



7 Ways to increase your home value this month

Create Space

Make your house look
as big as possible



Knock out a non-structural wall, or even remove that kitchen island. Anything that opens the space and creates a sense of flow in the house is generating a response from buyers who can afford to be choosy.



**Most buyers are looking
for a blank canvas open
concept living area**



*THE
KITCHEN
IS STILL
THE KING*

A “modern/updated kitchen” topped the list of ideal home features in a recent survey of millennials, registering as most important to more than a third of respondents. If you plan to sell, don’t rip your kitchen down to the studs; a smaller investment can have serious impact...

A MODERN PAINT JOB GOES A LONG WAY

Give it some thought. For as little as a couple thousand, your home could sell for tens of thousands of dollars more!

Maybe your kitchen doesn't need paint, maybe new flooring or granite counter tops will do the trick.

Some times it could be as easy as just getting new hardware or appliances.





*THE
MAGIC
WORDS!*

Stainless Steel

Though it has been around for decades, this appliance finish conveys clean, contemporary design, so it will signal “updated” in the mind of the buyer.

Quartz

Engineered from stone chips, resins, and pigments, quartz has started to challenge granite and marble as the go-to material in higher-end kitchens.



LIGHT

LET IT ALL IN!



Remember high wattage bulbs make small spaces feel larger, and soft lighting brings warmth to empty spaces. Proper lighting can enhance the value of every room in the home.



A few other ways to light things up

Fix broken panes, make sure windows open, and consider dimmers or lights that use motion detectors to turn themselves off.

Address the basics!

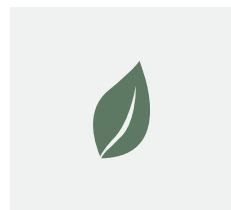
Before doing anything fancy



Address any leaks, clean the gutters



Inspect heating system and insulate the attic



Do some basic landscaping, lay some mulch

CARE AND
MAINTENANCE



These kinds of fixes go a long way toward value.

People think they have to put in a lot of money to see a big difference but they really don't.

Spending small amounts here and there on basic maintenance can pay off huge when you sell your home.



YOU CAN DO THEM YOURSELF



Apply a Fresh Coat of Paint

Time and time again realtors stress that a fresh coat of paint is the easiest way to increase the value of your home. That said, a bright purple room may be off-putting to potential buyers.

Go for neutral tones like beige, grey or muted green with simple white baseboards to appeal to a wide range of buyers.



*Who doesn't
Love painting?*

If you are on a budget then paint the most commonly used rooms first, like the kitchen, living room, and main bathroom.

Avoid both bright colors like pink or yellow and dark shades like navy or chocolate brown, as these are polarizing choices for certain buyers.



REMOVE ANY WALL PAPER

Wallpaper is a big turn-off for potential buyers because it is a hassle to remove it they don't like it.

Stick to neutral paint colors to get the maximum value for your house.





BONUS TIP!

Easy Bathroom Upgrades

Replace frosted glass for clear glass, glaze the bathroom tile or tub, clean the grout, remove rust stains, apply fresh caulk, update doorknobs and cabinet pulls, replace faucets, and Install a low flush toilet

Even buying a new toilet seat can make a difference. Believe it or not \$500 in a bathroom can go a long way!

*I Hope you Enjoyed these
Free slides!*

**If you are thinking of selling I'd Love
to guide you in the process.**



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