

BATHROOM BASICS | MASTER BATH MAGNIFIQUE | PROMISING POWDER ROOMS | KEEPING THE KIDS CLEAN

A modern bathroom with a large mirror, a dark vanity, and a glass shower enclosure. The image is overlaid with a semi-transparent blue filter. The text "BEAUTIFUL BATHROOMS:" is in white, and "RENOVATING FOR ROI" is in orange.

BEAUTIFUL BATHROOMS: RENOVATING FOR ROI

BEAUTIFUL BATHROOMS: RENOVATING FOR ROI

The days when we took baths and showers weekly are long gone, fortunately. Now, the bathroom is one of the central areas of the home, and the daily rituals you perform there are an important part of your health and well-being. Little wonder, then, that we've shifted from single bathroom homes to houses containing several well-appointed facilities. And it's not just about convenience, either; it's also the potential return on your all-important real estate investment that's driving the current trend in bathroom renovation.

So, you've got some spare cash to invest in your home and you'rethinking about bathrooms. What should your choice be? To add an extra bathroom? Renovating your master bathroom into the stylish, inviting venue you've always wanted it to be? Renovate your kids' outdated bathroom into a haven for a new baby or a fashion-conscious tween? Update the powder bathroom? Or should you have the guest bathroom fitted out for senior safety for when your mother-in-law comes to visit? In the following pages, you'll find ideas and information to help you make these decisions, and have some fun in the process.



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MASTER BATHROOM

MAGNIFIQUE

Deciding to renovate your master bathroom raises questions about a number of issues you need to consider.

- What theme or ambiance do I want?
- How do I make the most of the space I have available?
- What color scheme will work for me?
- How much storage do I need?
- Which fittings should I choose to maximize both style and value?



CHOOSING A THEME

If your master bathroom is en suite to your bedroom, you might want to carry through the theme you have in the bedroom. There's no rule that says you must, however; you can make it completely different if you like. Whatever you decide, your bathroom will benefit from the coordinated look a theme provides.

Traditional- this theme makes use of antique bathroom fittings such as freestanding bathtubs, checkered floor tiles and decorative faucets

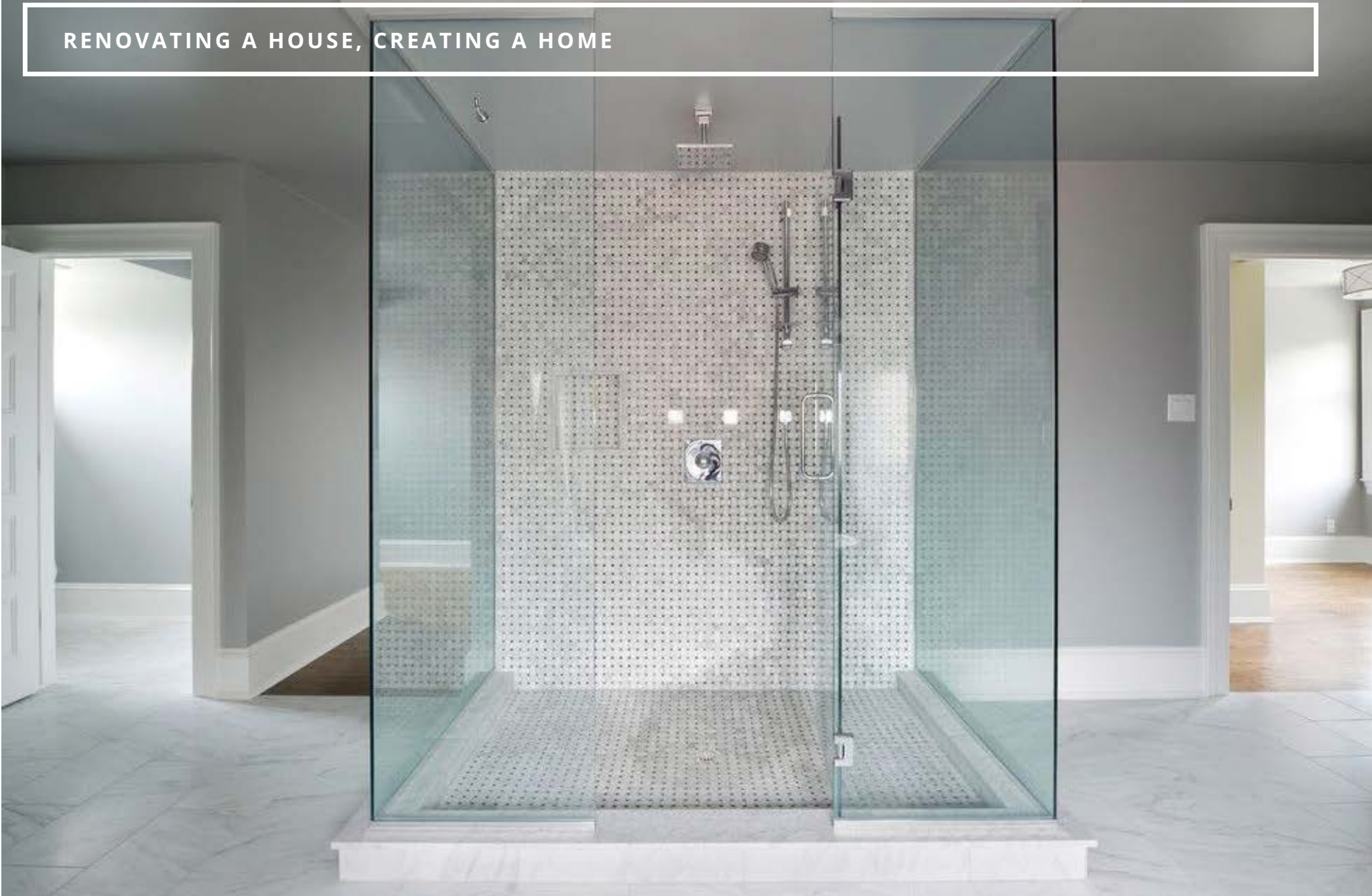
Modern — install contemporary fittings such as a clear glass bath, shower enclosure and sink, streamlined steel faucets and a sleek ceramic floor

Rustic — use the warmth of wood for a cabin-style shower, a cozy floor surface with radiant heating under the boards and storage cabinets made from treated logs

Spa — install a whirlpool bath with hydro jets that takes two or more at a time, heated towel rails and recessed lighting

Back to nature — keep it bright and light with lots of windows, plants and a view of your garden or the river

RENOVATING A HOUSE, CREATING A HOME



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COLOR COMBOS

Once you choose your theme, deciding on your color scheme is next on the list. Stick to one primary color and one neutral color, with shade variations in between. If your neutral color is white, the other color allows for multiple tones and shades. Choose a paint scheme that's practical and will last, and isn't too radical to keep for more than a season. Bright yellow might sound great in spring, but how will you feel about it during the doldrums of winter?

SPACE SAVIOURS

Modern bathrooms are typically smaller rooms, so there's seldom space to waste. Use mirrors to create the illusion of space, or open up a huge picture window into your garden if you're able, and build cabinetry flush against the wall to maximize your floor space. Always wanted a bidet? Consider a bidet attachment for the toilet seat.

SAAVY STORAGE

Install savvy storage options in places you wouldn't expect to find them— closets under the sink, floating glass shelves against the walls or a narrow, tiled ledge running around the room at a convenient height. Not only will this hold all your bottles of bath delights, but you can use it to display knickknacks, vases of fresh flowers and candles galore.

FAB FITTINGS

Choosing the fixtures for your master bathroom means getting the best quality your money can buy. Look for environmentally friendly items such as low-flow, high-performance shower heads and low-flush toilets. Select items that are functional as well as beautiful to get the maximum use out of them, and go for well-known brand names that come with solid warranties on the manufacture and workmanship.

A modern powder room with a long vanity, large mirror, and glass-enclosed shower area. The room is clean and bright, with white walls and a light-colored floor. The vanity has a long mirror above it, and the shower area is enclosed in glass. The overall design is sleek and contemporary.

PROMISING POWDER ROOMS

Renovating a powder bathroom gives you the chance to have some fun. Because the room is typically only used for short periods by your guests, it's reasonable to expect that whatever color palette you choose will be long-lasting. You don't have to worry about trends or tastes shifting dramatically and necessitating regular updates, so you can afford to splurge on the "here and now."

OUTSIDE THE BOX IDEAS

Powder bathrooms are often tucked away in odd corners of the house, giving them minimal space. Draw the eye away from the tiny area with feature walls or brightly colored drapes and fittings.

A FEW IDEAS

- Create a luxurious feel with lacquered, aniline-dyed maple paneling and cabinetry
- Try lime-washed walls for a low-maintenance, earthy look that harmonizes with wrought-iron mirror frames and a bronze backsplash
- Make it whimsical with woodland wallpaper teamed with rough-hewn wood cabinets
- Add an Eastern angle with Oriental wicker paneling and stylized moldings

REAP THE RETURNS

To get a realistic idea of the potential return on your investment, consult with a realtor in your area to find out the average selling price for similar homes, both with and without powder bathrooms.

According to a recent Renovation Magazine survey, a minor powder bathroom renovation costs an average of between \$6,100 and \$9,100.

You can expect to recoup 55 percent of that if you sell within two years.



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KEEPING THE KIDS CLEAN

Most homes these days have a second bathroom, whether it's for the kids or intended for guests. If you have one that is functional but dreary, jazz it up for your baby, toddler, tween or teen by planning a layout that grows with the kids. Make sure it includes easy-care surfaces, lots of storage, and robust fittings appropriate for your children's ages.

Think about how long you want your renovation to last. If you have young children and are planning more, lowering the height of the sink and toilet will help you teach them to be independent.

Perhaps a platform around the base of the toilet and sink will do the trick, and they can be removed or remain as decorative features once they are no longer needed.



COOL THEMES FOR KIDS

Kids love themes. From Spiderman to sea urchins, fairies to flowers, they enjoy having their favorite cartoons, characters or creatures dancing around the walls. Try some of these ideas:

- Add motif wall tiles alongside the bath or sink that tell your child's favorite story in pictures
- Choose a functional color throughout and make it exciting with multi-colored accessories
- Paint a "fish tank" wall mural overlooking the bathtub
- Create a nature scene—trees, grass and blue sky—all around the room
- Try a nautical theme with bright blues and reds, and porthole windows
- Create a "magical kingdom", with blue sky and clouds on the ceiling and flowers on the walls

SAFETY TIPS

Safety is paramount in any bathroom, and particularly one young children use. Install non-slip floorings such as a textured mosaic or quarry, glazed ceramic or cobblestone tiles. Large tiles give you fewer grout lines to keep clean, and porcelain is particularly durable. Consider a fiberglass bathtub with a ridged base and fit faucets that accept anti-scald covers to prevent children from turning on the hot taps. Include plenty of built-in storage at a height your child can reach, with D-handles that are easier to open with soapy hands.



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TIMELINE

A sample timetable for a project of this nature

TASK	DAYS	DETAILS
Demolition	2	<i>Depending on the location of the bathroom</i>
Rough Carpentry	2	<i>Dependant on whether repairs are required to the underlying infrastructure</i>
Plumbing	2	<i>Base your estimate on whether you're changing the location of items</i>
Electrical	1	<i>Depending on your electrical layout and if changes need to be made</i>
Insulation	1	<i>This usually takes less than a day</i>
Hang Drywall	1	<i>Can be done as soon as the insulation is complete</i>
Finish Drywall	2	<i>Includes application of joint compound, drying time, sanding and repeating.</i>
Tile Work	3	<i>If you're redoing the tiling, you need time for the cement and grouting to dry.</i>
Cabinetry	2	<i>Depends on the number of cabinets and if they are custom made</i>
Flooring	2	<i>Vinyl flooring is quick to lay, but tile, stone or wood may take a bit longer.</i>
Fixtures, etc.	1	<i>Connecting fixtures to the plumbing, such as the toilet, sink and drains.</i>
Miscellaneous	1	<i>Work in an extra day for contingencies.</i>
TOTAL	20	



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QUESTIONS TO ASK YOURSELF BEFORE YOU BEGIN

- What is the main purpose of renovating home improvement, resale, personal enjoyment or functionality?
- How much money do I have available to spend?
- Am I renovating for the short term (e.g., immediate resale) or for the long term?
- How often is the bathroom used and is this likely to change in the near future?
- How many people usually use the room at the same time?
- What are my “must haves” and what are the “luxury items” I could do without if necessary?



WHAT TO LOOK FOR IN A RENOVATOR

Written Estimate. Never, ever enter into an agreement based on a verbal quotation, even if you know the contractor personally. A written estimate ensures you are both on the same page with the scope of work and the fittings you want.

Timeline. The contractor should be able to give you a projected timeline with a breakdown of milestones, so you have an idea of when you'll get your bathroom—and home—back.

Personal References. A good contractor should be willing and able to provide at least two telephone numbers or email addresses of satisfied customers that you can contact yourself to get a reference.

Contract. Often, this takes the form of a signature accepting the written estimate. This doesn't provide the customer with details of the terms and conditions, however, and in the event of a dispute the contractor could come up with loopholes for their own benefit.

Proof of liability insurance. Ask to see evidence that your contractor is covered for any mishaps that happen on your premises.

Workmen's Compensation Insurance. The contractor should provide a certificate to show the workers are covered, or if the workers are sub-contractors then they should provide their own. Otherwise, you may end up being held liable for any injuries that occur on your premises.

Standard Warranty. Your contractor should have a standard warranty covering workmanship for a certain period of time.

Finalize the agreement, pay your deposit and let your contractor get started. Monitor the work to see if he achieves the projected timeline. Then wait for your new bathroom to be revealed in all its glory.

ABOUT AMSTED DESIGN BUILD

At Amsted, we make people our priority. From design to construction, project development to accounting, our award-winning team is comprised of “A-players” whose goal it is to provide you with superior customer service and a finished project that exceeds your expectations.

Our team knows construction inside and out, boasting a combined total of more than 450 years of experience. We focus that wealth of knowledge to create a pleasurable experience for you while simultaneously transforming your space into a home that is uniquely yours and ready for you to create many new family memories.

Our use of subject-matter professionals to work on different phases of a project makes us an excellent choice for custom home designs and renovations. Our dedicated team includes project coordinators, managers, facilitators, designers, and carpenters. We work together to deliver the results that our clients expect. With our “Amsted Advantage,” we can work with you to create a home that you will forever cherish.