

## Buyer's Guide

### Seeing the Hidden Potential in a Home

When buying a home, it's easy to focus on what a space is lacking. This guide helps you see what it could become – and decide what's worth changing, what can wait, and what truly matters. Not every home needs to be perfect on day one. I help buyers understand what's possible, what's practical, and what makes sense long-term.

#### Hidden Potential Checklist

##### 1. Layout & Flow

- Could walls, doorways, or furniture placement improve how the space functions?
- Is there unused or awkward space that could be repurposed?
- Does the layout support how you live now — or how you want to live?

##### 2. Kitchens & Living Areas

- Is the layout workable even if finishes feel dated?
- Would updated lighting, paint, or hardware significantly change the feel?
- Is there potential to add storage, shelving, or an island over time?

##### 3. Bedrooms & Bathrooms

- Are closets or storage limiting the space — and could they be improved?
- Would a cosmetic refresh make a big difference without a full remodel?
- Is there long-term potential to add or reconfigure a bathroom?

##### 4. Light, Height & Feel

- Would lighter finishes or new lighting improve brightness?
- Are there architectural features worth highlighting?
- Could window treatments or trim updates enhance natural light?

##### 5. Bonus Spaces & Basements

- Could unfinished or underused space become functional living area?
- Is there flexibility for a home office, guest space, or future bedroom?
- What updates could happen now vs later?

##### 6. Cosmetic vs Structural

- What changes are mostly cosmetic and manageable?
- What updates would require planning or professional help?
- Can improvements be phased over time?



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"Helping you see what a home can become"

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