer	419-388-3127
Lyons	\$149,000	Sun 12:00-4:00	14565 Co Rd 12	2 plus acre country ranch	DiSalle Real Estate Co.	Jen Worline	419-266-2522
Maumee	\$115,000	12:30-2:00	207 E Indiana	3 brm, 1 bath, adorable updated ranch!	Welles Bowen Realtors	Jill Perry	419-283-4300
Maumee	\$179,500	Sun 1:00-5:00	7266 Longwater Dr.	New price-Waterside-2 brm, 2 bath, sunroom, walking/bike trail, very nice	Real Advantage Realty	Marita Deitering	419-509-0529

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Maumee	\$265,000	Sun 2:00-4:00	614 River Rd	On the river - deep water	DiSalle Real Estate Co.	Tom Skilliter	419-461-0973
Maumee	\$116,600	Sun 2:00-4:00	713 Sackett	New kitchen, 3 brm	DiSalle Real Estate Co.	Peggy Erhart	419-897-6233
Old Orchard	\$169,900	Open Sun. 2-4 p.m.	2329 Drummond	Gourmet kitchen/48 inch Viking Pro range! 3 Brm/1.5 Bath	Effler/Schmitt Co.	Daniel Effler	419-537-1113
Old Orchard	\$147,500	Sun 2:00-4:00	2538 Aldringham	3 brm, 2 bath, impeccable!	Welles Bowen Realtors	Shirley Williams	419-350-1555
Oregon, OH	\$250,000	Sun. Oct. 18, Noon-6	711 Anna Marie	Brick corner lot. 3 brm, 2 bath, fireplace, deck, custom built home	By Owner		419-698-2162
Oregon	\$109,900	Sun 2:00-4:00	2746 Bleeker	Brick ranch, 3 brms	DiSalle Real Estate Co.	Pat Rosencrantz	419-266-7696
Oregon	\$139,900	Sunday 12:00-2:00	326 Pepperton	3 brms, 2 baths, full brick ranch, finished basement	Welles Bowen Realtors	Michelle Rumans	419-467-5882
Ottawa Hills	\$169,900	2:00-4:00	3304 Pelham	3 brm, 1.5 bath, all appliances stay!	Welles Bowen Realtors	Diane Tolson Kelley	419-346-2361
Ottawa Hills	\$149,900	2:30-4:00	3305 Pelham	3 brm, 1.5 bath, Williamsburg classic!	Welles Bowen Realtors	Scott Snyder	419-320-3882
Perrysburg	\$625,000	1:00-3:00	29819 E. River	3 brm, 3.5 bath, year round panoramic!	Welles Bowen Realtors	Chey Call	419-861-9747
Perrysburg	\$158,000	Open Sun 2-5 p.m.	830 Turnbury	Condo: 3 brm, 2.5 baths, 1600 sq.ft.	By Owner		419-874-3504
Perrysburg	\$186,900	Sun 12-2	1073 Birch	Mint condition 4 brm home. Gorgeous landscaping!	RE/MAX Central	Gerri Walczak	419-261-7362
Perrysburg	\$179,900	Sun 12-2	1085 Birch	Gorgeous 2 story home with enormous master brm/bath	RE/MAX Central	Gerri Walczak	419-261-7362
Perrysburg	\$169,900	Sunday 2 to 4 pm	29311 Bates Rd.	2-3 brm, 2 full bath condo, move-in ready	The Danberry Co., Realtors	Pam Eckel	419-320-2328
Perrysburg	\$254,900	Sun 10-18-09, 1:00-4:00 pm	5118 Bostwick	Contemporary Brownstone at Levis Commons	The Danberry Co., Realtors	Doug Kwiatkowski	419-215-5634
Perrysburg	\$79,900	Sun 1:00-4:00	160 Quail Rd. #42	2 story condo! price reduced!	DiSalle Real Estate Co.	Jeff Miller	419-351-9117
Point Place	\$110,000	Sun 2:00-4:00	1947 Northtowne	Bi-level 3 brm, 2 bath remodeled home	Welles Bowen Realtors	Pat Brown-Eley	419-320-3300
South Toledo	\$149,000	12:30-2:00	2111 Chelmsford	4 brm, 2 bath, spacious bi-level!	Welles Bowen Realtors	Scott Snyder	419-320-3882
South Toledo	Short Sale	Sunday 2-4 pm	1217 South Creek Lane	Beautiful, 4 brm, 2 bath, remodeled!	Re/Max Masters	Lou Nelson	419-297-8759
South Toledo	\$85,000	Sunday 2-4 pm	4437 Copper Creek	Ranch, 3 brm, 1.5 bath, 2 car, all new!	Re/Max Masters	Lou Nelson	419-297-8759
South Toledo	\$109,900	Sunday 1:30-3:30	2006 Strathmoor	Fabulous home, family room, fireplace, great price & area	The Danberry Co., Realtors	Rob Ludeman	419-290-0201
South Toledo	\$139,900	Sun 2:00-4:00	3634 Denise Dr.	Brick ranch, finished basement. Nice!	DiSalle Real Estate Co.	Nina Crinks	419-385-3360
South Toledo	\$159,900	Sun 2:00-4:00	2207 Greenlawn	Awesome Home, many updates	Welles Bowen Realtors	Roula Manton	419-410-4208
South Toledo	\$64,900	Sun 2:30-5:00	901 Ogden Ave.	3 brm brick ranch, 2 car garage, tons of updates	Real Advantage Realty	Dick Curley	419-349-2777
South Toledo	\$139,900	Sun 2:00-4:00	3146 Penrose	1764 Sq Ft, Brick	DiSalle Real Estate Co.	Barb Schlatter	419-351-2478
Springfield Twp.	\$279,900	Open Sunday 1-4pm	2141 Longacre Ln.	Spacious 3 brm, 2 1/2 bath, completely updated. A Must See!		By Owner	419-868-8812
Spring Meadows	\$442,500	Sun 1:00-4:00	6915 Nebraska	13+ acre wooded parcel w/3 brms, 2.5 baths	Welles Bowen Realtors	Shirley Williams	419-360-1555
Swanton	\$129,900	Sun 1:00-3:00	204 Lincoln	Updated! 3 brm, fenced yard, new kitchen, bsmt	Welles Bowen Realtors	Janet Hines	419-262-3300
Swanton	\$169,900	Sun 1:00-3:00	403 Lincoln	Lg 4 brms, ceramic & laminate floors, all appliances	Welles Bowen Realtors	Janet Hines	419-262-3300
Sylvania, OH	\$440's	Open Sun. 2-4	5947 Outpost	1 1/2 story, 3 brm, 2.5 bath, granite, tile, natural stone	Carrietowne Realtors	Terry McLeary	419-841-3551
Sylvania	\$189,750	Sunday 1:00-3:00	5320 Brookhill	Beauty! Hardwood, wbp, screened porch, cul-de-sac!	The Danberry Co., Realtors	Jo Lyman	419-356-4131
Sylvania	\$149,900	Sunday 2:00-4:00	6008 Jeffrey Ln.	4 brm 2-story, huge rooms, needs updating!	The Danberry Co., Realtors	Jo Lyman	419-356-4131
Sylvania	\$239,900	Sunday 10-18-09, 2-4 pm	7807 Towbridge	4 brm, 3 bath, upgrades throughout, move in condition	The Danberry Co., Realtors	Mike Marek	419-345-5928
Sylvania	\$94,900	Sun 2:00-4:00	6539 Kingsbridge	Bright upper condo, 2 brm, 2 bath, FR w/fireplace	Welles Bowen Realtors	Joan Rogge	419-944-3129
Sylvania	\$159,900	Sun 2:00-4:00	6931 Milrose	3 brm, 2 bath condo in Carrietown, 1 floor	Welles Bowen Realtors	Jane Brett	419-250-4039
Sylvania	\$249,900	Sun 2-4 pm	7413 Country Commons	Beautiful condo, great room, 2651 sq ft, open concept, 3 brms, 3 baths, loft	RE/MAX Preferred Associates	Judy Gorum/Arlene Gerig	419-283-6172
Sylvania	\$144,900	Sun 2-4 pm	4370 Springbrook	3 bedroom, 1.5 bath ranch, Sylvania schools	RE/MAX Preferred Associates	Linda Parker	419-509-4944
Sylvania	\$97,900	Sun 2:00-4:00	4069 Sherwood Forest	Nice 2 brm, 1.5 bath townhouse condo, 1440 sf	Welles Bowen Realtors	Kay McArdle	419-654-0059
Toledo	\$86,900	Sun 1:00-3:00	1257 Glenview	3 brms, many updates, move in ready	Welles Bowen Realtors	Jonnie Wagner	419-260-7653
Waterville	\$219,900	Sun 2:30-4:30	836 Continental	3 brm, 2 1/2 baths, basement, 2 1/2 car garage, brand new on the market	Sulphur Springs	Kay Reeves	419-466-6919
Westgate	\$34,500	Sunday 2:00-4:00	2032 E Lincoln Sq.	1st time buyer and investor take note. 3 brm, 1 bath	The Danberry Co., Realtors	Michael Guess	419-410-7452
Westmoreland Area	\$249,900	Open Sun. 2-4 p.m.	2006 Mount Vernon	Outstanding brick Georgian/Excellent condition! 5 Brm./3+ Bath	Effler/Schmitt Co.	David Effler	419-537-1113
West Toledo	\$139,900	1:00-3:00	4002 Gilhouse	4 brm, 1.5 bath, well cared for home!	Welles Bowen Realtors	Shelby Myerholtz	419-877-0464
West Toledo	\$116,900	Open Sunday, 1-3pm.	5529 San Pedro	Sharp 3 brm, Regina Colei, 2 story, 1 1/2 bath, finished bsmt. Off Lewis Ave.	Robert F. Lindsay Co.	Tom Lindsay	419-376-7057
West Toledo	\$75,000	Sun 12:00-2:00	2749 Arletta	All brick - 4 brms	DiSalle Real Estate Co.	Sharon Sumner	419-461-5944
West Toledo	\$84,900	Sunday 2 to 4 pm	5901 Tetherwood	Beautiful condo, 3 brm, 1.5 bath, bsmt/rec rm & 2 car garage	The Danberry Co., Realtors	Becky Naugle	419-266-2770
West Toledo	\$89,900	Sunday 2:30-4:30	1475 Amesbury	Brick ranch, full bsmt, screened porch	Coldwell Banker Haynes	Kim Ellis	419-654-8863
West Toledo	\$134,500	Sun 2:30-5:00	6137 Foth	Must see 3 bedroom, Washington Schools	DiSalle Real Estate Co.	Joe Dusza	419-474-4331
West Toledo	\$164,750	Sun 1:00-3:00	4643 Gilhouse Rd.	Brick bsmt ranch-new price-Northview-4 brm, 2.5 bath, inground pool	Real Advantage Realty	Marita Deitering	419-509-0529
West Toledo	\$157,500	Sun 2-4 pm	5551 Bentwood	Ravine lot! Springfield Schools! 3 brms, 2.5 baths, over 1800 sq ft!	Re/Max Masters	Tammy Frye	419-266-0500
West Toledo	\$125,000	Sun 2-4 pm	1102 Bernath Dr.	3 brm Condo! All mechanics newer! Vaulted Family rm! Balcony loft!	Re/Max Masters	Tammy Frye	419-266-0500
West Toledo	\$108,500	Sun 1-4 pm	5934 Friedly	Sylvania schools, Toledo taxes, sharp 3 brm, lg lot, new windows, kitchen, bath	Loss Realty Group	Marla Stella	419-360-8002
West Toledo	\$159,900	Sun 10/18/09, 2-4 pm	3743 Naples Drive	3 brm brick ranch, updated kitchen, family rm w/fireplace, LR, DR	The Danberry Co., Realtors	Sarna Dorf	419-345-5555
West Toledo	\$89,900	Sun 10-18-09, 1-4 pm	423 Sunset Blvd	3 brm, 1.5 bath, front screened porch, full bsmt w/rec rm, 2 car detached garage	RE/MAX Masters	Michelle Hudson	419-276-9029
West Toledo	\$84,900	Sun 2:30-5:00	5030 Valley Forge	Drastic price reduction! New roof '08!	DiSalle Real Estate Co.	Brian Shartzler	419-283-8367
West Toledo	\$89,900	Sun 12:00-2:00	33 Warrington	Beautiful hardwood	DiSalle Real Estate Co.	Bob Eschrich	419-467-7088
Whitehouse	\$144,900	1:00-3:00	10153 Rupp	2 brm, 1 bath, primarily all brick home!	Welles Bowen Realtors	Dawn Rhoades	419-877-0473
W. Toledo	\$59,900	Sun. 2:30-4:30	1037 Slater	3 Brm, full bsmt, new carpet & interior paint. Possible FHA	Apple Creek Realty	Rick Kerr	419-349-2269

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