

homefinder

ASK A REMODELER

If remodeling is worth it to you, it's worth it

Question: We're debating whether to add a master suite to our 30-year-old house. We've lived here for 10 years and don't expect to move. The neighborhood is nice but not pricey. Is remodeling a smart idea or should we just make do with the space we have?

Answer: Value is the relationship between what you invest and what you receive. To get the most value from a home remodeling project, you first should understand what you're trying to achieve. Think carefully about what is important to you.

Where to begin

The time-tested way to begin is by making a list. Write down the reasons you want to make changes to your



Decker

home. Start with a simple statement such as "I want to remodel because ..."

It might seem simple, but this statement will become the foundation for all the decisions you make — about your budget, your must-haves and the timing of your project.

Your reasons might include one or more of the following — or you might have completely different answers.

- » I need to sell my home and want to make it more marketable.
- » Parts of my home are dated, and I'd like it to reflect my style.
- » We use the kitchen all the time,

but it doesn't have enough room for all of us.

- » My mother-in-law is moving in.
- » We want to improve our home's energy efficiency — for our wallet and for the environment.

Getting started

Create a roadmap for your home-improvement project to define what's important and to keep the priorities in sight. To build a road map and get started, consider how you would complete these statements:

- » I want to change my home because ...
- » What I like about this part of my home is ...
- » What I don't like about this part of

my home is ...

- » I would really like for this remodeling project to be finished by ...
- » I would like the budget for this project to be ...
- » My priorities are ... (Your answer might include minimal maintenance, durability, style or cost.)
- » I must have ...

Answer these statements and you'll be well on the way to starting your home remodeling project.

★ David Decker, president of Affordable Kitchens and Bathrooms, is a member of the Builders Association of Greater Indianapolis. If you have a remodeling question, e-mail it to indypubswriter@indystar.com, or mail it to: Ask a Remodeler, The Indianapolis Star, P.O. Box 145, Indianapolis, IN 46206-0145.

BRIEFS

Central Indiana Real Estate Investors Association

Volunteers from the Central Indiana Real Estate Investors Association recently teamed up with Habitat for Humanity of Greater Indianapolis to frame the organization's fourth build of 2010. The collaboration marked three firsts for Habitat: the first construction of a platinum LEED-certified home, the first home built in a historic neighborhood and the first home to be approved by the Indianapolis Historic Preservation Commission.

The Realtor Foundation

The Realtor Foundation, the philanthropic arm of the Metropolitan Indianapolis Board of Realtors, received support for its Building a Living Legacy project. As part of the Super Bowl Housing Legacy project, the program will build or remodel 32 affordable homes on Indianapolis' near-eastside. United Way of Central Indiana awarded \$450,000 to the John H. Boner Community Center to help fund the purchase, renovation or construction of foreclosed or abandoned properties.

DREAM HOUSE

2004
year built

4
bedrooms

3.5
baths

11,333
square feet

3
-car garage

ETC.



Photo / F.C. Tucker Co.

Situated on a golf course, this home has a walk-out basement with a full basketball court, theater room, full kitchen and sunroom.

- » WHERE: 4778 Parkstone Lane, Avon
- » ASKING PRICE: \$1,045,000
- » CONTACT: Chris Castetter, F.C. Tucker Co., (317) 271-1700
- » BLC NO.: 21033740

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