

Columns

## How to update your home on a budget

By: Kim Ewchuck

Posted: 09/06/2016



CHIYACAT/DREAMSTIME.COM Make your house look good on a budget – in the bathroom, consider modern faucets, improved lighting and, of course, make sure everything is clean.

If you're planning to sell, chances are you could boost your home's value with some updates.

The good news is, getting your home ready for sale doesn't always mean a huge expense. There are many things you can do at a reasonable cost that could have a big impact on buyers. The trick is to think small-but-strategic as you tackle the rooms that buyers focus on most: the kitchen, living room, and bathroom.

**The Kitchen** – More often than not, the biggest behind-the-times culprits are cupboards but there's no need to fully replace them. If everything is in good shape, a new stain or a coat of paint can be done in a weekend, and some chic new pulls can work wonders on your kitchen's style. Otherwise, leave the cabinet framing and replace only the doors and drawer facings. It'll give the impression of new cupboards for a fraction of the cost.

Faucets and light fixtures are also easy fixes: swap out your conventional tap for a sleek new style, and replace run-of-the-mill lighting with something a little more ravishing. Both tactics can shave years off your kitchen.

If you're feeling a bit more ambitious, replacing tired laminate tile with handsome laminate hardwood will dramatically heighten your kitchen's appeal – and that of almost any room in your house. This type of flooring is inexpensive and easy to install, but it can completely rejuvenate the look and feel of any space.

**The Living Room** – Luckily, living rooms seldom contain a lot of design elements that go out of fashion quickly but, since people are likely to spend a lot of time in the living room, it should be part of your updating plan.

Once again, give an eye to the floor. Extending your new laminate hardwood into the living room is a great selling feature but, if you have to leave existing carpeting in place, make sure you bring it back to life with a good shampooing.

Windows are another point of updating interest. If the windows themselves don't have to be replaced but need new weather-stripping or caulking, it's worth putting in the effort as it shows that your home is well maintained.

Top the room off with new lighting, some simple drapes, and a lick of fresh paint, and you'll wonder why you didn't do it sooner for your own enjoyment.

**The Bathroom** – The most important thing you can do in the bathroom is make it look fresh, clean, and in good repair. Start by replacing any damaged or poorly-applied caulking and make dingy grout look new again with grout cleaner (you can find it at most hardware stores). Even if your tub and tiles are dated, they'll look well cared-for.

Just like in the kitchen, switching a hum-drum faucet for one with a little flair can work wonders, as can swapping your standard mirror for one with a trendy design or interesting shape.

The rest of your bathroom updates are really more about staging – if there are any burned out light bulbs, change them. Then hang a fresh new shower curtain and some new bath and hand towels. Voilà! Your bathroom style will be on point.

While they involve a bit of work and little creativity, well-placed updates can take your home from dated to dazzling with surprising simplicity.

The best part? You can increase your property value without breaking the bank.

*Kim Ewchuk, licensed sales representative and general manager, Central Canada, for ComFree Commonsense Network broker, member of the Winnipeg Real Estate Board. Suggest column ideas by email at [kim.ewchuk@comfree.com](mailto:kim.ewchuk@comfree.com)*

**Find this article at:**

<http://www.winnipegfreepress.com/our-communities/column/How-to-update-your-home-on-a-budget-392474631.html>