



# Not ready to sell but thinking about renovating?

Here are six home improvements that are not only attractive to home-buyers today but that will yield the highest return when you are ready to sell.

## Energy Efficient Upgrades

Upgrading your insulation or replacing your doors and windows with more energy efficient equivalents are some of the most valuable renovations you can do. Not only can they add value to your home but will also decrease your monthly utility bills.

## Fresh Coat of Paint

There's nothing like a fresh coat of paint to liven up a home. A fresh coat of paint in a neutral tone, both inside and outside, is the most inexpensive way to update your home and ensure you attract more buyers.

## Finished Basement

Finished basements add useable space for things like a home gym, entertainment/bar area, game room or kids play room. Be sure to use water resistant materials, test and repair any water damage while finishing your basement.

## Kitchen/Bathroom Remodels

A beautiful kitchen and updated bathroom are on the wish list of many homebuyers. While some kitchens and bathrooms may need a complete overhaul, even minor renovations such as new countertops and taps can be enough to increase the value of your home.

## Exterior Improvements

Replacing an old garage door, upgrading your front door, adding low maintenance landscaping, removing old awnings or adding a deck are all high-ROI renovations in the long term.

## Home Office

With the current trend toward work-at-home schedules, converting a spare room to a functioning home office will be attractive to many homebuyers today.

**For a complimentary consult on how to improve your home's value, please reach out anytime.**