

# LUXON



5

EASY WAYS TO INCREASE  
YOUR HOME'S VALUE  
BEFORE YOU SELL

5

PROVEN WAYS TO  
INCREASE YOUR  
HOME VALUE



# PAINTING

**Cosmetic touches with a little paint... may be the best way to improve your home's value without spending a bundle.**

At very little cost, painting is the No. 1 home improvement anyone can do, a well-coordinated, modern neutral colour treatment can raise the selling price of any home significantly.

We know of other cosmetic projects involving light fixtures, tiles or flooring, wallpaper, or new trim, can also pay off well, particularly in kitchens and bathrooms... but from the cost of just a few litres of paint and a weekend of fun labor... your ROI (Return On Investment) will always be the highest, by just painting walls inside your house.

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**JUST REMEMBER, WHEN YOU'RE SELLING YOU ARE LOOKING TO SPEND MONEY ON ITEMS WHERE YOU CAN GET MAXIMUM OUTPUT WITH A MINIMUM INVESTMENT.**

# 2

## CURB APPEAL

### **First Impressions Count When Selling Your Home**

The exterior of any home can be given new life by some landscaping and little bit of rendering on the front wall.

The yard will be anyone's first impression of your home so make sure you give it the necessary attention.

Tending to the gardens, lawn and driveway will add a nice scenic element to the front yard and will always add value to your home.

When preparing to sell your house, one of the most important factors is the street 'wow-factor' from your house. As superficial as it may sound, curb appeal is a dominant factor in getting a home sold faster and for more money.

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**WITH SO MANY POTENTIAL BUYERS VIEWING PROPERTY ON THE INTERNET, FIRST IMPRESSIONS ARE ESSENTIAL. IF YOUR HOUSE DOESN'T STAND OUT THE NEXT LISTING IS ONLY A CLICK AWAY...**

# 3

## THE KITCHEN

### Turning a Home into a Dream Home Starts with the Kitchen

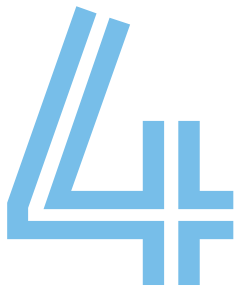
As you already know, one of the most popular things homeowners concentrate prior to selling a home is to renovate and spiff up the home, the question remains, what renovations should you undertake in order to accomplish this goal?

The kitchen is perhaps one of the most important rooms of a house and a lot of equity value can be created by simply investing money on it's renovation.

Buyers appreciate new appliances and countertops, they are highly attractive and they can raise the value of a home by thousands. Floors can also drastically change the look of a kitchen. If the floors are worn old linoleum, try replacing them with new tile, wood or laminate.

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**IF YOU EVER HAVE ANY DOUBTS OR CONCERNS ON HOW TO DO THIS EFFECTIVELY, GIVE ME A CALL AND WE WILL BE ABLE TO HELP YOU GET YOUR HOME IN TIP-TOP SHAPE FOR SELLING.**



# DECLUTTER

## **Declutter and Depersonalize**

If your house is overflowing with a lot of stuff, buyers might worry that the house won't have ample space for their own belongings.

Before you are ready to put your house on the market, take your excess stuff and donate it, or you may just want to pack it up to be stored off-site.

By just clearing the clutter and depersonalizing your house... it will help your home look more appealing to buyers.

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**THE FIRST STEP TO GETTING THE VALUE THAT YOU WANT FROM YOUR HOME IS TO HAVE THE COURAGE TO GET RID OF WHAT YOU DON'T USE OR NEED.**

# 5

## BATHROOMS

### **Increase Your Home Value With Bathroom Improvements**

Many home owners look for ways to add value to their homes through improvements. One of the best ways is to start with the bathrooms.

The scope and style of your bath update needs to fit the style and price range of your home.

Simplicity is prized today. I think it may be because life tends to be so rushed and complicated. Simplicity does not mean boring. Far from it. The simplest bathroom can pamper and provide great visual appeal.

Improved bathrooms can actually add tens of thousands of dollars in equity to your home.

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**NOT SURE HOW TO GET YOUR HOUSE READY TO SELL? I'M HERE TO HELP, SCHEDULE YOUR FREE NO OBLIGATION CONSULTATION BEFORE YOU INVEST MONEY ON THE WRONG IMPROVEMENTS...**

# THINKING OF SELLING YOUR HOME?

Selling a home involves a lot of preparation, cleaning, maintenance, and many factors that are important during the process of selling.

It is my goal to provide you with expert advice once we schedule a property appraisal & evaluate the many ways you could enhance the value of your home, as it applies to you.

I always recommend that sellers should consult an expert 6 months out from listing their home, so they can be fully prepared before selling.



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