

Skyline Real Estate Newsletter September 2006

Aspirations of the world

When preparing your home for sale, consider the type of buyer you are looking to attract. When you are looking to attract buyers, your property must be styled to appeal to discerning buyers.

Many buyers appreciate homes that are elegant and well presented but with a touch of aesthetic appeal. Two classic decorating styles will allow you to retain your individualism but not deter would-be purchasers.

French Country Style

The sunny hillsides of rural France will give you inspiration for this rustic and warm style. Natural materials play an important part including carved wood details, woven rush chair seats, rough plaster walls and natural stone floors.

Colours include a range of earthy and bright tones. Warm gold, grass greens, brilliant cobalt blues and deep russet reds are often seen, as are black, brilliant yellow, brown and beige.

The heart of a French country interior is the fireplace, which

may include a rustic beam for a mantle, stone or tile details and a brick or clay-tile hearth area. Heavy copper pots, iron accessories and hanging herbs add to the ambience.

Textile themes include vines, sunflowers, olives and leaves, grapes, roosters and beetles. One popular French fabric, Toile de Jouy, is usually linen or cotton fabric in white or beige with a one colour scene in large motifs repeated along the length. Topics may include farmyard and country scenes or landscapes featuring people and animals. Traditional toile colours are blue or red, but can be seen in black, green and tan.

Japanese Style

Western homes typically have a focal point such as a fireplace, painting or elaborate window treatment.



Japanese homes focus on a central object such as a garden, altar or still life composition.

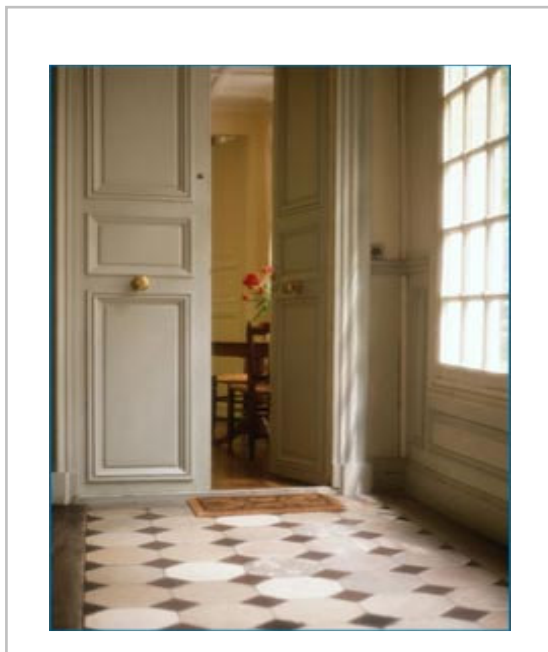
The Japanese style is one of structured minimalism, neutral colours, and simplicity. When a design statement is made it's usually through a single strong exclamation of colour or a predominant texture. The Japanese culture seeks to balance opposites in all aspects of life and interiors are no exception. Finishes can be highly contrasting, yet achieve balance.

For example, a highly polished table on a heavily textured mat, a lacquered box on a rough wooden table, or white pebbles on a polished granite ledge around a tub.

Textures include cedar, rice paper, maple, bamboo, stone and

woven wicker. Plus the beauty of textured silk, tatami floor mats and the elaborate needlework of the kimono.

Japanese displays are fluid; an alcove may display a scroll one week and a set of pots the next. Consider rotating displays to reflect the seasons. Less is more and order is harmony.



Keeping your home safe

Home security is a must in today's world no matter where you live. Although a home located in a quiet area with a low crime rate will be less susceptible to robbery, there are still no guarantees as to where and when burglars will strike. Luckily there are a number of security options that not only keep the family safe, but also add value when the time comes to sell.

The most common break and enter deterrent is a good alarm system. There are various options when it comes to alarms, however generally a system should have its own power supply, panic button and infra red heat movement detection. Added extras include pressure pads under flooring in access areas that trigger an alarm and breaking glass detectors on windows.

Some homeowners also enlist the services of a private security firm who receive instant notification if your alarm is set off. Depending on the service, the company will send a guard to your home to check the situation out or may call you first to see if it is a false alarm and discuss what action you would like to take. When enlisting the services of a private company spend the time to 'shop-around' and pay close attention to the services you will receive for your money.

For those who are at home alone, an intercom system can also be a valuable asset when it comes to personal safety. Installing a device will allow you to identify visitors without opening the door.

Lastly, don't forget the basics of home security such as keeping your entrance ways clear of heavy foliage and installing adequate lighting and peepholes. Not only will these safety devices be a great investment for you and your homes safety, but can be attractive features to prospective buyers when the time comes to sell.

Adding value through your bathroom...

People are appreciating the bathroom more and making it a special place. They want to create an environment where they can relax and are putting more effort, time and attention into bathrooms.

- ✚ A poor choice of material or a badly designed addition, which looks like an add-on, can take thousands of dollars off the resale value of a property.
- ✚ The bathroom can provide a key as to how well a house was renovated.
- ✚ Firstly check if the bathroom is in the right spot in the house before spending any money. Bathrooms should never run off living areas.
- ✚ Good, natural light and proper artificial lighting are important.

