

# Winnipeg's Real Estate Info

Bo Kauffmann - News & Tips for Winnipeg Home Buyers & Sellers - Bo Knows Real Estate

HOME ▾

NEWSLETTER SUBSCRIPTION

FREE HOME BUYER WEBINAR

BOOK A FREE CONSULTATION

ABOUT BO ▾



## HOME REMODELLING PROJECTS THAT PAY FOR THEMSELVES



*Published at*

*<https://blog.winnipeghomefinder.com/remodelling-projects-recover-costs/>*

When choosing remodelling projects to improve your home before sale, the main question to ask yourself is “will they pay off?”. Since you’re looking for ways to enhance the value of your property right before sale, you should go with improvements that will bring a higher return on investment.

## **Best Value Home Remodelling Projects**

### **A fresh coat of paint**

Rarely is a home remodelling project as affordable as painting the interior. At a minimal price, you can create a brand-new look in your home and appeal to a great number of buyers. This is a simple DIY project that will bring great value to your home and it’s bound to pay off.

## **Mid-range bathroom remodels**

The [bathroom is an important area](#) that buyers pay attention to when considering to buy a certain house. However, since major remodels can cost a lot without such a great return on investment, you should opt for mid-range upgrades that will give your bathroom a modern flair. A functional layout, a new shower or updated flooring are all great options.

## **Small-scale kitchen upgrades**

When it comes to [kitchen renovations](#), they can cost you a fortune. However, choosing minor remodelling projects can style up your kitchen and enhance its appeal, increasing your chances to recoup your investment. Replacing your hardware, updating the kitchen cabinets and introducing more storage solutions are affordable, yet profitable solutions when remodelling your kitchen for sale.



## **Solar panels**

Installing solar panels is perhaps one of the most expensive home remodelling projects on the list. However, they bring so many valuable benefits, including increased savings and reduced energy consumption. You'd be surprised by the number of buyers who will gladly pay more for an eco-friendly home with a renewable energy system. The only problem about this remodelling idea, as well as other more expensive projects, is their payment. Fortunately, there are numerous [low-rate personal loans](#) that you can apply for, which are a much better solution than mortgage because you don't have to give a deposit or collateral.

## **Door and window replacement**

Aside from affecting your [home's curb appeal](#), your exterior doors and windows have a major impact on the energy efficiency of your home. If your doors and windows are a bit run-down and have air leaks around them, they are actually causing major energy wastage. Therefore, you should consider replacing them or at least fixing them up. In addition, you should pay special attention to your front door. Installing a new, steel front door is one of the most profitable home upgrades that brings a return on investment of 90 per cent.

## **Updated floors**

Prospective buyers will examine [your flooring](#) carefully and thoroughly, so make sure it's in excellent condition. If you have wall-to-wall carpeting, you should consider removing it because bare hardwood floors are the most sought-after feature. However, if you can't afford hardwood floors, you can go with wood veneer as a cost-effective, yet appealing alternative.

## **Attic/basement conversions**

Instead of wasting a fortune on a home extension, you should consider converting your basement or attic into an additional bedroom, kids' room, a home office, etc. It's better to invest your money in your existing space and make it usable than paying a sizeable amount on extending your home, which typically requires more work.

## **Landscaping improvements**

Sprucing up your landscape will boost the curb appeal of your home significantly. The best thing is that some ideas are completely cost-free. For instance, you can simply mow your lawn, trim the bushes and trees and remove clutter from your yard. Of course, you can try out some other options, such as installing outdoor lighting, creating a garden path, planting wonderful flowers, etc. These simple ideas won't cost you much, but they will make [your home's exterior](#) truly enchanting.

## **Wooden deck addition**

Adding a wooden deck to your home is one of the most profitable remodelling projects. Not only will it make your home more enjoyable, but it will also recoup around 82 per cent of your initial investment. However, keep in mind that a composite deck addition is less profitable than a wooden one, bringing a significantly lower ROI. Thus, if your home lacks a beautiful outdoor area, you should definitely build a wooden deck. You should steer clear of backyard patios – they will recoup only 47 percent of their cost.

## **Garage door replacement**

[Replacing your garage door](#) is also on the list of the most profitable renovation ideas. In fact, it actually brings a return on investment of around 98 per cent. Thus, if your current garage door isn't in such a great condition, you should definitely replace it. You have a range of options when it comes to styles, designs and materials that bring variations in price. Of course, if your garage door functions perfectly, but simply has a slightly worn-out look, you can just style it up by replacing the hardware and applying a fresh coat of high-quality paint.

If you've decided to sell your home, it's crucial that you take on certain remodelling projects, but make sure to pick those that will enable you to recoup your investment.

Published at Winnipeg's Real Estate Blog

<https://blog.winnipeghomefinder.com/remodelling-projects-recover-costs/>



## Valuable Real Estate Information Resources



### Winnipeg Home Finder

*If you're looking to buy, or sell a property in Winnipeg, check out this website.*

*It contains links to all*

*[Re/Max Condo Listings](#), all [Re/Max House Listings](#) and even [Re/Max Luxury Property Listings](#).*

### Winnipeg's Real Estate Blog



## Bo Kauffmann, REALTOR®

*After retiring from the Winnipeg Police Service, Bo joined Remax Performance Realty and quickly became one of Winnipeg's top producing REALTORS®. You can find him on [Facebook](#), follow him on [Twitter](#) and [Google+](#), and connect with him on [LinkedIn](#).*