

Radical (and Reasonable) Renovations

From simple aesthetics to washroom overhauls, Royal LePage has identified the top renovations that will increase the equity of a home. The list is ranked in ascending order of cost of project.

- 1. Freshen up:** Adding a new coat of paint can freshen up a house and make the interior look like new— not to mention more spacious. Neutral colours are most preferred.
- 2. Floors galore:** Today hard surfaces are all the rage. If hardwood and natural stone floors exceed your budget then laminate and ceramic work well as substitutes. Buyers like to see hard floors throughout— in living rooms, dining rooms and even in the bathrooms and bedrooms.
- 3. Lighten up:** Old or standard-grade light fixtures, electrical and light cover plates can easily date a house. To modernize, consider installing new light fixtures. Remember to go green and use compact fluorescent (CFL) light bulbs, where possible.
- 4. Pebble Beach?** To increase curb appeal and entice buyers, ensure front lawns are tidy. Adding some inexpensive standard shrubs and flowers will make a home more inviting.
- 5. Stylishly steel:** Similar to the issue with old light fixtures, knobs, fume hoods and backsplashes can make a kitchen seem outdated. Sleek, stainless steel hardware designs have the biggest and most positive impact on those people looking to buy a home.
- 6. Opening all the right doors:** An elegant entrance enhances a prospective buyer's first impression of the house itself.
- 7. White picket fence?** Building a fence and a deck instantly boosts a home's appeal. Keeping kids and pets in the yard, and nosy neighbours out, fences provide the back and side yards with a sense of being finished.
- 8. Occupied, no more:** A bathroom situated on the main floor is increasingly seen by homebuyers as an essential fixture in their next purchase. While many older homes were built with bathrooms only on the second floor, many homeowners are resorting to transforming closets or adding new rooms to accommodate powder rooms.
- 9. Exquisite en suite:** Today's homebuyer prefers bathrooms that have spa-style tubs and modern faucets. Granite and marble tiles can be purchased at relatively affordable prices.
- 10. Everything and the kitchen sink:** With homeowners spending more time in the kitchen than any other room, it's no surprise they want the best possible style and functionality. Stainless steel appliances, ceramic sinks and clean lines on cupboards rank as the more preferred finish options.

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