

TOP 10 HOME IMPROVEMENT PROJECTS TO INCREASE HOME VALUE



Remodel Your Kitchen

Buyers look most carefully at kitchens and bathrooms, so you should, too. You can recoup 82 percent of a minor kitchen remodel and 74 percent of a major kitchen remodel. If you're selling soon, don't overspend on your kitchen. You may be able to do a couple of relatively minor fixes, such as replacing the appliances and painting the cabinets, or just replacing the counters with granite to garner a good offer.

Update Your Bathroom

While a full, upscale bathroom remodel project can cost over \$50,000, but you can make cost-effective minor upgrades. Get a 73 percent return on your investment with these bathroom upgrades: Replace your fixtures and your mirror, repaint the space and jazz it up with some crown molding (depending on your home's style) and you'll have a space that looks new. While you're there, redo the caulk around your tub and shower and replace the grout on your tile flooring. If your tub is in bad shape, you may be able to have it resurfaced rather than replace it.

Update Living Areas

These days, it's all about space for entertaining. By updating fireplaces with new screens or floors or updating built-ins to accommodate newer TV sizes, an updated entertaining space will increase the value of your home.

Replace Front Door

You may not even notice your front door anymore, especially if you regularly use another entrance, but a new steel front door makes a great impression on buyers and yields an amazing 96.6 percent return on your investment. If your front door doesn't need replacing or you'd rather spend less money, you can paint it and replace the hardware for a similar impact.

Add Deck or Patio

No matter where you live, buyers want outdoor living space. You can recoup 87 percent of your investment on a new wood deck. If you already have outdoor space, consider sprucing it up with a water feature, an outdoor fireplace, or new landscaping.

Replace Your Windows

Buyers are interested in how your windows look and their energy efficiency. Whether you're replacing vinyl- or wood-frame windows, you can get a 79 percent return on your investment. When you're ready to market your home, be sure to highlight the new windows as a selling point.

Replace Your Siding

If your home's exterior needs a major makeover, you can typically recoup 78 percent of your investment by replacing vinyl siding. If you replace your siding with a fiber-cement mix, you can recoup a whopping 87% of your costs.

Add Space/Attic Bedroom

Depending on your budget and your goals for your home, an addition of extra bedrooms and bathrooms, a finished attic or an expanded casual living space can rapidly increase the value of your home. You can recoup 84% of your investment in a new attic bedroom.

Well Maintained Landscaping

Neatly groomed landscaping and pruned trees add a significant amount to your home's curb appeal and a buyer's first impression.

Replace Your Garage Door

An upscale or midrange garage door recoups 83 percent of your investment. Manufacturers offer a host of styles and choices, from plain steel panel doors to energy-efficient, insulated models with glass windows.

