

DESIGN FACTS

The crash course in interior design by Tiffany Lee Ann Design



6 WAYS TO INCREASE YOUR HOME VALUE

There are six major components to your home that will increase your home value whether you are keeping it for your children to benefit, or are planning on selling to upgrade or downscale.

This three part article will share with you the six important elements of your home you must keep updated and improve to protect your equity and increase your most precious investment. Keeping a whole home up to date can be a daunting and long process. First thing is to write down a plan of where you are going to start and begin with the projects that have the biggest impact on your homes value first. Let's count down starting with number 6.

Part 1: First impressions

6. Update your Floors:

You would be amazed at the amount of impression your flooring has on a potential home buyer. If it is an old orange “honey” oak, it shows the age of the house due to the trendy appeal decades back. No matter how old the house actually is, people want to feel like they are buying a house that is more current.

So what should you update your floors to? For longevity, a neutral or natural tone is best. Hardwood floors are still the preferred choice of most. A neutral oak such that is white washed, a medium walnut, or dark espresso ash. Those tones all go with a neutral color palette and allow for many different styles and options in furnishings and home decor.

If you are not a fan of wood, you can install a natural stone like travertine, or if you are on a budget, install a neutral cream porcelain. There are many porcelain designs that mimic natural stone, and wood. If you want to modernize the space which sells very well, there are porcelain designs with small subtle stripes that are modern in design.

If it's a quick sell you intend and want to keep up with the trends, install grey wash wood, or porcelain tile with wood design in grey tone. It's neutral and a medium tone so it allows for the walls to be a light tone, and furnishings to be darker allowing for the whole range of tones to be expressed nicely. Another note, is to not ignore the laminate flooring. The quality and designs in the laminate are remarkable now.

5. Remodel kitchen

Kitchens give you the lowest rate of return of 50% of your investment due to it's very personalized to each individual. However, the amount of consideration the home buyer relies on in the purchasing decisions does weigh heavy on the kitchen layout and finishes. Let's face it, where do you spend the most of your time? In the kitchen and family room. With the open concept being the majority of preferred home buyers and what each HGTV show transforms every kitchen into, if your kitchen is not an open plan that is a check mark against your home already. So the importance of cleaning up and remodeling your kitchen is a must on your list to first of all enjoying your own home, and second to increase its value to the potential home buyer.

Step one is to determine your budget. Not sure of what your budget is? According to the National Association of Realtors, the average minor remodel is \$24,000 and the average major remodel is \$70,000.

Second step is to consult a designer to get a plan of how to lay out your kitchen, if anything should change, and if any walls should and can be removed. We will guide you to the proper finish selections based on your style, current trends, and what potential home buyers are

looking for. We come with a team of trusted contractors if you wish to utilize them, which streamlines the process and cuts the stress out of managing them.

If you utilize our design services you won't have to worry about the next steps.

But if you choose to DIY, you will want to interview three prospective licensed contractors, preferably referred by a friend, and then shop for materials, (don't forget the back splash!) , and manage the contractor work, answering any logistical questions they have.

- Good to know = Fresh paint on cabinets will save you money and keep your "old" cabinets in your home as a selling feature. Old cabinets are usually solid wood which is rare now. New builders are using MDF with plastic coating "THERMO Foil" Which peels away after 8 years.

****TIP:** Lighting can transform any kitchen. 3 layers of light in every space is bare minimum for aesthetically pleasing to the eye. Position canned lights in ceiling on upper cabinets, use oversized pendants over counter or island, and add strip LED lighting under toe kick of cabinets and upper cabinets.

In conclusion, beauty equals value, value equals increased home value, increase value equals a happy homeowner.

For pictures of these ideas take a look at

www.tiffanyleeanddesign.com/blog/6-ways-to-increase-your-home-value

Part 2: Core of the judgement

4. Install new windows

All aluminum windows have seal failure between 7-10 years old. This is functional as well as boosting your homes value and yielding a 85% rate of return.

- Curb Appeal = White frames look fresh and clean, while nice wood colored frames add rich look. Vinyl windows are good economical solutions, composite from Anderson Windows is the best quality and most expensive.

****TIP:** We can advise you on your windows.

#3. Remodel bathrooms

Remodeling bathrooms give you a return rate of 84% on your investment. This puts your mind at ease about your investment.

- Good to know = Average bathroom full remodel cost for small to average size bathroom is \$20,000. * This is taken from Remodeling Magazine & National Association of Real Estate.

****TIP:** Resurfaced cabinets can save you cost of a new or custom vanity.

Part 3 : Curb Appeal

#2. Update your garage

Same for front door is the garage door. That is a large part of the architectural and in most homes the front of the home and seen from the street. This too will yield you 110% return on your investment.

- Curb Appeal = Dark colored, wood tones, or glass framed doors look the best

****TIP:** Coordinate color with front door

1. Update your FRONT DOOR:

Let's face it, it's your first impression. And can make or break a sale of the house. You will receive **110%** return on this investment.

- Curb Appeal = desirable property. Most people do not have the vision to see past old or outdated. Plus it makes you happy when you arrive home to see a beautiful home and front door. Most popular door colors now are navy blue, emerald green, grey, and black.

****TIP:** The average cost of a quality new door installed with hardware is around \$3,500 - \$7,000.

My husband and I work as a team to service out clients with a full design availability including new doors and windows.