

CAYUGA DISTRICT 62



COUNTRY SETTING + WATER VIEW

\$1,488,997 Approx 4.6 acres. Hilltop setting overlooking the Grand River. Immaculate & updated ranch style bungalow. 4 car garage/wktpk or man cave (heated). Huge heat partial finished. 5 minutes to Cayuga town.



Al Cosentino
Sales Representative
905-570-9997



FLAMBOROUGH DISTRICT 45



5 EMMONS LANE FLAMBOROUGH \$1,975,000 - 1.25 ACRES

Once in a lifetime opportunity to own a piece of history! Flamboro-Inverary Schoolhouse built 1915 has been transformed to ~5000sq ft, 4 bd, 4.5 bath, 1.25 Acre. High-end upgrades blend beautifully with original features. Home office/in-law suite potential.



Craig MacLean
Sales Representative
905-522-3300



GRIMSBY DISTRICT 54



JUST LISTED! THIS ONE IS A BEAUTY!

Sun-filled, family friendly & terrific for entertaining! Custom built 3,150 sqft w/ in-law suite 4+1 Bedrm, 3.5 bath quality home. Gorgeous & private inground pool w lush gardens. Court locale & mins to QEW for commuters. \$1,475,000 www.613llian.com



Julie James
Sales Representative
905-304-3303



HAMILTON EAST DISTRICT 20



HIDDEN GEM \$2,193,000 OVER 1/2 ACRE RAVINE LOT

Over 4700 sq ft, + finished basement, 4+1 bedroom 2 story LUXURY Tudor style home. Heated kidney shaped POOL, TRIPLE Car Garage. For MLS go to: select.ca/derek



J. Michael Hicorne
Broker of Record
905-681-7236



There's no place like...

SPEC HOMES REAL ESTATE

RESALE • RENTAL • COMMERCIAL • INVESTMENT

Increase your home's liveable space and value



For much of the past year, most Canadians have spent more time than usual at home where some have discovered that their family needs more space. A basement renovation is one of the most popular home renovations. It not only provides more usable living space but also greatly increases home value.

Whether the plan is to use the space as a family recreation room, media room, or home office, soundproofing should be a key component of the reno. Soundproofing is often overlooked because unlike flooring or choice of paint colour, it's not visible once the construction is complete.

Soundproofing is an effective and cost-efficient way to ensure the peace and comfort of family members upstairs and downstairs. The cost of soundproofing for the average basement costs less than \$1000 but it makes a huge difference in the enjoyment of your home.

Bryan Baeumler, HGTV host and professional

contractor, knows all about basement renovations and believes soundproofing should be part of every project.

"The right soundproofing solution is especially important for basement renos since it needs to serve two purposes: providing the best possible sound quality inside the room and limiting noise transfer to and from the rest of the house."

Baeumler suggests using Sonopan with NoiseStop Technology. The panels are lightweight, simple to install behind drywall and environmentally friendly because they're made from 100 per cent recycled wood and are 100 per cent recyclable.

"It's the best possible, most cost-effective soundproofing option," says Baeumler. "It absorbs a wide range of frequencies and significantly reduces the transmission of sound and vibrations. The panels are lightweight, simple to install behind drywall, and can be installed by a contractor or you can do it yourself. Because they contain no added form-

aldehydes or VOC's (volatile organic compounds), there isn't a negative impact on in-home air quality."

He says when installing a drop ceiling in a basement, install soundproofing first. It's important to create a solid barrier to stop sound. Although certain tiles can do a decent job absorbing sound, much of the noise still travels through the tracks. Seal any gaps with acoustical caulking and adding insulation batts can be used to increase soundproofing value.

While soundproofing is most easily addressed in new construction, when applying over an existing wall, follow the normal installation procedure. Make sure screws are long enough to secure panels into framework and then add drywall as usual.

Soundproofing can help ensure that you're making the best use of your available space and protects the investment in your home.

Find more information at sonopan.com. (NC)