

# ADDING VALUE TO YOUR HOME

We're REALTORS®  
Real Estate Is Our Life.

## *Planning to sell in the near future?*

Here are some inexpensive touches that create eye appeal for prospective buyers.

### ❑ *Landscaping*

Your front lawn, flowerbeds, porch, sidewalk and driveway should be well maintained, neat and uncluttered. Decks, fences, and gates should be in good condition.

### ❑ *Painting*

Touch up floorboards. Repaint unsightly walls and doors.

### ❑ *Repairs*

Nagging little jobs you have been putting off should be done now:

- \* broken or cracked windows
- \* holes in screens
- \* broken door handles, light switches
- \* leaking faucets or toilets

**Note:** Major defects such as a leaking roof, or problems with the heating or electrical system, must be disclosed to the buyer. If you don't choose to spend money on such repairs, it could be reflected in a lower sale price.

### ❑ *Removing clutter*

Too much furniture or clutter, and crowded storage space will not allow buyers to visualize your home as theirs. Have a garage sale, or store some belongings off-site.

This brief overview is just a start. Your REALTOR will have many more suggestions that will help you get top dollar for your home.

## *Looking at a longer-term investment?*

If you plan to live in your home for some time, you will be faced with other decisions about adding value to your home. What will make you the most comfortable and, at the same time, give you the greatest return on your investment?

### ❑ *Maintenance*

Keeping your home in good repair is your best investment:

- \* roofing, eavestroughs, and windows
- \* a new coat of exterior paint
- \* regular upkeep on the heating and electrical system
- \* appropriate flooring in high traffic areas

### ❑ *Renovations and additions*

Not all renovations and additions are equal. Be wary of items that a future buyer might consider expensive to maintain.

Stick to practical items:

- \* a garage
- \* a patio or deck
- \* an extra bathroom or bedroom
- \* skylights
- \* a central vacuum system

Remember that your REALTOR is experienced in market valuation and is always ready to give you advice on adding value to your home.



Compliments of the Alberta Real Estate Association  
Revised September 2001