

Repeat after me: I am the master of my remodel. Remodels sometimes tend to develop their own inertia, as decisions lead to new dilemmas, unintended consequences and surprising outcomes. In some cases, these provide the design and completed execution truly align with your vision and budget. But most times if you are trying to do this on your own it can snowball out of control.

Here are the top five remodels that typically make good financial sense, providing a nice return on the investment at the time of resale.

So now let's talk value....

## Good Resale Value

**#1. Kitchens.** Updating a tired old kitchen is one of the wisest methods, and a tried and true one of increasing the value of your home. When planning a kitchen remodel, and making design decisions and selections for plumbing fixtures, appliances, cabinets and countertop materials, you should determine whether you are prioritizing your own design aesthetic or the return on your investment.

Either priority is perfectly acceptable, but you should understand which is your priority, or strike a balance between the two that you can feel good about.

For example, using the existing kitchen layout and cosmetic materials (new cabinets, countertops, flooring, lighting, appliances, plumbing fixtures, backsplash) is a sure way to keep the cost of your kitchen remodel manageable. When you start tearing out walls, bumping out the exterior home footprint to gain a few feet, and moving plumbing fixtures and appliances, the cost of the remodel will jump and you will either have to increase your budget or pare down your wish list.



**#2. Adding living space.** A straightforward addition of new living space is typically a very good investment.

Newly added square footage equals increases your home's value. There are certain costs that will be associated with your addition regardless of the size. New square footage will require the demolition of existing exterior walls, a new foundation, a new roof, new exterior siding and probably new windows. If you are going to incur these expenses, it's important that the added room is sized so that the space can be efficiently produced.

**#3. Curb appeal.** You have heard not to judge a book by its cover, but smart money recognizes the cover's value. Your front elevation is more than just a first impression. It's the *only* impression available to just about all of your home's potential buyers.

So think about new landscaping, repainting, changing out old windows and doors. Even more extensive front-elevation remodels, such as added dormers and front porches, can prove to be very wise from an investment standpoint.

**#4. Owner's suites.** Updating an owner's bedroom or remodeling and adding a new suite is money well spent. The buyers will picture themselves living in their private space, and its quantitative value when they like what they see.



**#5. Bathrooms.** Home buyers notice bathrooms, and although all the bathrooms are important, a priority should be placed on the powder room and owner's bath, followed by a guest bathroom and any other secondary baths

The same rules apply to a bathroom remodel as to the kitchen. Cosmetic changes are safer from an investment standpoint than modifications involving changed layouts or major additions, which can result in extra expenses.



By far these are the top 5 areas to update to get the most out of the home you have invested in. The best advice from Home Advisor 2017 is to hire a design/build firm who can not only put all your ideas into a workable design but can also build exactly what the designer has laid out.

So, give us a call and let us design and build your next remodel.