

Modern Bathrooms



Your kitchen and bathrooms are the most valuable interior spaces in your home. They determine whether you buy a house or sell your house and get the return for which you were hoping. The reason for this is that these spaces require the largest investment per square foot than any other room. In fact, research shows that when you put your house on the market, depending on who is buying, a glamorous custom shower for two with multiple showerheads and sprayers, steam and other luxe features may be the key to sealing the deal.

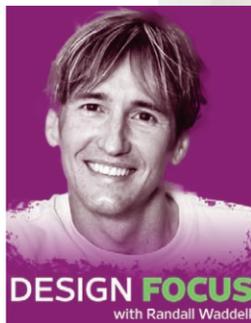
So, what do you do when it's time to take that outdated bathroom into the modern era? Start with making a LIST! Decide what you would like your new bathroom to be like and how would you need it to function. Will it be your at-home spa? A shared bath for the family? Simply a practical extra bathroom? The type of bathroom – and who will use it – may determine its size and will certainly affect the products you select to finish it.

If you are remodeling an existing bath, it's good to make a list of what you don't like about it and what you hope to change. Is there enough storage? Is the lighting over the vanity sufficient? Are the fixtures functioning efficiently? And a very important one...is the ventilation adequate?

Maybe you'd like to add a soaker-tub for relaxing as well as have a walk-in rain shower. Perhaps the materials – tiles, vanity countertop, faucets, light fixtures, etc – should be updated. Make sure you do not overlook electrical works, as a modern bathroom should always have GFCI outlets (Ground Fault Circuit Interrupters). These outlets are designed for wet areas because they sense imbalance in the electrical circuit and cut the current in a fraction of a second to protect you against the full force of an electrical shock.

It is easy to get carried away and to "buss-the-bank" with a bathroom makeover so be careful. It is important to decide what you must have and cost it appropriately, and then determine what luxuries you can add to the budget. From a design

perspective, since nearly every element in a bathroom is long-term – tiles, plumbing, fixtures, sanitary ware, etc – it's best to keep a neutral palette and keep the lines clean, using every inch of space for valuable storage and function. In the long run this investment will bring you rewards in the future – where modern will still be modern.



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