

MAY 2016



the Jarvis Group

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Sales Representatives

MAKING THE JOURNEY AS REWARDING AS THE DESTINATION

SPRINGTIME FLOODING

Our hearts go out to all the cottagers who experienced damage in the recent flooding of the lakes. How unfortunate that the wind blew the ice around in the flood creating a great deal of destruction to docks and boathouses. We are hearing that some cottagers are having damage covered by their insurance companies, and some are not.

If you have found items that have floated in to your cottage, or if you have lost items that floated out, please let us know, and we will attempt to make matches, so that the items can be returned to the owners.



Muskoka Alerts

We email alerts to many cottagers about conditions on the three big lakes that could be affecting them, or their cottages. Here is a sample of the emails we get back:

Hi Thelma...We had Ken go over after your first email last week, and lucky we did, as he put several things up high, off the boat house deck and secured our floating raft that we had just left hoisted up on our dock, not tied up! It would have floated away to who knows where. So it is very good that you let us know about the water level rising so high.

Thanks very much. Gary.

If you would like to receive email alerts from us, about severe lake flooding conditions, or other items of immediate importance, please send us your email address and we will include you in our emails. We try to be very respectful of this responsibility and will not contact you frivolously. But if something important arises, we send out the notice, so that you can take any timely actions needed to protect your property. Please note: Our statistics and our newsletter go out on this same list, so you would also be getting them, if you ask for these alerts.



Investing in Your Cottage

For Your Present Enjoyment, and Future Gain

I recently read a Real Estate article about homes that actually sold for less after a renovation that involved uninformed choices. Residentially, adding a pool is a good example of an investment that is unlikely to increase the value of your home.

If you are making an investment in your cottage, for your own present enjoyment, be sure that you make choices that will give you a good eventual return on your money. Not all renovations increase the value or salability of a cottage. Whether your style is traditional, transitional, or modern, certain changes net more value than others. One good way to determine which features bring value is to look at what the most successful builders, who build cottages speculatively, select. As Realtors, we know what factors attract Buyers. Being too house-like is the most major mistake you can make when renovating a Muskoka cottage. To ensure value and salability, select natural materials and restful colours that reflect a more traditional Muskoka, even if your design is quite modern.

The following are some ideas that build value in a cottage:



Add Architectural Details to Drywall

Too much drywall in a cottage can make Buyers feel that the cottage is too house-like and not “cottagey” enough. Frequently cottages linger on the market because they do not feel sufficiently like a cottage. An inexpensive way to add architectural interest and to make the drywall appear to be made of wood, is to apply 1x2 battens to the drywall walls and ceiling, giving the appearance of board and battens. Here are two rooms with that done. It is amazing what a strong visual difference this makes to take away “housiness” and add charm and visual warmth.

Warm White Interiors Score Highest for Resale

More than 80% of the most successful sales of cottages built on spec are painted predominantly warm white. All permanent and expensive features are kept neutral in shade, and colour only comes in inexpensive accessories, that can be easily changed out at a future time.

Benjamin Moore has even selected Simply White (OC 117) as their colour of the year for 2016, reflecting the popularity of white universally as a major part of creating the mood you desire in your home or cottage. White is no longer seen as the absence of colour but rather as a complex combination of colours which diffuses light and provides a strong unifying force, or a soft warm glow, as per your needs and personal tastes.



Be aware that the white you choose will not always look the same in different locations, as the exposure or the quality of light changes. Whether your exposure is south west or north east will affect the colour of the white that will work best in your cottage. In Florida I found that I needed to use Simply White to get the same effect as Cloud White gives in Muskoka. In the north, we need a slightly warmer set of colours than in the south, where the light is more intense. Check your colours carefully in their intended location before you pay for good quality paint and the work of painting.

Painted Cabinetry

Updating your existing cabinetry by painting can add value by making the kitchen, the heart of any cottage, look fresh and modern. In this example in the picture, the hanging cabinetry between the kitchen and dining area was removed to create a counter top with stools, further opening up the space and making it appear larger. Warm white is always a good choice, especially for upper cabinets.



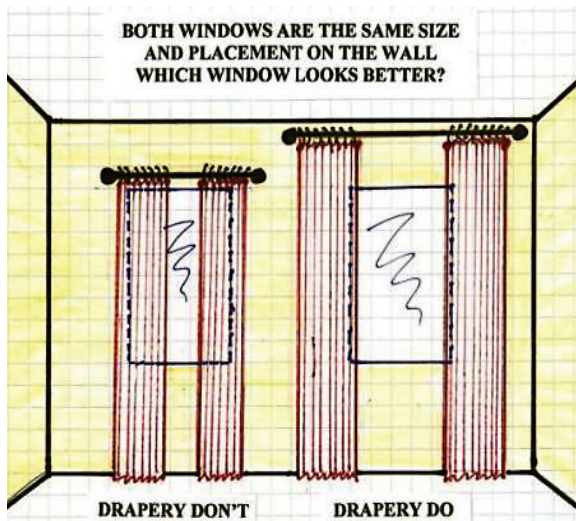


Better Privacy for Cottage Bedrooms

In older cottages, bedrooms are sometimes located off a main room and this can feel less than private in some circumstances. If you have such a room, here is an idea to create better privacy. The headboard acts as a privacy wall blocking the view from the doorway into the room. This would also give a great view out the window, to the lake, from the bed. In a smaller room, keep the headboard very slender, perhaps only 5-6 inches deep.

Add Window Treatments in Main Room

Window coverings can add texture, charm, and visual warmth to your cottage. If your ceilings are lower, hang window treatments up as high as possible to the ceiling, because the height of the drapes draws your eye up and makes the room appear larger and the ceiling higher. Don't let the drapery take away any of your window view. Extend the drapery about 8 inches past the window frame on each side, for a stackback space, so that the entire win-



dow can be exposed when the drapery is open, making the windows appear wider. Ikea has excellent drapery at very low prices, and is frequently used by decorators. Look for Ritva or Aina, or Merte,. Merte has large grommets making them the easiest to hang and use. Drapery hardware is expensive but there are lots of ideas online about how to make your own. You can also save coupons from Bed Bath and Beyond for 20% off their great drapery hardware.

Increasing the Size of a Master Bedroom in an Older Cottage

A small bump-out just large enough for a bed and night tables is an inexpensive way to significantly increase the size of a cottage bedroom. The bed tucks into the new space giving you an additional four feet of space in the room at the end of the bed. The bump out in this picture is called "an Oriole" as there is no foundation under it, and it has its own small roof, greatly decreasing the cost of construction. You can also bump out just under the existing cottage eaves, for even less money, thus adding two feet to a bedroom very inexpensively, making more space for walking around the bed, or putting in a closet.



Adding Closets

Anywhere you have 24 inches of depth, you can create a closet. You can put a small closet on either side of a bed in a small bedroom. Ikea cabinets are good for this application. Some cottagers have done a wonderful job with used cupboards purchased on Kijiji to make closets for a small bedroom. Many appraisors do not count a room as a bedroom, when they determine value, unless it has a window and a closet, so adding closets where there are none, builds value.

Wow Factor Art

For that appealing and sought- after large art for your cottage, at great prices, you can use your own photography, or that of your talented friends or family, and have it reproduced on canvas, through a company called Canvaspop. The casual nature of the cottage is a great spot to try some personally meaningful Muskoka photographs as large wall art.

12x36 is \$48.00 US plus 14.00 shipping 24x36 is \$107.00 US plus 14.00 shipping 38x76 is \$355.00 US plus 14.00 shipping Note: a 30% discount has been applied to these prices and is available in the Deals page of the website. This is a three quarter inch wrap. If you want extremely large art, you could do a triptych with three 38 x76 pieces. Friends tell me that the quality of the product they received is excellent. www.canvaspop.com or 1-866-619-9574 They are very helpful to speak with.



Expanded Choices Around Muskoka

for Eating, Dancing, and Health

The restaurant in Bracebridge, previously named 155, is now a Mexican restaurant, under the same great owners, called El Pueblito. They also stock frozen meals you can purchase, along side jellies, chutneys and hand crafted ice cream. Every second Saturday and the 4th Friday of the month they have Salsa dancing, starting at 9:30 pm, with an instructor who revs up the activities. They also serve some vegan options, if you are looking for a lovely place to have dinner with vegan friends.

The health food store, (www.muskokanaturalfoods.com) is moving from the Food Basics Plaza to Main St where Sears and the old Home Hardware was. This location is three times as large an area and so they will be able to provide even more healthy products and an expanded eating and take-out area. They will have a full bakery(including gluten free), a large café, a juice bar, and a large outdoor eating area. Their expanded store will open for the July 1st weekend. They also provide catering and can accommodate all specialty food for special dietary needs like lactose- free, gluten-free, and so on. You can take in your own dishes and they will make dinner items for you to serve at your own dinner parties. They will also make you three meals a day and two snacks if you want an immersion low fat diet week while at the cottage. If you have not tried their food, I really recommend that you pop in and give it a try. 705-645-5471

The Metro food store in Bracebridge is now Food Basics.

We are told that Dairy Queen is coming back into Bracebridge and will be in the location of the old Kentucky Fried Chicken shop, because Kentucky Fried Chicken has moved into the Food Basics Plaza in place of the Pizza Pizza store. The pasta shop on the Main St in Bracebridge now also serves vegan items.

Tim Horton's has broken ground in Port Carling.

We make it our business to know the Muskoka Real Estate market intimately.

Here is What Our Client's Say

"Through the entire process, I felt my best interests were being served and that I was getting straight honest feedback about what needed to be done. Their knowledge of the Muskoka marketplace and the complexities of cottage country bylaws, waterfront usage rules and building requirements was invaluable."

- Donald Webb

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