



6 home renovation to **avoid** before a sale

When you're planning to sell your home, simple renovations can add value and attract homebuyers. However, some home improvements may simply not provide the return you're looking for.

Here are the renovations to avoid when selling your home:

1. **Extravagant light fixtures and accents.** The cost of ornate features often exceeds the value they add to your home. Keep it basic.
2. **Eccentric tile and excessive carpeting.** Homebuyers favor clean, simple flooring. Quirky tile and too much carpet mean more makeover work for your buyer.
3. **Bold wall designs.** Bright paint colors, elaborate textures and even wallpaper can repel buyers. Stick to more neutral designs.
4. **Luxury kitchen and bathrooms.** Modernizing your kitchen and bathroom spaces provides a high return on your home. Avoid expensive, high-end upgrades that cost more than the added value.
5. **Removing closets and combining bedrooms for extra space.** These renovations hurt the marketability of your home, as buyers typically seek out more bedrooms and storage, not less.
6. **High-maintenance landscaping.** Intricate landscaping results in more maintenance for your buyer. Opt for simpler garden plants and layout to improve the curb appeal of your home.

Let me help you get the most return from your renovations. Call me for an appointment today!