

# Top 10 Ways to Maximize Your Home's Value

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Whether you're thinking of giving your home a much needed face lift or considering putting it on the market, determining the best methods of increasing your home's value can be a challenge. Before you renovate your home you should consider our top ten methods of bolstering one of your greatest investments.



- 1. Focus on the Kitchen** – The single most important room in your home when it comes to resale value and livability is the kitchen. If you're looking for updates which will pay for themselves over time, focus on kitchen renovations.
- 2. Be Energy Conscious** – From tax incentives to a return on investment at the time of sale, increasing the overall energy efficiency of your home with a few green upgrades can make a substantial difference in value.
- 3. Make a Great First Impression** – The first thing potential buyers and guests notice when they visit your home is the exterior. By boosting kerb appeal through exterior improvements, you can generate favorable impressions and demand a bit higher price when you're ready to sell.
- 4. Look Up** – While you're busy focusing on kerb appeal and kitchen improvements, don't neglect the value-boosting power of replacing an aging or damaged roof.
- 5. Look Down** – Even a completely sterile floor can seem dirty and dingy if it's a bit worse for the wear. New flooring looks cleaner and is more appealing, improving perceptions and value.
- 6. Upgrade Your Bathroom** – If you only update one bathroom in your home, make it the master bath. Consider adding separate showers, double sinks and other highly sought-after upgrades.
- 7. Improve Floor Plan Flow** – A choppy floor plan makes your home feel smaller and more cluttered than it actually is, so investing in renovations which open up these cloistered spaces can increase value.
- 8. Clear Away Clutter** – Simple renovations focused on augmenting available storage can be a major selling point. Consider closet expansions, shelving systems and other clutter-clearing upgrades.
- 9. Spring for New Lighting** – Switching out old, outdated lighting fixtures for newer and more attractive ones instantly improves the look of your home and adds an inviting quality overall.
- 10. Improve Unfinished Spaces** – If your home contains unfinished attic or basement areas, consider upgrades which turn them into livable, unwasted space.

*For Further information*

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