

Increasing Home Value

Before you put your home up for sale, stop and think about what can be done to the home that you can profit from during the resale process.

Could the home use new cabinetry or could you restore it? Could you redo the bathrooms? Does the kitchen need an upgrade?

These are a few questions that could go a long way for your pocketbook. Here's a list of renovations that can help boost your home's value:

OPEN THE FLOOR PLAN

Most of today's buyers aren't looking for a big house with tons of rooms. Today's buyers are looking for big amounts of living space. Opening up your floor plan to increase living space can boost your home's resale value and attract more buyers.

The kitchen in most older homes is a room in itself, a private room away from the living space where you can cook meals for your family. Today, young buyers are looking for kitchens that are open to the rest of the home.

Tear down a wall between



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REAL ESTATE 101

Marketing to Millennials

If you're trying to reach millennial buyers, you'll need to rethink your marketing strategy. Realtor.com offers a list of five strategies for selling to the millennial demographic. They include showcasing the versatility of your home's space, pointing out what makes your neighborhood unique, targeting your online advertising and more. Read the full list at bit.ly/3loM9SW.

the kitchen and any adjacent rooms to create an open feel in your home. Taking down a wall can give you space to place an island or a bar area for your family and friends to enjoy.

Opening your kitchen is a

great way to open your floor plan and boost resale value.

CREATE AN OFFICE

With the advancement of technology, today's buyers are looking to be able to easily work from home. Renovating

isn't always about tearing down walls. If there is a room in your home you find may be too big, place a wall in the middle to create an extra room for an office. Buyers today want a home that is flexible.

Add usable square footage to your home by finishing a basement. Buyers will envision the space to be used as an office, home bar or part of the house where they can escape. The more usable square footage in your home, the better.

DON'T FORGET ABOUT CURB APPEAL

The outside of your home is the first thing buyers will see. Touching up the outside of your home is just as important as remodeling the inside.

Take a look at the paint job on the outside of your home. Could you repaint the outside to better fit with modern homes? Or could you touch up on the current color and repair any flakes or chips the paint might have?

Painting the front door is an easy way to create curb appeal to attract young buyers. A front door with a bold color makes the front of your home and entrance pop.

UPGRADE YOUR HOME

With technology today, you can control most systems with your phone even if you are away from home. Your alarm, AC and lights system can all be controlled with a simple swipe of your phone.

Today's buyers are tech savvy and will look for homes with these kinds of amenities.



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HOMEWISSE GLOSSARY

Appraisal fee: the cost of a home appraisal of a house you plan to buy or already own. Home appraisals provide an independent assessment of the value of the property.

SOURCE: ConsumerFinance.gov

AD SPACE