

## Keep Universal Design in mind

During major remodels, consider adding elements of Universal Design, which make a space easy to use for people of any age or ability. "Think about what might help you live comfortably in your home if you choose to stay long term," Lane says. Here are five ways to make your bathroom more accommodating, fashionable, and functional for years to come.

### Radiant heat flooring

Take the chill out of cold flooring surfaces with a radiant heating system placed under the flooring. For remodeling, Uponor offers a thin, flexible system of radiant panels and warm-water tubing that can be retrofitted over your existing subfloor (prices vary; 800-321-4739, [www.uponor-usa.com](http://www.uponor-usa.com)).

### Adaptable vanities

Select cabinets that adapt to different users. American Standard's Generations vanity includes an easy-to-pull-out step to help children reach the sink. The step slides back, flush with the vanity front, with the push of a toe (from \$798; 800-899-2614, [www.americanstandard-us.com](http://www.americanstandard-us.com)).



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PERCENT OF COSTS FROM A BATH REMODEL YOU WILL RECOUP WHEN YOU SELL YOUR HOME. —REMODELING MAGAZINE

### Chair-height toilets

Replace older models, typically 13 to 16 inches tall, with chair-height toilets, which are a more comfortable 17 inches tall (from \$257; 800-456-4537, [www.kohler.com](http://www.kohler.com)).



### Decorative grab bars

Provide safety near tubs, showers, and toilets with grab bars and hand grips, such as Moen's SecureMount Series, which can be mounted anywhere, such as drywall, tile, or fiberglass, without the need for studs or backing materials (grab bars from \$26, anchors from \$33; 800-321-8809, [www.homecare.moen.com](http://www.homecare.moen.com)).

### Lighting options

Planning for night-lights can enhance safety. Panasonic's Whisper-Warm ceiling-mounted unit includes an all-in-one exhaust fan, heat, light, and night-light to save space (from \$455; 800-211-7262, [www.panasonic.com](http://www.panasonic.com)). Or add a dimmer switch that allows you to turn on just enough light without waking you fully. Lutron's Maestro IR includes a remote control (from \$50; 877-258-8766, [www.lutron.com](http://www.lutron.com)). ♡

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