

Which Remodeling Projects Pay ...Literally?



Most homeowners considering a home improvement project do so for their own comfort and quality of life. Yet there are always those nagging questions, “What return would I get on my remodeling investment if I were to sell my home? Which projects are the best bets for helping me sell my home and recoup my costs??

Here are 5 popular remodeling projects where you can typically recover more than 50% of your remodeling costs should you sell within a year. I would also be happy to take a look at your home and suggest ways it can be updated for the best resale value. Please call me if I can be of assistance.

Remodeling Project Paybacks

Cost recouped, national average. Predictions based on resale value within one year of project completion.

Minor Kitchen Remodel 88%

Project Description: In a functional but dated 200 sq ft kitchen with 30 lineal feet of cabinetry and countertops, refinish existing cabinets (with new raised panel doors) and install new energy-efficient wall oven and cooktop; laminate countertops; install mid-priced sink and faucet, wall covering, and resilient flooring. Repaint.

Two-Story Addition 84%

Project Description: Add a 24 ft by 16 ft two-story wing over a crawl space, with a first-floor family room and a second floor bedroom with full bath.

Bathroom Remodel 82%

Project Description: Updated 9 ft by 5 ft bath at least 25 years old with new tub, toilet, solid-surface vanity counter with integral double sink. New lighting, faucets, mirrored medicine cabinet, ceramic tile floor, ceramic tile shower walls, vinyl wallpaper.

Bathroom Addition 82%

Project Description: Add second full bath to a home with one or one and a half baths.

Family Room Addition 76%

Project Description: Add a 25 ft by 16 ft room on a new crawl space foundation.

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