

Boost Your Home's Curb Appeal

Even if you're not considering putting your home on the market soon, it never hurts to enhance and improve your property. Make your home the envy of the neighborhood with these simple tips.

The Lawn and Landscaping

- **Mow your lawn twice a week**, pull weeds and rake up your leaves.
- **Trim hedges and shrubs**, as well as tree limbs that are located near the roof.
- **Sweep your walkways.**
- **Plant a variety of colorful flowers** that complement one another and bloom throughout the growing season. Be sure to weed and mulch your flower beds to keep your plants healthy.

The Home

- **Clean your windows** and gutters, and pressure wash your siding and decks.
- **Freshen up the exterior** of your home with a coat of paint.
- **Get a new front door.** If this isn't possible, replace the hardware and stain or paint the door.
- **Install new accents** like house numbers, kick plates, doorbell buttons or mail slots.
- **Replace your roof**, if necessary. To keep the growth of moss and fungus at bay, place a strip of zinc underneath the shingles along the roofline of your house.
- **Add an awning** over your deck or patio to enjoy the outdoors for more of the year.





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View Your Home from a Buyer's Perspective

If you want to sell your home, it helps to put yourself in the buyer's shoes. Walk across the street, take a good look at your home, and ask yourself the following questions:

1. What's your first impression of your home?
2. What are your home's best features? Are there ways to enhance them?
3. Which features should be minimized or improved?

Your home's street-view appearance is a buyer's first in-person impression, particularly if they spotted your home on the Internet first. Although photographs can give a buyer an idea of the features the home offers, driving by the property provides an opportunity to see how the pieces work together with the surrounding neighborhood.

Many homebuyers drive by a home or schedule a walk-through after viewing it on the Web. Since many will do so in the evening after work, consider installing lights along your driveway and walkway or adding a decorative light fixture to the front of the home.

75% of homebuyers drove by the home, and **63%** walked through the homes, after viewing it on the Web.

Source: National Association of Realtors, Profile of Home Buyers and Sellers 2011



10 Remodeling Projects That Give You the Most Bang for Your Buck

- 1. A new front door
- 2. A new garage door
- 3. Fiber-cement siding
- 4. A wood deck
- 5. A minor kitchen remodel
- 6. Window replacement
- 7. Remodeling the attic to add a bedroom
- 8. A basement remodel
- 9. A major kitchen remodel
- 10. A second-storey addition

Source: HGTV Front Door, January 18, 2011