

TIPS ON BATHROOM REMODELS

If you haven't done anything to or upgraded your bathroom in the last ten years or more, odds are that it is well overdue for a remodel.

And for those even thinking about selling their homes in the near future, an outdated bathroom is the kiss of death. According to a survey, an upgraded bath is a number one key selling point for a home in today's market. There are simply too many homes on the market with modern baths and today's buyers want homes in move-in condition.

Sean Castorina of Advantage Handyman Services has a few ideas to offer on remodeling bathrooms. And well he should. Advantage Handyman remodels a bathroom in this area about every two weeks. The locally owned and operated company has done over \$3.5 million in remodeling projects in the past five years alone.

Sean says that a bathroom remodel may not be as expensive as you think.

"You may consider a simple renovation like updating your tub," Sean noted. "Today's tubs have more height and character than the older versions. You can also add a ceramic surround and update fixtures to brushed nickel or antique bronze."

Another simple renovation is to replace the sink and vanity with a new pedestal sink. This is especially true for half-baths. This simple addition adds more space and color to a bath. Or, a granite counter can be added to an existing vanity for a fresh, new look.

"Take out that outdated medicine cabinet and replace it with a decorative mirror," is another of Sean's recommendations. Sean also mentioned that many baths lack proper ventilation for exhausts. That is also a major obstacle when

the home inspector comes calling before a closing.

"Most baths don't have enough light," Sean pointed out. "A few recessed lights can add lots of brightness."

Outdated colors, like yellows and greens, can detract from a bath.

And a new, efficient toilet can add greatly to a bath renovation.

Other ideas include replacing the old tub and shower with a stand-up shower with a glass door and a ceramic surround. These units are handicapped accessible and can include benches and bars for pulling up.

Vinyl flooring is a major objection for potential buyers and also clearly dates your home, as do the one-piece vinyl tub and wall units.

"Ceramic floors and surrounds can transform your bath," Sean said.

"The price of ceramic tile has come down in recent years, and we have expert craftsman to lay the floor and surrounds." Sean said that a completely remodeled bath averages somewhere around \$7,500.

"We have plumbers, electricians, tile people and a designer on staff," Sean remarked. "We can handle the entire project, including the design."

For bath remodels, Advantage Handyman can do anything from a simple to an elaborate renovation – elaborate as in adding a Jacuzzi, a bump-out for more space or a bay window.

The average bathroom remodel from Advantage Handyman takes from 5 to 8 days.

"If you have a start date in mind and a budget, we are the company for you," Sean stated. For ideas on how to update your bathroom,



call Advantage Handyman Services, a Class A Contractor and the area's leader in bath remodels. Call 434-817-7222 or go to www.advantagehandy.com.



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