



Master Planning your Renovation

Step 1: Turning your House into a Home

Begins with an Archicentre pre-purchase house inspection, followed by moving in, settling in and attending to any urgent repairs identified in your inspection report.

Step 2: Designing your Dream

A central feature to the Master Plan: map out a long-term Design Brief and assess feasibility, finance and future family needs. Your Archicentre architect will provide creative direction to develop your ideas. Without a Master Plan, however, the road to renovation can be fraught with danger and dollar signs. Here are a few examples:

- You spend thousands on a new ground floor bathroom, when, in a few year's time, the bathroom must come out to make way for the staircase to the first floor additions.
- You spend thousands on landscaping, when, in a few years' time, a family room extension replaces it.
- You spend thousands on dining furnishings when, in a few year's time, the space is converted to a home office.

The benefit of the Renovator Report is the knowledge that every dollar you spend contributes positively to your dream home vision. Architects routinely save renovators thousands of dollars with good design. The Renovation Report also showcases the advantages of staging a project. Staging can ease financial constraint, and allow you to pursue your renovation dream.

Step 3: The Small Renovation

This stage usually addresses high priority areas, commonly the kitchen and bathroom or an additional bedroom. Then, in a few years' time, after building some home equity, you are ready to begin the big renovation.

Step 4: The Big Renovation

This is what you have been working and saving towards since you first sat down with your architect and developed your Master Plan. It may include an open-plan, ground floor, living area extension or maybe an upstairs addition with new bedrooms and a parent's retreat.

Step 5: The Finishing Touch

A couple years after the Big Renovation, The Finishing Touch focuses on an independent feature of the Master Plan that is less a necessity than a well-earned luxury; a pool or sauna, for instance, or a home theatre.

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