

Maximize a Small Home's Value

Those selling small homes can make the most of their space and its potential before putting it on the market.

Smart home improvement projects can enhance your living space and increase your home's market value.

RENOVATIONS

One of the most effective ways to make a small house feel more spacious is to create an open floor plan. Consider removing nonload-bearing walls to merge the kitchen, dining area and living room into a flowing and cohesive space. This adds visual appeal and maximizes functionality.

The kitchen is often a focal point for potential buyers. Consider budget-friendly updates like resurfacing cabinets, replacing outdated hardware and upgrading to energy-efficient appliances. Adding a tile backsplash can provide a fresh, modern look.

Bathrooms should be clean, functional and aesthetically pleasing. Update fixtures, replace outdated tile and ensure proper lighting. Consider adding a glass shower enclosure to create the illusion of more space.



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Choose flooring options that create a seamless flow throughout the house. Hardwood or laminate flooring can make rooms appear larger and offer durability and elegance. Avoid using multiple types of flooring as this can fragment the space.

Energy-efficient upgrades attract eco-conscious buyers and can help reduce utility

costs. Consider adding insulation, sealing gaps or installing energy-efficient windows and appliances. Highlight these features during showings to emphasize their long-term cost-saving benefits.

AFFORDABLE FIXES

Maximizing natural light can make your small house feel

more inviting. Replace heavy curtains with sheer or light-filtering options and trim any overgrown bushes or trees that may be blocking windows. Consider adding strategically placed mirrors to reflect light and create the illusion of a larger space.

Neutral color schemes, such as soft whites, light grays and

muted beiges, can make rooms feel more open and airy. Neutral tones also provide a blank canvas that allows potential buyers to envision their own style and decor in the space.

In a small house, effective storage solutions are a must. Install built-in shelves, cabinets or under-stair storage to maximize space and reduce clutter. Consider multifunctional furniture pieces like wall-mounted foldable desks.

Don't forget the exterior of your home. Improve curb appeal by painting the front door, adding potted plants and maintaining the lawn. A well-maintained and inviting exterior can set the tone for a positive first impression. If your small house has a well-designed outdoor space, make the most of it. Create an outdoor seating area or a small garden oasis that showcases the potential for outdoor living and relaxation.

Incorporating smart home technology can appeal to modern buyers. Consider installing features like a smart thermostat, keyless entry or a video doorbell. These upgrades enhance convenience and add a tech-savvy appeal to your home.

Consider hiring a professional home stager who specializes in small spaces. Staging can help potential buyers visualize the full potential of your home and create an emotional connection.



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REAL ESTATE 101



Seller's Tip

Having a great real estate agent makes all the difference in getting a good price for your home and having a good selling experience. Sometimes, though, you hire a real estate agent and it doesn't work out. Some signs that you might need to change agents are when your agent has a lack of confidence, fails to use all resources available, folds quickly in negotiations, doesn't communicate, is disorganized, offers too little advice, is pushy or appears desperate. **Source:** Max Real Estate Exposure.

HOMEWISSE GLOSSARY

Marketable title: a title that is free and clear of objectionable liens, clouds, or other title defects. A title which enables owners to sell their properties freely to others and which others will accept without objection. **source:** Illinois Real Estate Lawyers Association

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