

Guide:

# Maximizing Your Home Value

If you intend to sell your home some time down the line, there are certain projects you can undertake to help maximize your home's resale value.



**Ignite** buyer interest with a fireplace.

Installing a fireplace could add **6-12%** to your property's value.

**Replace** the garage door.

This small action has a **100%** return on investment (ROI).



**Update** the exterior with a manufactured stone veneer.

Installing this style of exterior has a **91.4%** ROI. That's the highest of all cladding projects studied!



**Modernize** the kitchen.

Minor kitchen remodel projects recoup **71.2%** of the costs.



**Light up** your outdoor spaces.

- Landscape lighting could add up to **\$2,500** to your home value.
- LED lights typically offer the **biggest rewards**.



**Upgrade** the HVAC system.

Newer systems can increase your home's value by **5-10%**.



**Paint** the bathroom

One study found light blue could increase buyer offers by **1.6%**.



**Maintain** the lawn and landscaping.

- A healthy, green lawn offers owners an estimated **256%** ROI.
- Mature trees could add \$1,000 to **\$10,000** to a home's value.

