

# Top 8 Renovations to Increase Home Value

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## 1. Addition

This is a way to increase the square footage of your home. If your lot allows, you can have an addition on the main level. Another common option is to add to the home above the garage. The biggest addition projects add a whole level to the home. Either way, it is like getting a whole new house without having to move.

## 2. Kitchen Renovation

Of all the rooms in your house, it is the kitchen that can date a home the most. Old appliances or outdated layouts can cause potential future buyers to see a project instead of a home. The kitchen is the heart of the home – give it the love it deserves.



## 3. Bathroom Updates

You use them every day. A bathroom update can not only modernize your home, but a beautiful ensuite can help sell a home. Not only that, bathroom renovations can address other issues your house may have - it is a good place to start, given the chance of leakage or hidden mold from the moisture. Especially if your home is old, a renovation is a good time to bring your

bathrooms up to today's standards in terms of fans and outlets.



## 4. Finish/Remodel the Basement

If you have an unfinished basement, just think of all that livable space that is going to waste! Even if it is finished, is it a great basement? People spend a lot of their down time in the basement, so make sure it is comfortable.

## 5. Exterior

First impressions matter! As you renovate your home, don't forget to get that curb appeal it needs. And pay attention to the backyard, too. A good outdoor living space or outdoor kitchen is like adding another room to your house without the full cost of an addition.

## 6. Adding a Garage

Everyone has a strong opinion about garages – should they be attached or detached, tall and wide or smaller to lend space to something else, front or back of the lot... One thing most people agree on though, is that they want a garage. Make your home more appealing to future owners by adding a garage.



## 7. New Windows

Replacing the windows in your home has many benefits. It is a small way to give both the interior and exterior a major facelift. It can brighten up a living space. You can benefit from updated window technologies, like blinds inside the window panes (cheers to not dusting the blinds anymore). Best of all, new windows increase the energy efficiency of your house.

## 8. Flooring, Cabinets, & Walls

If these things are old they can not only date your home by being out of style, but also by being in bad shape or dinged up. Floors, cabinets, and walls are the first victims in wear and tear. High quality finishes can definitely postpone the showing of dings and scratches, but at some point all of these will have to be updated. Why not now?

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