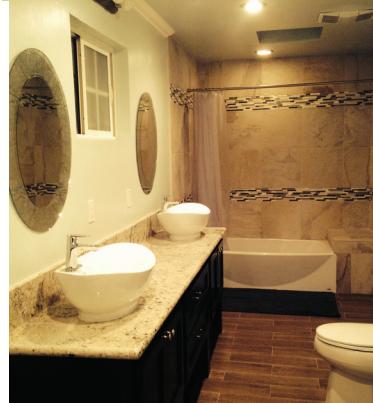


THE BEST RENOVATIONS FOR YOUR MONEY



To stretch your renovation dollars, here's what appraisal experts say is worth it — and what isn't:



RENOVATION DO'S

- **Kitchen remodel** | The kitchen is the core of your home's value. Investing in upgrades to appliances, surfaces, storage, finish and details gives the whole home a new feel.
- **Bathroom upgrade** | Changing fixtures, tile and lighting transforms a dingy, dated bathroom and impresses potential buyers.
- **Wood flooring** | Hardwood floors are here to stay. Aim for similar results with a high-quality laminate for less money.
- **Energy efficiency** | Green is the color this season. Upgrading your home to energy-efficient lighting, insulation, windows and appliances appeals to a buyer's sense of civic duty and their pocketbook.

RENOVATION DON'TS

- **Ditch the pool** | Swimming pools are great fun with an enormous price tag and costly maintenance. Build a pool for your personal enjoyment; don't bank on it bringing a return by increasing your home's value.
- **Forget the fancy office** | Showcasing your home's flexibility is a smart move but beware expensive built-ins making the change permanent. Buyers won't relish the thought of un-renovating that deluxe office or yoga studio.
- **Scrap the carpet** | Don't bother with upgrading floors if you plan to lay down carpet. Buyers aren't looking for it, so it won't be worth the hassle.
- **Standalone bathroom addition** | An extra bathroom sounds like a great selling point but beware. You only save when it's part of a larger addition since it isn't worth the expense on its own.

Are you wondering how your improvements stack up in today's market? Call me today for a free home value estimate!