

Before you decide to make that improvement to your home, stop and ask: “Will most buyers find this desirable and be willing to pay for it, or is it just to satisfy my own needs and tastes?”

**When considering a home renovation to improve the resale value of your home keep in mind what has the highest return on investment (ROI)**

- Bathroom and kitchen renovations seem to still lead the market place with ROI.
- Painting either the exterior or interior will pay for itself in value.
- Upgrading flooring can also pay for itself in value
- Renovating the basement, creating a recreation room, or building a garage to add square footage all offer a high resale value.
- Installing a fireplace, replacing windows and doors, installing central air and improving the heating and furnace system will all appeal to the energy-conscious buyer and also offer better pay backs at selling.
- Working on your landscaping is always recommended, but be a minimalist as this is not the area to gain your ROI.

Set out a budget, the amount you are willing to invest to get a higher price for your home. Talk to a professional who is able to assist with improving your home, as well as your real estate agent.

Your agent should be able to tell you exactly what your house needs to get the highest ROI.

Then, decide which areas you are going to focus on and start the process.

<http://blog.homerenovationguide.com/real-estate/renovations-with-returns/>

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