



LEARN HOW TO TURN A BARGAIN INTO A BEST SELLER

There are buyers searching for the “diamond in the rough” the type of older, perhaps tired house that can be a great buy and renovated to add big value. Other buyers and owners want the potential of a mortgage helper rental suite added to a house. Some vendors wonder which renovation will add the most value on sale day. And all are looking for great, affordable ideas, to make it happen.

Well an opportunity comes this month when the Greater Vancouver Home Builders’ Association (GVHBA) invites the public to tour eight professionally renovated homes in Burnaby, North Vancouver, Surrey and Vancouver on Sunday, June 10 from 10 a.m. to 4 p.m. Experts and homeowners will be on hand to provide advice and great ideas on your own home makeover.

The 19th annual Parade of Renovated Homes, produced by the GVHBA Renovation Council and

sponsored by FortisBC, showcases leading-edge design, advanced construction techniques and products, and energy-saving features. The tour attracts visitors from across the Lower Mainland.

Renovations on display include the revitalization of a 1950s bungalow, restoration of a 1920s Vancouver heritage home, an eco-chic kitchen, bathroom makeover, an extensive interior and exterior renovation, and a contemporary whole-house transformation.

One Vancouver house will be of interest to anyone planning to add a rental suite to a basement. In this project, open on West 27th Avenue during the tour, shows how the foundation was lowered by two feet and how the resulting space was completely modernized with up-to-date engineering and insulation. The suite is now appointed with granite countertops, hardwood floors, stainless-steel appliances and in-floor and ceiling radiant heating. Nearing completion is a backyard laneway home that is also open for

viewing.

GVHBA President and CEO Peter Simpson said Metro Vancouver homeowners will spend \$3.8 billion sprucing up their homes this year, and this popular one-day event offers exceptional sample renovations.

Admission is by passport, available at each home for \$10 per person. Children 17 and under are free. Passports can be purchased at any home, and then used for entry to the remaining homes. Part proceeds from passport sales will help fund the purchase of tools, building materials and safety gear for a carpentry training program offered by Guildford Park and Frank Hurt secondary schools in Surrey.

The event is limited to six hours, so visit www.gvhba.org to review the full list of participating homes, including project descriptions and before-and-after photos, then plan your route to ensure you have sufficient time to visit specific homes that capture your interest.