

MAXIMISE YOUR SPACE

The rise in real estate prices since the new millennium had put home ownership in Vancouver out of the reach of thousands of potential first time buyers. The current market downturn has however allowed a window to open, at least briefly, before prices gradually begin to recover in the following months or years.

It is likely that the majority of these buyers will be limited to purchasing smaller homes, maybe even as small as 500 sq ft or less. But no matter what the size of your new home if you approach the chance of a fresh start with a little planning and re-organization, then any space large or small can be transformed to become a comfortable, fully utilized space that is a pleasure to return home to each and every day.

Making the most of your new space starts as soon as the deal is struck, don't wait until move day and hope to figure things out then. Begin by planning how you will use the new space, draw up a simple scaled floor plan and make scaled cut out templates of your existing furniture. Now you can arrange your new floor plan in as many ways as you wish without breaking your back or damaging your beautiful shiny new floors. It's amazing how many alterations a space can go through to find the ultimate layout that offers the most efficient use of space. One of our previous projects to furnish a 500 sq ft apartment went through a total of 14 revisions on paper and was even taped out on the floor prior to purchasing the furniture to sample the flow of the space. The result of this preparation however worked perfectly and made moving day a much simpler task.

Take inventory of the contents of your current home and ask questions of each item and how it will transfer to the new space. Do you need it? Does it make your life easier? Is there a suitable location for it? Is it too big? Does it fit your intended decor? This is a time to be ruthless, not a time to be clingy. Donate unwanted items or sell them online and put the cash toward new pieces that will maximize the usage, functionality and beauty of your new home. In the current economy there are many deals to be had has retailer's push to make sales.

Over the following months this article will cover the methods that can be instilled to maximize any space whether it is brand new, or one that you have lived in and plan to stay with for the foreseeable future. We hope that when the time comes to sell you do not need to pay for the services of stager in order to get a buyer, why not just live in a beautiful space that will sell itself once the time is right to move on.

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