

IMPROVE YOUR HOME'S VALUE THIS SPRING



If you're like many homeowners, you think of two things: How much is my home worth, and what can I do to improve its value? Your home's value depends on many factors, including its location, age, size and condition. While you may not be able to do anything about your home's location or age, there are things that you can do to improve its size and condition and add value.

Boost Your Home's Curb Appeal

Curb appeal isn't just the concern of home sellers. Even homeowners who wish to stay put are putting time and effort into maintaining the curb appeal of their homes. Since most people will only see your home from the street, how well your property is kept from the outside provides a glimpse into how well it's maintained on the inside.

5 Easy Ways to Boost Your Home's Curb Appeal

- 1. Maintain your lawn.** Mow, pull weeds and make sure your walkways are free of debris.
- 2. Keep your hedges in check.** Well-maintained hedges and shrubs improve the look of your property.
- 3. Clean your windows and gutters.** This isn't just for aesthetics; it's good home maintenance as well.
- 4. Maintain your home's exterior.** Keep your home looking like new with a new coat of paint every few years, replace your roof when necessary and make repairs on time.
- 5. Spring for new home accents.** Spice things up with new house numbers, a fresh coat of paint on your shutters or colourful plants and flowers in your window boxes or garden beds.



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Renovations That Pay Off

Remodeling is a great way to bring your home up-to-date, adapt it to your changing family needs and improve its value. If you're planning on selling, making a few basic home improvements may make your home more attractive to potential buyers.

5 Renovations That Offer the Biggest Returns*

- 1. Kitchen.** (Return on investment: 75 to 100%) The kitchen is one of the most popular renovations that homeowners tackle. Update your current space and appliances for your use or to entice potential buyers.
- 2. Bathroom.** (Return on investment: 75 to 100%) As with the kitchen, the bathroom is another room of the home that homeowners tend to remodel. Whether you want to change the footprint of the space or update it, this is a renovation that is sure to pay off.
- 3. Floors.** (Return on investment: 50 to 75%) Replacing old or outdated flooring in your home can change its look and feel, and make it more attractive to interested buyers.
- 4. Closets.** (Return on investment: varies) A well-planned closet that boasts plenty of storage space is a priority to many potential buyers. Whether you expand your current closet space or invest in new shelves, doors, etc., it's clear that your closets could be a major selling point, or deal breaker, for buyers.
- 5. Energy updates.** (Return on investment: 50 to 75%) Save green by going greener with energy-efficient windows, water heaters, solar panels, appliances etc. These energy-sipping technologies help to put more money in your, or your buyers', pocket.



*Source: Appraisal Institute of Canada

3 Quick Tricks to Get Your Home Ready to Sell

- 1. Clean and clear.** Dust the cobwebs from the ceiling and fixtures, deep clean the carpets and shine up your windows. And while you're at it, clear away any clutter, and store or give away unused items.
- 2. Paint.** A bit of paint goes a long way to make your home shine like new. Stick with neutral tones for interior spaces so that potential buyers can see themselves in the home.
- 3. Repair and replace.** Walk through your home and look for any creaks and cracks to repair. Replace any broken or dated fixtures, or any burned out light bulbs, for maximum impact.

