

A modern, minimalist kitchen and dining area. On the left, a long white countertop with a built-in sink and a copper faucet is visible. Above it, open shelves hold various white ceramic jars, bottles, and a teapot. In the center, a large, light-colored concrete island stands. To the right, a wooden dining table with four beige upholstered chairs is set. A large potted plant sits near the table. On the far right, a large window with brown curtains allows natural light into the space. A red rectangular overlay with white cursive text is positioned in the upper center of the image.

*How to increase the  
value of your property?*



1

## **VISUALLY INCREASE THE SQUARE FOOTAGE OF YOUR HOME.**

The size of your home dramatically affects value, but square footage isn't the only space that counts. Visual space or how big a house feels also counts. The key is to make every room in your home feel bigger. Replace heavy closed curtains with vertical blinds or shutters to let in light - a sunny room feels bigger and more open.



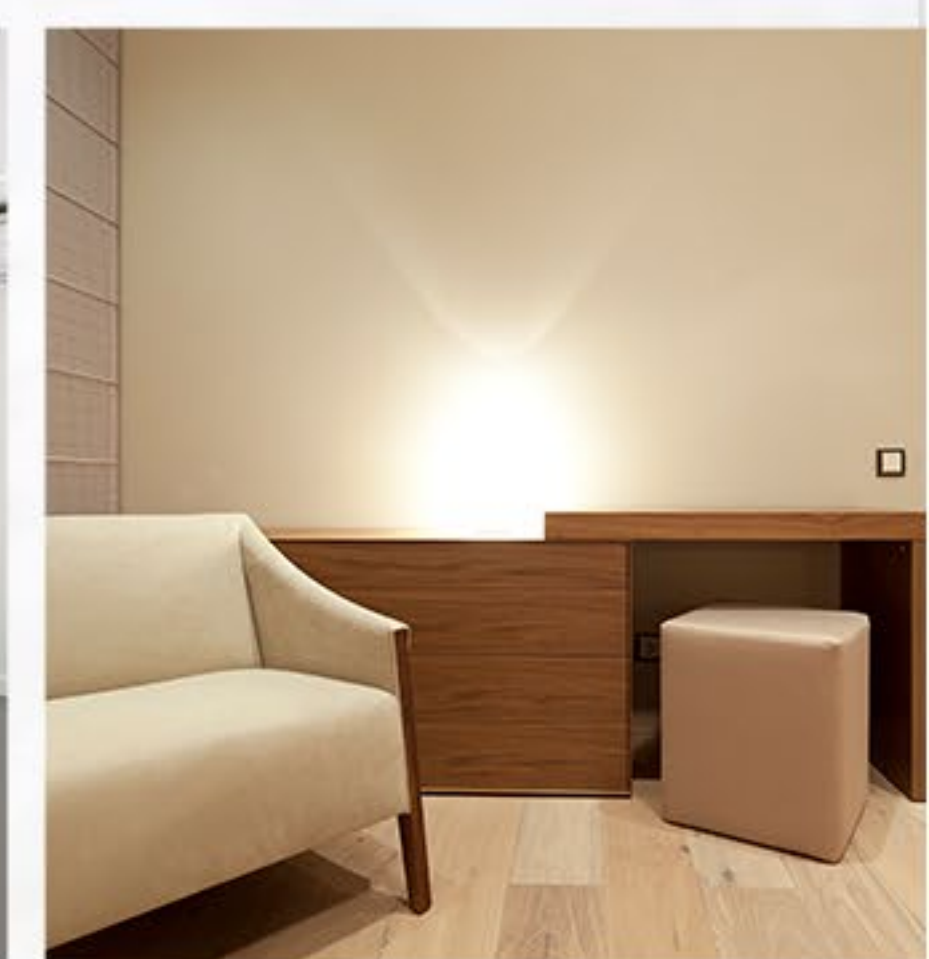


2

## COVER ROUGH SPOTS WITH A NEW COAT OF PAINT.

A coat of glossy paint can make old surfaces look new and add instant charm to your home and have a huge impact on visual appeal. Living room, bedroom and kitchen.

A home that gains in value over time can provide a huge financial advantage when you're ready to upgrade to a bigger, nicer home.





# 3

## **GIVE YOUR KITCHEN AN UPDATED SPACE.**

A minor remodel could have an impact on the value of your home; coordinates appliances and installs modern hardware in your cabinets. A remodel like this could involve renovating the cabinets and countertops, repainting, and installing a new sink.





# 4

## SMALL DETAILS DO MATTER.



Make a list of inexpensive ways to increase the value of your home.

- ❖ Replace knobs on kitchen cabinets and doors.
- ❖ Repair loose wires and leaky faucets.
- ❖ Update the floor with natural stone.
- ❖ Deep clean the home.



# 5 **RENOVATE YOUR BATHROOM.**

Touching up the bathroom like replacing the toilet seat and updating your bathroom floor will make it more attractive, give your bathroom a makeover.

Invest in a pre-made bathtub and shower surround. Clean your bathroom regularly, as bathrooms tend to develop mold from the moisture from the shower and sinks.





# 6

## INSTALL **CROWN MOLDING** THROUGHOUT YOUR HOME.

Crown molding adds a wow factor to your home, making any room appear taller. Crown molding can make a room stand out by framing it and adding details.

You can use crown molding in your bedrooms, bathrooms, and kitchen.





# 7

## KEEP UP TO DATE WITH REGULAR **MAINTENANCE** **AND REPAIRS.**



Walk around your house and make a list of all the little things that are broken or need repair.

If you don't feel comfortable doing the repairs yourself, hire a handyman for a day. Staying on top of maintenance today eliminates problems in the future should you decide to sell.





# 8

## REPLACE WORN RUGS OR RUGS.

Replace stained or worn carpets and rugs. You may want to replace all of them, but if a limited budget puts a dent in this plan, start by replacing the carpet in the room that shows the most wear and tear and replacement in other areas as your finances allow. You can also add stones on the floor for decoration.





# 9 **BUILD A PATIO AND OUTDOOR SEATING AREA.**

Building a patio can instantly add appeal to your space and yield a 55.2 percent return on investment. Create outdoor seating spaces, a deck with comfortable cushions on the furniture, an outdoor rug, a grill, or a television if the area is covered. This expands the square footage of your home in a buyer's mind.

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