



# 5 Home Upgrades with the Highest ROI

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*Your home is more than just a place to live – it's likely your biggest investment. Regular maintenance and strategic upgrades not only make your space more enjoyable today but also protect and enhance its value for tomorrow. Whether you're planning to sell in the near future or staying put for years to come, knowing which improvements deliver the best return on investment can help you make smart decisions about where to focus your time and money. These 5 upgrades are sure to add lasting value to your home.*

## **#1 - Fresh Paint in Neutral Tones**

- o Why It Works: Fresh paint is cost-effective and instantly makes a space feel clean, open, and modern.
- o Tip: Choose soft, neutral tones (like light grays or beige) to appeal to a wide range of buyers.
- o ROI: Homes with a fresh coat of paint typically see a 107% return on investment, according to Zillow.

## **#2 - Basic Landscaping and Curb Appeal Boost**

- o Why It Works: First impressions matter. A neat lawn, trimmed bushes, and some simple plants can make your home more inviting.
- o Tip: Keep it simple—mow, add fresh mulch, and plant easy-care shrubs or flowers.
- o ROI: Landscaping can add up to 5-12% more value, according to the National Association of Realtors (NAR).



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## #3 - Minor Kitchen Updates

- Why It Works: The kitchen is the heart of the home, and small updates like new hardware, a fresh backsplash, or energy-efficient lighting give it a quick facelift.
- Tip: Stick to low-cost updates that brighten and modernize the space without a full remodel.
- ROI: Minor kitchen updates offer around 81% ROI, according to Remodeling Magazine.

## #4 - Bathroom Refresh

- Why It Works: A clean, updated bathroom appeals to buyers without needing a full renovation.
- Tip: Replace outdated fixtures, recaulk, and regrout as needed for a fresh look.
- ROI: Simple bathroom updates offer around 70% ROI.

## #5 - Lighting and Fixtures

- Why It Works: Updated lighting enhances a home's ambiance and makes it feel more modern and open.
- Tip: Swap out dated lights for simple, stylish options and add LED bulbs to brighten spaces.
- ROI: Lighting updates can offer a big aesthetic payoff for a small cost.

*These home improvements deliver a great return on your investment whether you're selling soon or staying for years to come. For more free resources please visit: <https://www.christinefincholeynick.com/resources>*

*Schedule a Free Consultation to Learn How These Upgrades Can Maximize Your Sale Price.*

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