



## Remodeling That Can Pay Off When Selling

Remodeling can make your home more valuable, as well as more livable. Although the cash you spend on improvements seldom yields a dollar-for-dollar return when you sell your home, some remodeling will certainly return more of your investment than others. Stick with the projects that will allow you to both sell your home quickly and recoup most of the investment.

### **Type of Improvement: Minor Kitchen Remodeling**

An older-style kitchen can easily be updated without major structural changes. Painting the walls and cabinets might be a starting point. Vinyl flooring, new countertops, a ceramic-tile backsplash and a double-basin sink are some other modern options. Some new appliances might be included in the facelift such as a dishwasher or a drop-in range.

Kitchen improvements usually offer high returns. The smaller your investment in a kitchen facelift, the higher the potential for recovering costs. If resale value is critical, avoid extras such as state-of-the-art cook tops or premium countertop materials. A modern kitchen is a top priority prospective buyers look for and are willing to pay to have.

### **Type of Improvement: Major Kitchen Remodeling**

In some cases, an antiquated kitchen may need to be gutted. New cabinets and countertops will probably be necessary, as will new appliances such as a dishwasher, stovetop with grill, microwave oven, wall oven and refrigerator.

Though an outdated kitchen detracts from your home, a total redo makes sense only if the colors and design appeal to most buyers. .

### **Type of Improvement: Adding a New Bath**

Second only to a newly-remodeled kitchen, replacing an older bath ranks high in terms of dollar-for-dollar return. Options might include a new tub, sink, shower and new flooring. Adding a new or larger window to allow more natural light is also a common addition to the bath.

A second full bath will usually net a higher return than a third or fourth bath. Neutral colors have the broadest appeal.

### **Type of Improvement: Bathroom Remodeling**

Sometimes a dated bath simply needs a facelift. Ceramic tile might be installed on the countertop, tub surround and floor. Walls can be painted and cabinets may be replaced or painted for a fresh look. A new sink and faucet set are another option, as are new light fixtures.

Fixing up a master bath makes more sense than splurging on a guest bath. If updating the only bath, consider revamping it for double occupancy with two sinks and a separate shower and tub.

### **Type of Improvement: Master Suite**

A master suite can be a persuasive element to prospective buyers. By annexing an adjoining area into the master bedroom and bath, you can save the expense of building an addition. The suite might feature a walk-in closet. The bath may require updating to maintain a style consistent with the new suite.

To create a luxurious master suite, it is cheaper to modify underutilized areas than to add on because the roof, foundation and some walls are in place. But if you eliminate a third bedroom in the process, you may find it harder to sell your home.

### **Type of Improvement: Deck**

A popular addition, the deck is an ideal do-it-yourself project. If price is a consideration, use pressure-treated wood, the least expensive type of deck lumber by far. The project will include excavation, digging post footings, pouring concrete and in most cases, constructing stairs and railings. Outside living areas are popular in all climates. The project will be more desirable if the deck includes features that provide some privacy. A small entry deck that replaces a crumbling concrete stoop can make a positive impact on the sale of your house.