

Reno Tips Most Likely to Increase a Home's Value

1. Kitchen (granite, new appliances, cabinets, vented hood fans, put a computer in the kitchen)
2. Bathroom (if master ensuite add soaker tub, glass block window, new fixtures)
3. Add an ensuite
4. Enlarge master bedroom
5. Flooring (tile, hardwood)
6. Office / sitting room with library
7. Update windows (big)
8. Roof
9. Upgrade electrical wiring
10. Remove walls to enlarge rooms
11. Finished basement
12. Landscaping (maintenance free, new lawn, new trees)
13. Curb appeal (planters with flowers)
14. Siding
15. Interlocking driveway
16. Decks (build/stain /paint)
17. Build a garage
18. Front Exterior (wash vinyl siding)
19. Metal roof
20. Paint exterior
21. Solarium / Sunroom
22. Hot Tub
23. Fencing
24. Paint (neutral, modern colors)
25. Staging
26. New doors (no bi-folds on closets)
27. Add a wood burning stove
28. Add a gazebo
29. In floor heating
30. Add walk out feature to basement
31. Add a touch of black to each room
32. New light fixtures
33. Window coverings
34. Eavestroughing (downspouts), fascia
35. New furnace (high efficiency)
36. New hot water tank

37. Water softener
38. Central Air Conditioning
39. Central Vac
40. Home Theatre
41. Cable & Internet throughout
42. Storage system (add a shed)
43. Fireplace
44. Plumbing upgrades
45. Add solar lights outside
46. Add fireplace