

Does a Pool Help Home Value?

By ALEX MASON | Green Shoot Media

Getting your home in tip-top shape and ready for market can run you ragged.

The last thing you need is to be heading in the wrong direction wasting, time, money and your patience.

Smart home preparations begin with setting forth a strict budget and then generating the tenacity to stick to it. We all want to improve our home value and get the most from the real estate sale, but some home improvements may eat away your sales profit, and in some cases, kill the deal altogether.

POOLS ARE COMPLICATED

One of the great myths in home improvement is that you should add a swimming pool to increase your property value. This is false and has landed many a homeowner stuck with a hefty installation bill. Pools are complicated home additions and subject to the “beauty in the eye of the beholder” viewpoint.

Home buyers who want to have a pool often have a general idea in mind about the size, depth, yard location and a myriad of other factors involved with their property buying decision. Simply dropping a pool in your backyard is not a done deal to woo a pool person to your open house. It may be a step in the right direction, but don't get your hopes up too high that your home is going to sell for a figure that leaves you a tidy profit margin after the pool's installation.

Will you drop in a pebble pool or gunite? Rectangular or oval? No one can predict the outcome, so it's a game of chance that you did the right thing if your goal is increasing property value.

USE OF SPACE

Some home buyers are adamant about not having a pool in the backyard for a variety of reasons. It is presumptive to think that everybody loves a swim, when precious lot space could be used for other recreation important to the new buyer.

Patio space for entertaining adds a lot of weight to a fantastic backyard living space. So, if you do decide to add a pool, be sure



© FOTOLIA

When considering upgrades to help get your home sold, adding a swimming pool is not a guaranteed home run.

there is plenty of room to roam around it. In addition, home buyers with small children and pets may place a higher value on a property that does not have a pool. Safety and added space takes priority over a summer swim just a few months a year, and some prospective buyers may turn away explicitly because of the pool.

POST POOL SALE

If your prospective buyer is open to the idea of a backyard pool, ask your real estate agent to make mention if your property has room for a pool. The new buyer may be able to add the pool construction onto their mortgage.

This option gives the new buyer the most freedom and flexibility to create the pool size and style to suit their budget and ensures that you have not sunk thousands of dollars into a feature that is a hit-and-miss renovation.

REAL ESTATE 101

A New Pool of Expenses

A pool can lead to increased expenses for the new homeowner, including:

- Chemicals/water treatment
- Increased homeowner's insur-

ance liability/hazard premiums

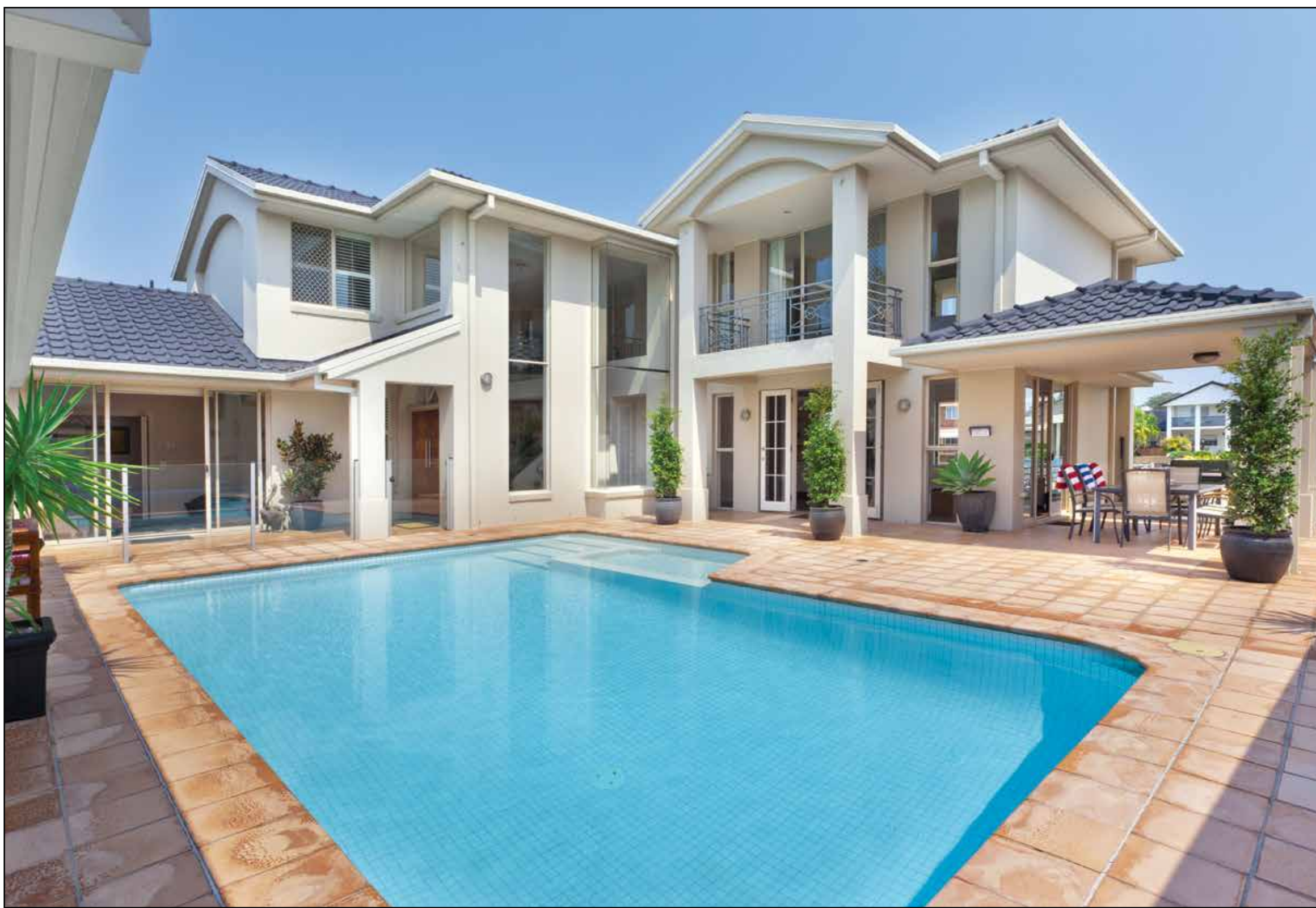
- Installation of proper fencing, if non exists
- Gas heating costs
- Electricity costs for pump
- Repairs/maintenance

However, before your real estate agent speaks up to the client, be sure he or she has checked with city ordinances to ascertain whether your backyard can support a pool.

Each city and county lays down the law with restrictions regarding the water's edge

and the number of feet between the house and the property wall or fencing.

Real estate is one game where you may not misspeak when representing a property. Lawsuits are a way of life in this industry, so every fact must be double checked before making a claim to a client.



© FOTOLIA

When considering upgrades to help get your home sold, adding a swimming pool is not a guaranteed home run. There are many considerations in the decision.

Does a Pool Help Home Value?

By ALEX MASON | Green Shoot Media

Getting your home in tip-top shape and ready for market can run you ragged.

The last thing you need is to be heading in the wrong direction wasting, time, money and your patience.

Smart home preparations begin with setting forth a strict budget and then generating the tenacity to stick to it. We all want to improve our home value and get the most from the real estate sale, but some home improvements may eat away your sales profit, and in some cases, kill the deal altogether.

POOLS ARE COMPLICATED

One of the great myths in home improvement is that you should add a swimming pool to increase

your property value. This is false and has landed many a homeowner stuck with a hefty installation bill. Pools are complicated home additions and subject to the “beauty in the eye of the beholder” viewpoint.

Home buyers who want to have a pool often have a general idea in mind about the size, depth, yard location and a myriad of other factors involved with their property buying decision. Simply dropping a pool in your backyard is not a done deal to woo a pool person to your open house. It may be a step in the right direction, but don't get your hopes up too high that your home is going to sell for a figure that leaves you a tidy profit margin after the pool's installation.

Will you drop in a pebble pool or

gunite? Rectangular or oval? No one can predict the outcome, so it's a game of chance that you did the right thing if your goal is increasing property value.

USE OF SPACE

Some home buyers are adamant about not having a pool in the backyard for a variety of reasons. It is presumptive to think that everybody loves a swim, when precious lot space could be used for other recreation important to the new buyer.

Patio space for entertaining adds a lot of weight to a fantastic backyard living space. So, if you do decide to add a pool, be sure there is plenty of room to roam around it.

In addition, home buyers with small children and pets may place a higher value on a property that does not have a pool. Safety and added space takes priority over a summer swim just a few months a year, and some prospective buyers may turn away explicitly because of the pool.

POST POOL SALE

If your prospective buyer is open to the idea of a backyard pool, ask your real estate agent to make mention if your property has room for a pool. The new buyer may be able to add the pool construction onto their mortgage.

This option gives the new buyer the most freedom and flexibility to

create the pool size and style to suit their budget and ensures that you have not sunk thousands of dollars into a feature that is a hit-and-miss renovation.

However, before your real estate agent speaks up to the client, be sure he or she has checked with city ordinances to ascertain whether your backyard can support a pool.

Each city and county lays down the law with restrictions regarding the water's edge and the number of feet between the house and the property wall or fencing.

Real estate is one game where you may not misspeak when representing a property. Lawsuits are a way of life in this industry, so every fact must be double checked before making a claim to a client.

REAL ESTATE 101



A New Pool of Expenses

A pool can lead to increased expenses for the new homeowner, including:

- Chemicals/water treatment
- Increased homeowner's insurance liability/hazard premiums
- Installation of proper fencing, if non exists
- Gas heating costs
- Electricity costs for pump
- Repairs/maintenance



HOMESWISE GLOSSARY

rehabilitation: The labor, materials, tools, and other costs of improving buildings, other than minor or routine repairs. The term includes where the use of a building is changed to an emergency shelter and the cost of this change and any rehabilitation costs does not exceed 75 percent of the value of the building before the change in use.

renovation: rehabilitation that involves costs of 75 percent or less of the value of the building before rehabilitation.

SOURCE: U.S. Department of Housing and Urban Development

AD SPACE