

Turning your  
house into  
your dream  
home

# DOING IT RIGHT

*With help from D4 Construction*

## Remodeling—Is It A Good Investment

Vol. 1, #1



*Remodeling  
your kitchen  
or bathroom  
can bring a  
significant  
ROI*

### Get a positive ROI\* when remodeling your home

Whether or not your renovation increases the value of your home depends on at least 3 factors:

#### 1. Type & Cost of Renovation

Simple remodeling projects such as sprucing up a living area with a new coat of paint or new flooring will sustain, but not necessarily improve, the value of your home—a neutral return on your investment.

On the other hand remodeling your bathroom or kitchen, knocking out walls to expand or create a room addition, and basement suites, though more expensive, can significantly improve the value of your home—depending on your area and renovation.

#### 2. Market Valuation

An important factor to consider before planning a large and expensive remodeling project is how the size of your home compares to those around you.

If your home is one of the smaller or average sized houses in your neighbor-

hood, adding a room or a suite makes more sense than adding to a home which is already one of the largest in the area. The resale value of a larger home is generally not as high as it would be if the home were located in an area where the other homes were more comparable in size.

#### 3. Home Comparison

Your remodeling projects will either decrease or increase the overall value of your home.

Take a walk around your neighbourhood to make sure that the changes you are planning fit in with the neighbourhood look. How different would your home be from those around it?

To find out how your home compares to others in your neighbourhood consider contacting a local Real Estate agent.

#### Conclusion

Renovations that bring the value of your home up to the homes around you - bring the biggest payback. If everyone around you is renovating don't be afraid to play follow-the-leader .

You'll be rewarded when the time comes to sell.

## **Maximizing Your ROI\***

### **Planning your project**

Though remodeling your bathroom or kitchen reaps the best ROI\*, updating and modernizing any room in your home will benefit your bottom-line.

Here are some things to consider before starting any remodelling project:

1. Decide exactly what you want to do with the space available
2. Consider using this opportunity to gain more cabinet and storage space
3. Now is a good time to fix any leaks, unsightly corners, outdated wiring or fixtures
4. Think about installing low flow toilets, water saving showerheads and other energy efficient fixtures
5. Some times a fresh coat of paint or new flooring is all it takes to

update a room and maintain the value of your investment

Whatever changes you decide to make – from a new coat of paint to a complete bathroom or kitchen remodel – always keep in mind how it will affect the value of your home and your ROI\*.

\*Return on investment

*“Remodeling is a chance to express your individuality and style.”*

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## **Upcoming Topics**

⇒The realistic budget

⇒Quality or discount

⇒Pre-planning your renovation

### **For more information:**

If you are interested in improving the value of your home or in turning your house into your dream home or simply have remodeling questions or needs - call Mike Spruyt at 572-4812

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## *The D<sub>4</sub> Guarantee*



**D<sub>1</sub>** – Your job will be done for the price specified—there are no surprises or hidden costs.

**D<sub>2</sub>** – Your job will be completed the way you want it done.

**D<sub>3</sub>** – If you aren't satisfied with the finished product we'll fix it for free.

**D<sub>4</sub>**– All work comes with a 2-year guarantee on all workmanship