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## 10 Ways to Maximize the Resale Value of Your Home

[The Insider's List With Julie Moran : Episode FLINS-110](#)

**#10 Curb Appeal** — One way to list property is on the Internet., where 60 percent of all home buyers do at least some research. A full service Virtually Home virtual tour costs \$120 and up for the home seller, including four scenes captured by a professional photographer that are distributed to more than 50 real estate websites within the company's distribution network.



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- Fritz Hoffine, Real Estate Broker, West Los Angeles, Coldwell Banker, 310-979-4995, [www.fritzhoffine.com](http://www.fritzhoffine.com)
- Jill Stambaugh, president Virtually Home virtual tours, 866-353-4749, [www.virtuallyhome.net](http://www.virtuallyhome.net)

**#9 Landscaping** — When preparing your lawn and landscape for a home sale, avoid planting anything with expansive roots directly against the foundation of the house. A professionally-installed sprinkler system ranges from \$1,500-\$10,000, hiring a landscape designer might set you back \$35-\$100 per hour or \$500-\$25,000 per project. The fees should include the landscape designer's time in drawing the plan, hand-selecting the materials at nurseries and overseeing installation. The cost of plants and other materials is extra.

- Sean Femrite, Landscape Designer, Los Angeles, 213-926-7848

**#8 Depersonalize, De-clutter and Deep Clean** — Hiring a Home Stager can cost anywhere from \$100-\$100,000.

- Alberta Moore, Home Stager and Organizer, affiliate of Center Stage Home, West Los Angeles County, 323-292-5865, [www.centerstagehome.com](http://www.centerstagehome.com)

**#7 Painting** — When you want a light colored wall, choose shades that are lighter in the paint and can because they will come darker when applied.

- Christina Fulton, Interior Designer, Santa Monica, Calif., 310-655-9001



- **Jennifer Fong, Designer/ Project Manager**, Interior Spaces, Inc., Santa Monica, Calif., 310-399-4033, [www.interiorspacesinc.com](http://www.interiorspacesinc.com)

**#6 Floors** — The average cost of replacing carpeting is \$2,600-\$3,000, while the average cost of repairing floors is \$1,530-\$1,700.

- Interior Spaces, Inc., Santa Monica, CA, 310-399-4033, [www.interiorspacesinc.com](http://www.interiorspacesinc.com)

### **#5 Closets, Cabinets and Storage Spaces**

- Andy's Organizing, Los Angeles, founder Andy Frasure, 818-571-8685, [www.andysorganizing.com](http://www.andysorganizing.com)

**#4 Home Staging** — The cost of hiring an Enhancer/ Stager ranges widely, from \$100 to \$100,000.

- Designed to Move, Los Angeles, founder Aimee Miller, 310-274-5878, [www.designedtomove.com](http://www.designedtomove.com)

**#3 Renovation** — Here are a few renovations you might want to consider and their approximate costs. Keep in mind, the average cost recouped is 85-95 percent:

- Average cost of minor kitchen and bath upgrades: \$1,500-\$2,000.
- Average cost of major kitchen remodel: \$43,000-\$70,000.
- Average cost of bathroom remodel: \$10,000-\$25,000.
- Replace faucet and shower fixtures: around \$100.
- Average cost of bathroom addition: \$15,000-\$38,000.
- Changing old handles and knobs is a quick and inexpensive way of giving your cabinets a sleek new look.
- Materials like granite, marble, wood, stone, and tile surfaces will upgrade the worth of your kitchen.
- The market value of a home increases \$10-\$25 for every dollar decrease in annual energy bills.

### **Resource:**

- Jessica Cushman, Home Restoration and Design, 323-394-2025

**#2 Lighting** — The typical cost of lighting upgrades is \$86-\$110 and the average return on costs around 500-700 percent. Under counter lights in a kitchen alleviate shadows cast by open windows.

- Highlights Lighting, Santa Monica, Calif., 310-450-5886, Corporate Headquarters, 310-399-8210, [www.highlightslighting.com](http://www.highlightslighting.com)

**#1 Finishing Touches** — There are a few nice extras to add when you're selling your house. Place fruit or cookies on your dining room table, for example, or set your outdoor patio with candles, a pitcher of lemonade or other decorative items. Also have your home inspected before the open house and fully disclose any major problems or damage.

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