

Increasing Your Home's Value

Tackling these projects can make a big difference when you sell. Pinpoint problem areas before you decide to put your house on the market.

Restoring or updating kitchen cabinets. Redoing the bathrooms. Upgrading appliances. Even just applying a fresh coat of paint. Any of these seemingly small things might have a huge impact on the sales price you ultimately settle on for your home.

BONUS ROOM

Do you have an extra bedroom that lacks a sense of purpose? Or a larger room that might be put to better use with the smart placement of a partition? You don't have to tear down walls to create an office space that could become a big selling point as more and more people work at home or in hybrid job situations. If you're game for a larger project, consider finishing an area of the basement, which will add usable square footage — and thus more home equity. It doesn't have to be an office, either. Perhaps these areas can become read-



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REAL ESTATE 101

Where to Find New Ideas

The internet is home to lots of sites devoted to renovation, remodeling and reorganizing homes. Research (and share) ideas at places like [Porch.com](#), [RetroRenovation.com](#) and [Houzz.com](#), where you can find photos, handy tips and even virtual home tours. Pinterest is another clearinghouse for home-improvement ideas.

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nooks. All of that is value added to a prospective buyer.

OPEN THE SPACE

Today's buyers aren't usually

searching for a home filled with smaller individual rooms. Instead, they tend to like wide open spaces where family areas, eating areas and kitchens flow more freely. This can create a problem for sellers of older homes, where cooking areas were typically walled off. You may need to hire a contractor to tear down a wall or two in order to achieve the open concept that sparks interest in a broader spectrum of people. Put in an island, snack counter or at-home bar area where the wall used to be to provide an added feature that might draw in a whole new set of home shoppers.

OTHER UPGRADES

Technology has transformed everything from cooking and cooling to securing our home into a one-touch app-based experience. Upgrading your home to these remote systems will bring in tech-savvy buyers who don't want the hassle of installing all of this themselves. And how knows? You might find a new gadget they've never encountered before. Take a hard look at your home's curb appeal too, since that's the first thing people see when they pull up. Freshen up the paint, if needed, and replace dead or withered plants and old mulch. You can also trim back trees to provide a clearer line of sight to the front door.



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an area of the basement, which will add usable square footage — and thus more home equity. It doesn’t have to be an office, either. Perhaps these areas can become reading rooms, TV-viewing areas, at-home bars or video game nooks. All of that is value added to a prospective buyer.

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HOMEWISE GLOSSARY

Truth in Lending Act: Federal law that makes lenders disclose, in writing, all terms, charges and APR to borrowers upon loan application and again at the closing of the mortgage loan. **SOURCE:** [MLS.com](#)

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