



Bathroom update *tips*

Investing in bathroom upgrades pays off with personal satisfaction and when you sell. When done right, you also save money in the meantime. For a bathroom renovation, consider these tips.

- **Replace the toilet.** Save water with a dual flush feature. Also keep in mind: exotic features mean it's harder or more expensive to find replacement parts when you need them. Avoid toilets with tiny crevices on the bottom. Those add cleaning time.
- **Resurface the tub.** Have chips in your porcelain bath, or want to change out the pink one in your master bath? Skip the spa tub and save money by having a porcelain tub resurfaced for a fraction of the cost for a replacement.
- **Upgrade the vanity.** Rather than replacing the whole cabinet, consider swapping out the hardware, adding a new countertop or upgrading the fixtures. Elevate the look by moving the wall lighting to eye-level and installing a vanity mirror with built-in lighting.
- **Low-flow shower fixtures.** One great water-saving feature to look for is a thermostatic shower valve. The valve automatically adjusts the water flow once the water reaches your set temperature. Normal flow is engaged with a switch.

Looking for smarter ways to invest in your home to increase its value before a sale? Call me for a discussion about little changes that make a huge difference and today's trends in our real estate market.