**Five Cost-Effective Bathroom Updates Every Property Needs**
By Sarah Fishburne, Director of Trend and Design, The Home Depot

In spaces like the bathroom, small updates can create a big impact. Taking the time to make easy bathroom upgrades is a perfect way to increase the value of a property and keep residents happy. Here are five suggestions for bathroom updates that won’t break the bank:

**Design with Tiles**
Tiles provide the backdrop for a bathroom so it is important to keep them looking fresh and up-to-date with the latest design trends. Get creative with various colors, patterns, textures and sizes to bring your space to life.

To keep your property marketable to varying audiences, try using a shade of blue, which is one of the most popular colors in both kitchens and baths. These Cashmere Blue tiles from the Merola collection add just the right amount of color and texture. Or for more modern spaces, upgrade to subway tiles which will create a sleek finish. For real estate investors who are looking for a quick fix, Smart Tiles are designed with an easy peel-and-stick application so they can be installed in minutes.

**Fix Your Faucets**
Keep your property desirable by upgrading to WaterSense certified faucets. These products are EPA certified to be at least 20 percent more water efficient without sacrificing performance or design. The MOEN Kleo Mid-Arc Faucet makes your property sustainable by reducing water usage and comes in a chrome finish with a reflective, mirror-like shine. WaterSense certified faucets are available in a variety of styles like brushed nickel, chrome and bronze to fit any bathroom design needs.

**Upgrade Vanities**
In most bathrooms, space is at a premium. Upgrading a vanity requires very little installation time and is a great way to maximize space and increase storage options in bathrooms. Vanities act as a focal point in your space while providing practical solutions such as hiding unattractive plumbing, storing toiletries and increasing counter space. These features are important to consumers who are looking for functionality and style. Glacier Bay vanities, which come fully assembled, make this upgrade a breeze.

**Brighten Up Light Fixtures**
Install light fixtures that show off your property and help set the mood. Lighting is key to making a property attractive, especially if the space lacks natural light. Sconces and vanity lights are perfect for brightening up a bathroom and adding to the overall design of a space. Try a chandelier as a statement vanity light for a bold look or go more minimalistic with the Minka Lavery Downtown Edison Sconces. These fixtures are industrial in style but their brushed nickel finish gives them a modern twist.

**Add Accessibility for the Aging**
Increase your potential customer base by making your property suitable for aging baby boomers. The number of households headed by a person aged 65 or older will increase by roughly 19.7 million, according to a report published by The Harvard Joint Studies for Housing Studies.

Improve the accessibility and safety of your property for older residents by upgrading bathrooms with ADA-compliant amenities such as grab bars and shower seats. Additionally, tilt frame mirrors provide increased visibility for residents in wheelchairs. These simple additions will create a lasting impact on the functionality of your property.

*Sarah Fishburne is the Director of Trend and Design for The Home Depot. A trained Interior Designer, she leads a team of designers to bring great design to the store shelves nationwide. Her expert eye for design and style in every corner of the home began with her award-winning work at nationally recognized design firms, where she designed model merchandising and sales centers for national builders.*