



How Do You ROI?

Curb appeal AFTER

Where to Spend My Renovation Dollars

Isn't Your Home Worth It?



Lauerhass Architecture

*Specializing in Renovating Bexley Homes
for over Twenty Years!*

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living spaces

By **Amy Lauerhass**, owner of Lauerhass Architecture, Bexley Resident

When homeowners are considering renovating their home, one of the first questions that come up is “what upgrades provide the best return on investment (ROI)?” This is an important question, as we never want to negatively affect the value of our property. Here are some projects that provide a great ROI:

Kitchens and Baths

Many of our older Bexley homes have outdated, small kitchens and bathrooms. Most people spend a lot of time in their kitchen, so it’s a good place to invest money. Adding

an additional bath to a one-bath home is also a great investment. According to HGTV.com, both major and minor kitchen and bath remodels yield anywhere from 91% to 102% return on investment.

Curb Appeal

An inviting, well-kept front yard and house is critical. Not only will you enjoy your property more, but it will be inviting to potential future buyers. Replace that tired, warped vinyl siding with new fiber cement siding. Don’t be afraid to use some color! Pick a contrasting color for shutters and doors. Replace your front door. Upgrade your landscaping: remove those overgrown evergreen bushes, and add new texture and color to your yard.

Windows

Bexley homes typically have beautiful old wood windows. However, they are not energy efficient, are sometimes rotting on the exterior, and are usually painted shut! Consider a full-house window replacement. Not sure what to buy? Make sure you go out and look at showrooms – you get what you pay for. Look for a good quality aluminum-clad window with a wood interior. This keeps the charm of your existing windows while giving you a no-maintenance exterior.

Some outside factors determine what your ROI will be, such as the market of the neighborhood you live in, and the value of the houses surrounding yours. Factors you can control are the quality of the project, as well as how soon you sell after making the



Curb appeal BEFORE



Kitchen before



Bathroom before

improvements. The worst investments? Swimming pools, built-in fish tanks, and wall-to-wall carpeting.

Remember, it is important to think about your ROI, but you are also investing in the future enjoyment of your home. Finding a balance between the two will be the best choice for your home and your family.



If you are interested in a home improvement project, or would like to share a recent remodel, upgrade or renovation you've made, reach out to us at bexleyliving@n2pub.com.



Kitchen after



Bathroom after