



April 2016 Newsletter

Quote Of The Month

"Courage doesn't always roar. Sometimes courage is the quiet voice at the end of the day saying I will try again tomorrow."

I. The Top 10 Must Have Home Features for 2015

in order of popularity per Realtor.com

- | | |
|--------------------------------------|------------------------------|
| 1. Fireplace | 6. Walk-In Closets |
| 2. Wood Flooring | 7. Vaulted Ceilings |
| 3. Granite Countertops | 8. Open Kitchen |
| 4. Stainless Steel Appliances | 9. Covered Patio |
| 5. Open Floor Plan | 10. Finished Basement |

II. Renovations—Upgrades; What to Fix & What Not to Fix!!

First, set a budget and stick to it! The amount of work you do depends on your homes value, your market and the comparable homes in your neighborhood. Discuss these fixes/upgrades with your Realtor to know if they are a wise investment.

Where to Start: Walls & Floors; replacing or refinishing floors and painting the walls are the quickest and least expensive ways to improve your homes appearance. This will usually result in a 10-15% price increase. The "in" colors right now are shades of gray. Stay away from tan & beige. If installing new carpeting, stay with neutrals that do not compete with your wall colors. Wood floors are very popular but should be refinished if scratched. Do not install the cheap Pergo or wood look, this will decrease the value of a nice home.

Doors; your front door is the first and last thing they see and touch when they enter your house. Replacing a badly appearing front door will net a 100% return on the sale of your house if your cost is between \$1000 and \$1500. This is a wise investment since first impressions mean a lot to a buyer. Your overhead door replacement will net an 88% return on investment at an average cost of \$1600 and is also worth considering if the door is dented or an older style. At the very least, give it a new paint job!

Roof & Siding; a new roof or replacement of unsightly siding will return 72% and 80% on investment. It also has a greater effect on first impressions. Many buyers will be dissuaded if these issues look bad and will not even consider making an offer. It will also absolve any problems that an inspector will most likely put on his inspection report as a negative to the home.



Kitchens; renovating an old kitchen is a must if you want top dollar for your house. Even the simple things, like an updated drawer & door hardware, installing sleek light fixtures or painting/re-facing old cabinets will help greatly. Most importantly, replacing old countertop with marble or quartz. Granite prices have dropped significantly in the last few years and is a great investment to help sell your house.



Also, new appliances will add a lot of value to your kitchen. It can be expensive, as much as \$10,000 for an average kitchen but if you can afford them, will be a great investment.

Of course, the floor is also important and refinishing wood or installing new or updated tiles should be considered in the overall renovating of your kitchen.

LAST RESORT UPGRADES OR WHAT NOT TO DO:

- **Finishing Attic Space**
- **Adding a Deck or Making it Larger**
(Refinishing an existing deck is a good investment)
- **Home Office Remodel**
- **Expensive Bedroom Makeovers**
- **Expensive Bathroom Changes may be Cost Prohibitive but Basic Cabinet Changes, Lighting, Hardware & New Paint are a Good Investment.**

These upgrades can be very expensive and buyers will likely prefer to remodel these areas to their own tastes. Use your best judgment and always discuss these upgrades with your Realtor.

6 HOME IMPROVEMENTS NOT TO DO:

1. Do not use light bulbs that are too bright, they are dangerous.
2. Do not plant trees near driveways or walkways.
3. Do not install too many can lights.
4. Do not use too much mulch as that can suffocate plants or do harm to flowers and trees.
5. Do not over scrub a sink as that can leave scratches.
6. Do not use glass cleaner on mirrors directly as that can cause a mirror's reflective backing to come off.



Have a Great Mother's Day next Month!



Williams Team
Larry, Celeste & Jill

63139 TURNBERRY Way, Washington Twp. MI 48095
\$479,900 (less than recent appraised price)



Must see this Amazing Home that has all the Amenities of more Expensive Homes and includes over 5300 sq.ft. of Finished Living!! There is over \$138,000 of upgrades recently installed in this split-level with 5 bedrooms. This former model includes central vac., crown molding , wainscoting, etc. plus four seasons sunroom and great room with vaulted ceiling. Master bedroom includes walk-in-closet & designer bath. Also, has large dining room and oversized den /library, dream gourmet kitchen with all stainless steel appliances, new convection oven , microwave and five burner gas cooktop with griddle, exotic granite with Lafata cabinets, large island, pantry, breakfast room and hearth area with wood floors and fresh paint in designer colors. Huge finished daylight basement with family room, new bathroom , bedroom and workshop. Professionally landscaped with new brick paver patio and professional landscape lighting. Nearly 1/2 acre and next to natures best with huge pond. New roof in 2014, has large 3 car attached garage.



For More Information:
Contact- Larry Williams
248-917-2323

- ♦ 5 Bedrooms
- ♦ 3.1 Baths
- ♦ Newer Kitchen
- ♦ Large Sunroom
- ♦ 3,530 Sq Ft.

