

# Preferred Client

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*update*

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**RE/MAX®**

Real Estate (Kamloops)



## decorate before you paint?

Thanks to modern technology, you don't have to paint an entire room before deciding if you like the look. If you have access to a digital camera and computer, you can utilize software applications that take your photographs of a room or house and allow you to apply different paint color schemes to specific walls or surfaces in that room or house. Now you can try out the colors before you actually buy the paint. This kind of software is available for individual purchase, and is also available for customer use in some retail hardware and décor stores as a service to their clientele. It makes good sense to have a close look at how a project will turn out before you begin – it could save you time and money.

## is it time for new laundry appliances?

Believe it or not, it can actually make sense to replace a perfectly operational laundry appliance, simply because it is an energy hog. Older units simply require too much hot water and electricity when compared to some of the new EnergyStar® endorsed appliances that are on the market. If you have a laundry appliance that's over five years old, you probably should have a look at some benefits of these newer models:

- Bigger and adjustable load capacity with reduced hot water features
- Low energy agitation, high efficiency spin cycles (less moisture = less drying time)
- Lower energy consumption costs, with additional energy saving options
- Improved warranties and service records

You may also consider new laundry appliances because of the overall unit sizes, convenience features and ergonomic designs of the newer models. In fact, laundry appliances are so design-focused for energy, space efficiency, and visual appeal, that laundry areas are beginning to attract the kind of interest that was once reserved only for kitchens and bathrooms.

# Think, Act...Live!

*"If you can't make a mistake, you can't make anything."*

**Marva Collins**

*"Experience enables you to recognize a mistake when you make it again."*

**Franklin P. Jones**

*"Nobody gets to live life backward. Look ahead – that is where your future lies."*

**Ann Landers**



# home theaters are getting big attention

The acceptance of home theaters into modern family culture may seem sudden, but several trends have been pointing

in this direction for some time. The average size of a family has declined, yet the average home size has increased, especially in suburban areas. In addition, many business and consumer functions can now be performed from home, while home entertainment systems have become more advanced and more affordable. It's no wonder that we are "cocooning" in our homes more and going out to public places less.

## Looking at the Big Picture

A dedicated room is the preferred environment for a home theater system. Ideally, this system should not encroach on other activities. If you decide to convert a playroom, hobby room or recreation room into your home theater, begin by determining how you can optimize the use of the available area.

Once you have defined your home theater space, it's time to choose the right size for the screen. Regardless of budget, bigger isn't always better: the ideal screen size depends entirely upon how far you'll be sitting from the system. If the screen is too big for your room, you will be sitting too close to the image and you'll notice image distortion. Alternatively, if you sit too far from a screen, the impact of the image will be lost. So you need to pick the screen size that's right for your room size and seating arrangement.

## More Considerations

If your viewing screen must be in a room with mixed use, consider built-in cabinets to reduce clutter and

free up multi-use space. But make sure the cabinetry can bear the equipment load and provide adequate air circulation to avoid over-heating. Larger rooms require extra attention in order to ensure that sightlines and acoustics from front to back and side to side are optimized for all seated viewers.

Big screen aside, there are many other considerations to make, in terms of space and budget. Here are some:

- Acoustic enhancements (ceiling, walls, floor)
- Speaker size and location (built-in or freestanding)
- Décor, seating, side tables and shelving for DVD storage, reference reading materials
- Remote control lighting, light-proof curtains, and heavy-duty AV wiring
- Wall-mounted screen swivel

## Future Focus, Sound Advice

If you are installing a home theater over time because of budget constraints, ensure your equipment decisions won't limit future upgrades. Consider your technical purchases with a view to complement them in the future, rather than letting them become obsolete. While it's wise to buy the best quality equipment you can afford, make sure the technology is adaptable. Also, be cautious you don't invest too heavily in a home theater that becomes difficult to dismantle, in the event you decide to move and want to take the system with you. After all, when you're ready to sell, it is very important to show a room's functional appeal. You'll want a wide range of potential buyers to appreciate its true real estate value – including those who are not interested in home theaters.



## Lots to Think About?

Summer is just about over, but there's still plenty to look forward to, especially if you're thinking about real estate. Maybe you're looking at homes for yourself, or maybe you know someone who wants to move before the year's over. In either case, I'm happy to provide whatever real estate advice and knowledge may be required.

I'm here to give you top real estate services, including information about the latest trends and market activities. I am also available to help anyone you refer to me. I want to help you and your friends, because sharing my real estate expertise is what I like to do. Just give me a call.

*If you want market statistics for your area, please call.*

**Call Bill Albers today for all your Real Estate needs.  
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