

Must-Have Features In Your Bathroom Remodel

Veteran homeowners recognize the value of remodeling their kitchens and bathrooms. Kitchens and baths tend to appear dated more quickly than other spaces, such as living rooms and bedrooms, which can always be revamped with some fresh paint and new furnishings.

The home improvement pricing resource Home Guide indicates an average bathroom remodel costs anywhere from \$5,500 to \$15,000 depending on the size and scope of the renovation. However, a bath redo can increase a home's resale value and can return as much as 68 percent of homeowners' investments. As homeowners plan their bathroom renovations, it's a good time to consider improvements that will improve function and add design appeal for years to come.

- Floating vanity: Add an airy feeling to the room by creating space between the vanity and the floor. A floating vanity can be a counter with a vessel sink or even have cabinets, as long as the vanity doesn't extend to the floor.
- Freestanding traditional sink or tub: There's something elegant about a freestanding tub or pedestal sink. Such features can lend a classic vibe to a space. However, freestanding fixtures also come in modern or eclectic forms, so there are options for any design style.
- Frameless showers: Switch to a walk-in shower option, which improves aesthetics and makes it easier to "age in place" in a home. Pair that frameless shower with clear glass shower doors so sightline in the space remains unencumbered.
- Natural textures: Create a calm and serene sanctuary in the bathroom with light, natural hues and materials. Nature-inspired colors on tiles, walls and vanities can add to the spa vibe.
- Dual sinks and vanities: With a double vanity, two people can share the space and easily use the bathroom without getting in each other's way. One vanity with two sinks works, but



homeowners can create even more personal space by dividing vanities and mirrors.

- Small textured tile on shower floors: Small textures are appealing and add safety. The added texture and grouting will keep feet from slipping on wet floors. Also, opt for mold-resistant grout to make cleanup even easier.
- Special shower heads: Invest in shower heads that can run the gamut from creating steam showers to rainfall effects. Some showers will have multiple shower jets to offer an invigorating experience.
- Improve drainage: Increase the diameter of the drain pipe in the bathroom from the standard to a two-inch drain pipe. This will reduce the risk of clogs and overflow leaks.
- Install a window: Natural light and air flow can reduce the risk for mold and mildew growth, and windows add some aesthetic appeal to a space. Just be sure to choose frosted privacy glass.

Additional considerations for a bath remodel include heated floors, well-placed and attractive storage options and a toilet enclosure (water closet) for added privacy. These and other bathroom renovation ideas can add value and improve the appeal of the room.