

Should You Remodel?

Remodeling has become all the rage as homeowners seek to improve living spaces because they're spending more time than ever at home. Here's a look at some of the benefits associated with changing where you live rather than changing neighborhoods:

CREATE YOUR OWN STYLE

Many people live in older homes and some of them date back several decades. In the meantime, we oftentimes have learned to live with fixtures, wallpapers, paint colors and room configurations that have long since gone out of style.

This is an opportunity to update your treasured house with the look and feel of today. Knock down a wall or two, and you'll have the open floor plan that comes standard with most new builds in this era. Create a front porch or deck space for friends and family to gather. Even something as simple as new paint or new lighting can make all



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REAL ESTATE 101

What to Remodel Before You Sell

Interior paint, touching up your landscaping, upgrading bathrooms, remodeling your kitchen and improving energy efficiency can all make a difference when it comes to raising the value of your home before you sell. For more tips from Rocket Mortgage, visit bit.ly/3ANFGqY.

the difference in a world with an older home – and you're adding value to a potential sale price with every swing of the hammer.

GROW YOUR HOME INSTEAD

Houses that once comfortably fit your lifestyle can become cramped and difficult to navigate. But that doesn't mean it's time to call the movers. Why not add space in order to accommodate things

like a growing family or remote employment? It may be possible to convert a garage or other extra space into a new bedroom, game room, gym or office. If you'd love to host more parties or family get togethers, expanding the den can create additional space to have everybody over to your house for the holiday season. Bringing the inside out is also all the rage, so consider building or expanding a deck. That's per-

fect for outdoor kitchens, viewing spaces for sports or simply establishing more room to lounge. Enclose it in glass, and that livable space adds equity through additional square footage.

SAVE MONEY, AND THE ENVIRONMENT

Remodeling your home also provides an opportunity to rethink how you live – and not just the layout of your home. It's never been easier to save

money while making your home a more enjoyable space. Consider replacing your old windows with new energy-efficient models or your hot-water heater with a tank-less version. New earth-friendlier appliances will make an environmental difference while having a huge impact visually, too. In some cases, there are incentives or other tax advantages to going green, especially with solar. But you'll be lowering your bills either way. There are also new tech options that make life more convenient, including lights, thermostats and various home features that you can control with your mobile phone or tablet.

CREATING HOME VALUE

In many cases, the equity gained by these changes is obvious — in particular when it comes to adding square footage through remodeling and cutting expenses by lowering your electric bills. But expanding and updating your home also becomes a major selling point, in particular with buyers who are looking for something that is move-in ready. You may now have one of the larger homes on your block or be able to entice someone looking for the latest tech. Best of all: In the meantime, you've created a comfortable, more affordable living space to enjoy.



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HOMEWISSE GLOSSARY

Binder: A preliminary agreement, often accompanied by an earnest money deposit, that shows good faith on behalf of the buyer.

SOURCE: MLS.com

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