

Have a plan to boost your home's value

(NC) Selling a home can be stressful. Between the constant cleaning and scheduling for countless showings, homeowners also want to make sure they get a fair price for their pride and joy.

"Not all sellers have a huge budget to revamp their homes prior to selling," says Nancy Peterson, the CEO at Homestars.com. "But there are always things that can be done in advance of listing it to increase interest among potential buyers.

A few simple changes can make a big difference."

Here are some of Peterson's ideas to increase the value of your property:

- **Small Projects:** A fresh and neutral coat of paint, basic staging and newly mowed lawn can go a long way. Remove any overly personal items and clutter, so the potential buyers can imagine their own belongings in the home. Also consider adding a few chic updates like crisp new linens, a statement chandelier or sparkling bathroom mirror to make a last-

ing impression. Whether you do it yourself or hire a professional, this is a must for any seller.

- **Medium Projects:** With strong demand for open concept living, consider removing any non-structural walls for a more flexible space. Refresh cabinetry with new hardware and tile floors with fresh grout. Outside, work on the curb appeal of your home with any necessary landscaping that you may have been putting off, including sealing your driveway, staining your porch or deck, power washing the exterior and refinishing the front door.

- **Large Projects:** Kitchen and bathrooms offer the best return on investment, so if yours is outdated, it's time to get an upgrade. Replace old tubs, toilets and sinks in the bathroom and update your kitchen appliances with modern stainless steel options and new countertops. There's also no better time to switch out any wall-to-wall carpet for a more buyer-friendly laminate or hardwood option.

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