



# UPGRADES

## THAT ADD THE MOST VALUE

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### AND WHAT TO SKIP





***Selling your home*** is a big decision, and making the right upgrades before listing can mean the difference between a quick, high-priced sale and months of frustration.

Unfortunately, many sellers waste thousands on unnecessary renovations that do little to boost their home's value. In this guide, we'll walk you through the three most impactful upgrades that can add 10% or more to your home's value—without breaking the bank. Plus, we'll reveal which projects you should skip to avoid throwing money away.

# UPGRADE #1:

## KITCHEN REFRESH – HIGH ROI WITHOUT THE HIGH COST

The kitchen is the heart of the home, and buyers pay close attention to its condition. But that doesn't mean you need a full remodel! Instead of spending \$50,000+ on a full renovation, focus on these high-impact, cost-effective improvements:

- Paint or refinish cabinets – A fresh coat of paint or refinishing outdated wood cabinets can modernize the entire space for a fraction of the cost of replacement.
- Upgrade hardware – New cabinet handles and drawer pulls can make an old kitchen look brand new.
- Replace countertops – Quartz or granite countertops give a luxury feel without the full remodel price tag.
- Update lighting – Swapping old fixtures for modern pendant lights or recessed lighting instantly enhances the space.
- Deep clean and declutter – A sparkling clean, staged kitchen makes a lasting impression on buyers.

Pro Tip: Skip full cabinet replacements unless they are in very poor condition. A fresh look is often enough to impress buyers!



# UPGRADE #2:

## CURB APPEAL – FIRST IMPRESSIONS MATTER

The exterior of your home is the first thing buyers see, and it sets the tone for the rest of their showing. Small, strategic investments in curb appeal can yield huge returns.

- Fresh paint or power wash – A clean, freshly painted exterior makes a home look well-maintained and move-in ready.
- New front door or updated hardware – A stylish front door and modern handle set create an inviting entrance.
- Landscaping boost – Trim overgrown bushes, plant colorful flowers, and add fresh mulch for an instant facelift.
- Outdoor lighting – Pathway and porch lighting create a welcoming atmosphere and highlight your home's best features.

Pro Tip: Skip expensive hardscaping projects or elaborate water features. Simple, well-maintained landscaping is all you need.



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# UPGRADE #3:

## BATHROOMS – SMALL UPDATES, BIG IMPACT

Buyers love stylish, updated bathrooms, but that doesn't mean you need a full renovation. A few simple improvements can dramatically boost your home's appeal:

- Re-caulk and re-grout – Fresh caulking and grout make showers and tubs look brand new.
- Swap out fixtures – Updated faucets, showerheads, and cabinet hardware instantly modernize the space.
- New mirrors and lighting – A sleek mirror and fresh vanity lights brighten up the room.
- Neutral paint and fresh towels – A fresh, neutral color palette helps buyers envision themselves in the space.

Pro Tip: Avoid gutting a bathroom unless absolutely necessary. Small updates give you the best return on investment.





# WHAT TO SKIP: COSTLY UPGRADES THAT DON'T PAY OFF

Not all upgrades are created equal. Here are a few common home improvements that cost more than they're worth when selling:

1. High-end appliances – Luxury kitchen appliances don't always justify their cost. While they may look impressive, most buyers prioritize layout and overall condition over high-end brands.
2. Adding a pool – Pools are expensive to install and maintain, and they often don't add much resale value. In some cases, they can even turn buyers away due to ongoing upkeep and insurance costs.
3. Over-customized spaces – Personal design choices, like a built-in home theater, themed rooms, or bold wallpaper, may not appeal to a wide audience. Buyers prefer neutral, adaptable spaces they can personalize.
4. Wall-to-wall carpeting – Many buyers prefer hardwood or luxury vinyl plank flooring over brand-new carpet.
5. Major structural changes – Knocking down walls, adding rooms, or making major structural changes can be costly and time-consuming.

Before you list your home, focus on smart, cost-effective upgrades that attract buyers and drive up your home's value. By prioritizing kitchen refreshes, curb appeal, and minor bathroom updates, you'll create a home that stands out in the market—without overspending on unnecessary renovations.

Want personalized advice on preparing your home for sale? Contact us today for a free consultation!

Don't waste money on the wrong upgrades—make every dollar count and sell for more!

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