



REMODELING DOs and DON'Ts

Q: My home is already quite a bit more updated than others in my neighborhood, but there are still some improvements I'd like to make. Would I see a return on additional investment at this point, or risk "pricing myself out of the neighborhood"?

A: It is always wise to be wary of surrounding sale prices when considering significant investments in home improvements. If your home is already one of the highest comps in the neighborhood and you are highly concerned about resale and return on investment, it might be worth forgoing the improvements and considering a move to a different home that already has more of your desired attributes.

Q: Which updates will get me the most bang for my buck if I am looking to sell in the near future?

A: Never underestimate the power of easy updates! Sellers always worry they need to make sizeable renovations in order to sell. While buyers do value updated kitchens and baths, smaller improvements like fresh paint, new carpet, and updated hardware/light fixtures can go a long way for a lot less money. Rather than taking time for more extensive updates, it is typically more important to list as soon as possible in order to take advantage of this hot low inventory market while it lasts.

Q: What are the most sought-after design elements in kitchens and bathrooms?

A: Light, bright, and neutral is the name of the game when making design decisions to appeal to the masses. Updated granite or quartz countertops, white or grey cabinets, and pewter, matte black, or soft gold hardware and fixtures are definite go-to choices. Updated kitchen appliances are coveted by most buyers, and floor-to-ceiling tile in bathroom showers is an easy way to make the space feel more upgraded and custom.

Q: Are there aspects of a remodel that are acceptable to DIY versus things you would strongly recommend enlisting a professional for?

A: The decision to outsource labor versus doing it yourself has a lot to do with your skill level. Anything involving structural work, plumbing, or electrical is typically best left to professionals. Minor hardware updates to cabinets/doors or painting can usually be done by the homeowner without too much trouble. Attention to detail is important though, as sloppy craftsmanship is sure to be noticed and will negatively affect resale value.



ABOUT THE CONTRIBUTOR

Ellie Kowalchik, a real estate agent with Keller Williams Pinnacle Group, leads the top-ranked Move2Team. A multi-million dollar producer and company sales leader, she holds the advanced designations of Seller Representative Specialist, Certified Residential Specialist, as well as e-Pro with a focus on technology. She was also named one of America's Best Real Estate Agents by RealTrends in 2018, 2019 and 2020.

Have real estate questions you'd like to see answered in a future edition of Ask the Expert? Give Ellie a call at (513) 536-6831 or email her at EllieKowalchik@gmail.com.

