

5 Home Renovations That Add the Most Value

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If you are thinking about selling your home, you are likely wondering, “what home renovations add the most value?” It is going to take more than just a coat of paint to get prospective buyers interested in staking a claim on your property. Here are the top 5 home renovations that are likely to show the biggest return on your investment.

Replace Your Garage Door

One of the easiest ways to boost the curb appeal of your home is to install a new garage door. This is because a garage door comprises about 1/3 of a house’s exterior space. For this reason, not just any door will do. Consider the architecture of your home, and choose accordingly.

For example, if your home is Victorian or Colonial, you could go with a wooden carriage house door. On the other hand, if your home has a modern look, you could select something with a clean, defined structure and glass panels, perhaps.

Replace Your Old Windows

Are replacement windows a good investment? You betcha. According to Money Magazine, when you replace old windows with energy-efficient ones, you will save anywhere from \$25 to \$450 a year in heating and cooling costs. With all that being said, that isn’t even the biggest reason to do it.

Why buy replacement windows? Having new windows does wonders to freshen your home's appearance. When hiring a window replacement company, make sure their windows are Energy-Star compliant.

Remodel Your Kitchen

You probably already know if your kitchen needs remodeling. The kitchen is the heart of the home, and potential buyers pay more attention to it than anywhere else in the home. It is also likely to cost you more than anywhere else to revamp. However, any changes you can make will make an improvement.

Ideally, here are some steps you can take. Kitchen countertops should be changed to granite or quartz. Appliances should be replaced and should all be matching. If you can't afford to replace your cabinets, you can paint them. Fluorescent overhead lights can be replaced with stylish pendant lights for example, and linoleum flooring replaced with stone or tile.

Replace Your Entry Door

Your front door is the central, focal point of the outside of your house. Because it acts as the entryway to your home, it is crucial that it presents a positive first impression. Design experts suggest investing in a front door that not only speaks of who you are as a person, but stays true to the architectural detailing of the home.

It is wise to try to make a statement with the selection of your front door; however, don't go overboard with it. If you go too far away from the mainstream, this might turn off some potential buyers. Choose a door that is somewhere safe between ordinary and over-the-top.

Add a Deck

Any time you are expanding your home's living space, you are adding to its value. Adding an outdoor deck is no exception to this rule. Remember to add plenty of comfortable seating to your deck area, and include a freestanding or built-in grill. When planning a deck addition, try to keep it low maintenance.

For example, having an outdoor fire pit is low maintenance, while having a swimming pool is not. With all this being said, outdoor kitchens are all the rage at the moment. If your wallet allows it, having an outdoor kitchen on your deck can be a fantastic way to attract potential buyers.

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Adding value to your home is easy to do. It is just a matter of taking a good look at what you have and making a decision about what you should tackle first. When doing so, be sure to take into consideration which investment is actually going to save you money in

the long run in energy costs. For example, why not start with replacing your windows? Utah's #1 Window Company, Advanced Window Products, is a green business that offers free estimates and stands behind their products with a satisfaction guarantee. Contact us today at 801-505-9622!

Starting one step at a time today, is a great way to get a return on your investment tomorrow.