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If you’re planning to sell your home, simple renovations can add value and attract homebuyers. However, some home improvements may actually lower your home’s value or simply not provide the return you’re looking for.

Here are the top renovations to avoid before 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 — but avoid overly 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 more bedrooms and storage.
6. High-maintenance landscaping. Intricate landscaping results in more maintenance for your buyer. Opt for simpler garden and yard designs to improve your curb appeal.

If you’re ready to sell, let me help you get the most return from your renovations. Call me for an appointment!