



# 10 Quick Steps To Add Value to Your Home

written by  
Stephanie Morgan

photography by  
Josh Norris

**Y**ou'll be surprised to know just how simple it is to add value and marketability to your home. After speaking with **Lil Glenn**, real estate broker and owner of Lil Glenn Co., and **Jack Thacker**, residential designer and owner of Traditional Concepts, Inc., I am convinced that a few hours can make a difference in your home. Both Glenn and Thacker are passionate about homes with character. They were kind enough to help create a manageable list of small projects that can be tackled in an afternoon or in a weekend to help add value to home sweet home.

## Curb Appeal

Siding, trim, shutters and window sashes should all coordinate and work well

together, according to Thacker. He also suggests keeping the front yard tidy and adding a window box with pretty plants to easily add appeal.

## Outdoor Living

Outdoor rooms add living space to your home and according to Glenn, this is top of the list for many current buyers. Sitting porches, patios, outdoor kitchens and decks all add value. "A buyer will pay more for a home if there is an outdoor living space that can be enjoyed most of the year," Glenn adds.

## Front Door

A fresh coat of paint or stain can bring your door up-to-date and in style.

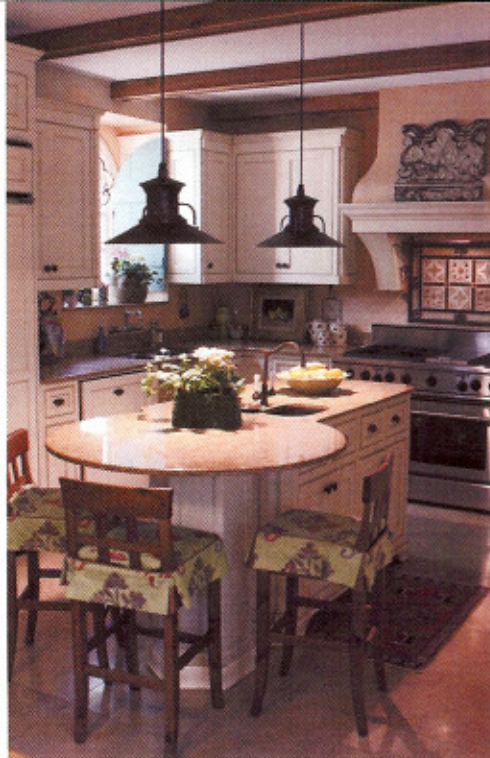
▶▶ page 72

**ABOVE:** The Hughes family patio, which is steps away from their kitchen, offers an incredible escape for them and their guests. When Jack Thacker, residential designer and owner of Traditional Concepts, Inc., designed this area for his clients, he had relaxation, an invaluable asset, in mind.



**ABOVE:** Lil Glenn believes that a home's character is its greatest asset. She is a wealth of knowledge on the subject with over 25 years in the real estate business in her hometown of Greenville.

**ABOVE RIGHT:** Add a little magic to the kitchen by updating counter tops and adding a complementary back splash such as the incredible tile design chosen for the stove top back splash in the Hughes' kitchen designed by Jack Thacker.



Adding great hardware is icing on the cake, says Thacker.

### Garage

Having a garage that is functional either detached or attached is a huge selling point. If you have the space to add one, consider it. If you are the proud owner of a garage but you haven't seen it in a while, it may be time to open it up, clean it out, organize it and host a fashionable garage sale. Plus, this is a great way to recycle and make a little money while recapturing your car's favorite safe spot.

### Paint

Painting is an inexpensive way to change a space and everyone can do it in just a little time. "Neutrals are best right now, says Thacker, but the latest trend in ceiling color is not flat white. Instead match the ceiling to trim colors or painting them blue or green to coordinate with walls."

### Hard Woods

Adding hardwoods in place of old carpet can add depth and instantly warm up a room. Glenn says, "Carpet in the bedroom is still a desire, but overall, hardwoods are a great way to add marketability to your home."

### Light

Changing a light fixture can make a big difference in any room. "Installing dimmer switches is also an unexpected

perk", says Glenn. These can make a bath a very calm and soothing place enabling a buyer to envision a peaceful retreat. Adding lamps to dark areas and opening window treatments to expose the outdoor light can help to bring natural light indoors. This makes rooms look bigger. Fixtures are so creative today and offer a great opportunity to bring character into your space.

### Bath

Thacker suggests an area rug instead of regular bath mat for a quick fix for your bathroom. If you have a little more time to spend on your bathroom, you can add a lot of value here. Adding new hardware to your vanity, new mirrors, or new light fixtures can update your bath. Glenn has seen an increase in customers who are not concerned about large bathrooms but have more interest in a double sink or double vanity. She also shares that two bathrooms always show better than one. "Multiple bathroom homes are much more marketable and if a closet can be converted into a bathroom, consider it," she says.

### Kitchen

Both of our professionals agree that the kitchen is the best place to renovate to add value to your home. Updating countertops and appliances are not always cheap, but will bring returns when you are ready to sell. Granite countertops easily upgrade a kitchen and are best shown off by great backsplashes. It is important that the two

**RIGHT: Jack Thacker rests on a pillar he designed as part of an outdoor living space. He encourages home owners to think about connecting their kitchen with an outdoor patio to add value and appeal to their home.**

match and are not competitive with one another. Thacker encourages opening the kitchen up to an outdoor area that is livable. He also suggests up-fitting existing cabinets with new doors and pullout trays for a quick update with appeal.

### Closets

Adding professional shelving, drawers, and shoe racks to closets add instant value to a home. Glenn encourages her clients to consider updating closets with an area to sit and remove shoes. Also, if the closet can maintain an island with drawers for storage, that's a great bonus for buyers. Adding organization to closets makes the home appear to have more space than it actually does. This is an absolute perk.

Finally, if you aren't up for a big project this summer, know that adding value is as simple as keeping up with what you have.



Maintaining your property and keeping clutter to a minimum is a quick and easy way to avoid losing the value of your home sweet home. 🏡