

# Adding Value with Your Remodel



A majority of homebuyers are looking for a home in "move-in" condition. A remodeled kitchen or bath can certainly help your home qualify.

– Louis Weiher  
Carmel Builders, Inc.

**H**ave you wanted to add a room, expand a bathroom, revamp and modernize your kitchen, replace appliances, or renew your floor? Remodeling projects can add to the usefulness and space of your home and add to its value as well. It is important to consider your options and desires in your remodel.

One of the first things to consider when remodeling is how long you plan to stay in your home. Next, take a look at the surrounding neighborhood. You may not be able to recover the cost of the remodel if your home features too many amenities that other neighborhood homes do not. People expect homes in a certain area to sell for similar prices, so various additions may not add as much value as one might think. Looking at recent sale prices and trends in the neighborhood can help give you an idea of what is selling. If you plan on staying in your house for a very long time, resale value will not be as much of an issue, and you can have more flexibility with your remodel.

The kitchen is well known for being the heart of the home. Kitchen renovations are a great way to add value and convenience to your home, and the national average for the return on your investment is approximately 80 percent. Popular ways to add value to a kitchen remodel are updating cabinets and hardware, increasing counter space, updating appliances, and installing high-quality flooring such as

# Before & Afters



wood, laminate, tile, or stone. Island cabinets are also a great option if your kitchen has the space. They not only provide additional counter space and storage, but they can also be used for homework, grabbing a quick snack, or as a place for guests to hang out while you cook. Another kitchen trend is creating an open and spacious feeling; living spaces that lead right into one another or that have large windows can help achieve this look.

Bathroom renovations can also add convenience and usefulness to your home. Spacious bathrooms are a desired feature because they give the rooms more of a living-space feel. Other options that can add value to bathroom remodels include a separate room for the toilet, his-and-her sinks, new fixtures, recessed lighting, and new paint.

If you have ever lived in a house that does not have enough bathrooms, you know firsthand how valuable these rooms are to both homeowners and potential buyers. Adding bathrooms can add considerable value to your home. Take time considering your bathroom options because, like kitchens, they have an average return on investment of approximately 80 percent.

Whatever you decide for your kitchen or bath remodel, consider how the space will function. You do not want to put in a significant amount of time and money into a project that looks great but does not function well for tasks that need to be completed in it. A remodel should think about both aesthetics and purpose to truly be a valuable asset to your home.

There are options that can start to show immediate savings with your remodel. Windows are a very popular choice because they can produce energy savings right after being installed. Windows can also add value by allowing more natural light into your home. Skylights are a desirable feature for that reason; they can let in natural light from above and reduce the need for lighting in different areas of the home. Energy-efficient appliances and lighting are great options to see direct savings.

As you think about your remodel, it is important to consider your personal preferences. There are different remodeling options that may be appealing to your preferences, but some homebuyers may not be willing to pay a premium when you try to sell – especially if they are not items

found in surrounding homes. Consider how much of the cost you expect to recover when looking at amenities. When considering remodeling your home, its usefulness to you and your family should be the principal concern. After all, this is the place where you are living. Personalization is a significant part of making your home a comfortable place to live, but it is important to consider the effects of renovations on the overall value of your home. It is also important to think of both how the changes can benefit your stay in the home and how appealing they will be to prospective buyers in the future.

Remodeling can be a time consuming process, so it is never too early to start thinking about your next project.

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