

TREB: Choosing the best materials for your renovation

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Considering a spring home renovation project? Need help deciding what materials to choose? Can't decide which room to tackle first? Research shows the kitchen and bathroom can yield the highest return on investment when it comes time to sell.

Kitchen

The kitchen can certainly be timely and budget heavy when considering renovations but, according to Remodeling Magazine, a major kitchen renovation can result in a return on investment between 60-70 per cent, making this renovation investment worth the time and money. When planning your kitchen renovation, remember that the kitchen is the heart of your home, so it needs to be durable, functional and beautiful in equal measure.

Flooring: One of the most affordable flooring options is porcelain, which is a durable, easy to maintain and versatile material. Natural flooring materials such as limestone, slate and travertine are very trendy but may require more maintenance. Of course, hardwood floors are always a timeless choice.

Cabinets: When selecting a material, particleboard and melamine are not considered to be structurally sound. Plywood might be a better choice, as it's strong and long-lasting. Style-wise, glazed cabinets is still an option, but can look a bit dated if not done right. There seems to be more and more to choose from every year, and, recently, more textured looks are on the rise.

Countertops: Granite is considered the standard in kitchen countertops and for good reason — it's stain-resistant, tough, versatile and sleek-looking. Engineered stone such as quartzite is a great scratch and stain-resistant alternative and becoming just as popular.

Bathroom

A bathroom renovation is your chance to create a relaxing spa retreat in your own home, but the bathroom is also an important place to incorporate function. Before you pick your materials, get a sense of your lifestyle, needs and priorities so you'll know what spa-like luxuries you can afford to splurge on.

Flooring: Tile may be your best bet for bathroom flooring, and natural stone or porcelain ceramic are considered to be the best kinds of tiles with a finish that mimics natural stone. Both will help with traction when the floors get wet. An upgrade to heated flooring can be inexpensive and adds a ton of luxury.

Cabinets: Some safe bets are to choose waterproofed plywood or medium-density fibreboard (MDF) for your base, as they can be very durable but affordable options. Also, consider unique ways to store your toiletries — including open or built-in shelving and deeper medicine cabinets.

Countertops: Here, granite and marble might be your best bets – they can attract buyers when it's time to sell and will give your bathroom a sleek, rich look. Granite is also supposed to be stain resistant, which means maintenance will be minimal.

Investing in a kitchen or bathroom upgrade can be a great way to improve the resale value of your home while personalizing the space you live in every day. Good luck with your project!

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