



7 Ways to increase your home's value in as little as a DAY

Your home is your most valued investment, and with a few simple steps, you can increase your home's value with a few smart choices. A few improvements will help you realize the complete potential value of your property and that it can be made possible in a matter of just one day.

1. Dedicate An hour with a Pro

Requesting a realtor or an interior designer to check out your home would be beneficial. Although this may be done by an interior designer, a higher consultation fee may be charged. Thus, it is advised to check with several realtors in your area and pick according to your preference. The standard hourly fee with realtor is much less, and within an hour, they will be able to provide you with numerous ideas for improvement.



2. Painting your house

I'm sure you've heard this one a million times before. Homes that sparkle on the outside are absolute eye catchers, and that is exactly what a new coat of paint can do to your home. This is one of the most cost-effective upgrades you can do, and it would help protect its surfaces from wear and tear. Since a gallon of paint would only cost you around \$25, you will have the opportunity to invest in some brushes, rollers, painter's tape and drop cloths as well. Altogether, this will probably only cost \$100 for all the materials, and if you do the job yourself, you can save money, or if you hire a professional to do it, you will be able to cover multiple rooms quicker.

Give priority to neutral colors that blend in well as it appeals to most people. Keep your focus on high traffic areas rather than repainting every inch of the house. The kitchen and bathrooms are essentials, including the back door that could be covered with scratch marks from your dog.



3. Kitchen Improvements

The kitchen is not only the functional space made for food preparation, but it is also a hub for entertainment and socializing in a modern home. Therefore, committing a bit of time and effort to your kitchen's presentation and appliances is sure to make your property stand out from the competition. An investment as little as \$5,000 will be sufficient to add a fresh suite of appliances with a new countertops, as well as flooring would bring a complete coordinated look for your kitchen, making it look tidy and attractive.

A stainless steel appliance finish may evoke an "updated" clean and contemporary design in the mindset of a buyer. Latest versions of black stainless steel are available from LG, Samsung, and KitchenAid which include a softer and less reflective finish.

Quartz countertops are one of the most widespread materials used in high-end kitchens presently, and they are engineered from stone chips, pigments and resins. They do not require maintenance as the well-priced natural stones, and they are available for \$40 - \$100 per square feet to be installed.



4. Curb Appeal

Did you know that landscaping is one of the top three investments that could bring you the biggest turnover? The 2007 survey conducted by [HomeGain](#) revealed that an investment of approximately \$400 - \$500 in landscaping provides four times in return. Thus, if the overgrown landscaping, unkempt bushes and tangled trees are maintained, it would promote a good look for your home

According to Voisinet:

"It could really make a significant difference in the price. Nobody likes to spend money, but landscaping might even be the most important thing, even if owners have kept up the house,"



5. Good Photographs

At present, most research on homes is done online before deciding to make that first drive over. Thus, the very first thing presented to a buyer is the photograph, and if it attracts attention, a buyer would look into other details the home might have to offer. The photographs that present your home need to be in its best light, and in an angle with best view in order to attract your potential buyer.



6. Visually Increase Home Square Footage

Square footage is not the only factor that affects the value of a property, but the visual space of your home adds a lot of appeal. It is important to make each room in your house look and feel larger. You have the option of replacing heavy closed curtains with vertical blinds or have shutters that let light in, as a sunny room may feel much larger and open. A single large mirror could also do the trick of visually doubling the space.

Clearing clutter is important since it may cause the space to look more cramped. Removing unnecessary items, clearing the counters, organizing your desks, straightening up the bookshelves, and keeping the kids' toys in place can instantly make your home look more appealing and become more comfortable for you as well. As for the buyer, it will be much easier to visualize themselves living in the same space.



7. Lighting

Poor lighting is bound to take the attention away from the most attractive features of your home. Spending around \$100 on replacing the outdated light fixtures can bring the house to its best modern feel and the eye on its top attributes. Remember to swap your old light bulbs with ones with higher wattage in order to illuminate the key highlights in your house.

Improving the appearance of your valued home will absolutely increase the amount that a potential buyer would be willing to pay. By contributing your time in improving your home with a minimal investment, you will increase the number of buyers who would want to visit your home for a showing in no time.



Thanks,

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