

www.TimelessKitchenOutlet.com

CABINETS
FACTORY OUTLET

Forced Appreciation

At Timeless Kitchen Outlet, we offer custom remodeling solutions for your house.



House-Flipping Secrets for Quickly Increasing
the Value of Your Home

FORCED APPRECIATION

House-Flipping Secrets for Quickly Increasing the Value of Your Home

Top 5 secrets that can instantly raise the value of your property

It's never too early to work on increasing the value of your property. You can achieve this by investing in it and taking advantage of current market conditions. If you make the right decisions, you'll not only have upgraded your house but also built a set of valuable benefits that might influence the buyer's mind.

So, before we go into the top 5 secrets that can instantly raise the value of your property, let us give you one of the most valuable pieces of advice that anyone can take advantage of. It's known as "curb appeal." After all, the first impression a property makes in the mind's eyes of any buyer sets their mood as they approach your house.

So, what is curb appeal? Imagine a buyer slowly driving up the street, reading every house number as they approach yours. You can't control how the other properties look or how they perceive the neighborhood. But once they spot your house from afar, it's game time. They'll begin to make conscious and - most importantly - subconscious judgments about your home. So, if you want to sell your investment property for top dollar, your home needs to look good from far - not far from good. That's what we mean by the curb appeal of your home.

These psychological calculations that go through the buyer's mind are crucial in influencing their decision even before they step off the curb and enter your house.

With that out of the way, let's dive deeper into how you can make these psychological factors work for you. So, here are the top 5 house-flipping secrets that you can take advantage of to quickly increase the value of your home in the buyer's mind.

A GOOD PAINT JOB INSIDE OUT

A good paint job is an excellent option to instantly increase the value of your home by orders of magnitude. Painting may look trivial to some, but it is probably the most visible aspect of any property. It will not only make your house more appealing, but if ignored, it can have dire consequences for your home sale.

No one wants to explore a house that looks shabby on the outside. But, on the other hand, a fresh coat of paint can make the buyer feel like the whole house has been well-maintained. They subconsciously think, “thank goodness I don’t have to put in more money after I drop thousands of dollars to buy the place.” You can also experiment with colors (within reason, of course) to stand out and attract certain types of buyers if you wish.

However, aside from the aesthetic aspect, there is another benefit to a good paint job. It helps with the overall durability of your home’s exterior facade. Adding a layer or two can prevent chipping away from harsh weather conditions like windstorms and snowfall.

Once you have taken care of the exterior, do not forget the inside. A good paint job on the inside is equally important in making a home feel inviting and warm. In addition, it will act as a layer of protection, hiding the minor flaws of your home and making it look more appealing. So, getting a good paint job done inside out is a must if you wish to increase the value of your home.



CHOOSE YOUR FLOORING CAREFULLY

Flooring is one of those things that most homeowners do not pay too much attention to. However, it is a crucial factor that can instantly make or break your home's value. The type of flooring used can immediately influence a buyer's mind as he walks into every room, hallway, kitchen, and even the exterior patio. Buyers will reject homes with bad flooring the same way they will reject homes with a raggedy paint job.

You must think about your flooring options long and hard before you undertake any expensive remodel to up the value of your home. For instance, an expensive wood floor could make a buyer instantly think, "Oh, this is probably worth thousands," giving rise to a negative impulse that can affect his buying decision.

So, it is essential to weigh all the pros and cons of each type of flooring before you settle on one because the wrong decision could have the opposite effect on your selling price.

To make that task easier for you, we have considered the three most common types of flooring materials and tried to list their advantages and disadvantages.



Hardwood Floor

Pros:

According to various surveys, real estate agents agree that homes with hardwood floors are easier to sell and can fetch higher prices. They are also a very durable option and can give your home a rustic feel.

Cons:

On the flip side, hardwood floors are also the most expensive flooring option. Furthermore, they require a decent amount of upkeep as they are usually vulnerable to moisture and humidity.



Vinyl Laminate

Pros:

It is probably the most common flooring option these days, as it can be made to look like any type of hardwood at a fraction of the cost. It is also more resilient and requires a lot less maintenance.

Cons:

Vinyl flooring cannot be refinished, meaning once damaged, the entire affected area, or floor as the whole, must be replaced. Plus, it can lower the overall resale value of a house.

Tiles

Pros:

The most durable option of the three. The protective layer on top of tiles makes them stain and water-resistant. They are also an affordable option for most people.

Cons:

They can be cold and not necessarily the most comfortable flooring to walk on. A tiled floor can look significantly less visually appealing than the other two options.



So, be aware of these facts as you choose the flooring that best fits your potential buyer. And lastly, the color is also fairly significant. Some tones like gray are currently trending, making your house look modern and fresh, but the trend is slowly dying, and you might get stuck with an outdated-looking house.

If you don't want to risk it, then there are some classic suggestions that are never going to be out of date, like medium-dark brown (that can look a bit more dramatic) or a mid-tone color like American Walnut, Antique Sienna, or Maple Country (which are a more traditional approach). These will prevent your house from looking dated, and they will add tremendous value that will last years from now on.



DON'T **NEGLECT** TO LANDSCAPE YOUR PROPERTY

A healthy lawn, bright flowers, trimmed hedges, and lush greenery is a beautiful sight that will influence any buyer. It will instantly increase the curb appeal of your home, no matter how it looks on the inside. For buyers prospecting your home, it will act as a stress reducer, making them feel relaxed and fresh before they get down to the nitty-gritty.

When your house needs to sell quickly, there's no better way than having a mind-blowing landscape that stands a cut above the rest. After all, potential buyers are not just buying your house but the property that comes along with it. So, landscaping your property correctly is equivalent to selling them an experience that even they can hope to enjoy after becoming the house's new owners.

This step is not too difficult, and in most cases, it will only involve fixing the lawn. Here are six actionable steps that you can do to instantly increase the value of your home.



Cover Bald Patches

The sign of a healthy lawn is lush, full green coverage. However, bald patches of grass can stick out like sore thumbs, ruining the entire effect. You can quickly fix them by raking the affected area and seeding it again. It will take a few days, but your lawn should be good as new after that.



Trim Overgrowths

Unkempt gardens are a sign of neglect. It displays an overall lack of interest in the property by the homeowner. The easiest way to avoid giving this impression is to hire a professional to trim all overgrowths—be it mowing the lawn, trimming the hedges, or cutting branches of trees. This small step can instantly increase the appeal of your property by a few folds.



Edging

Many people have well-manicured lawns but what separates the wheat from the chaff is the amount of effort a homeowner has dedicated to edging the various sections of their yards and driveways. This step is an essential cog in selling an experience to the buyer, rather than just a house.

The best part is you don't have to go overboard with this. Instead, just rent an edging tool (or a professional) to edge your garden beds and pathways. This minute detail will transform your lawn and leave a lasting impression on any buyers walking up to your driveway. In fact, in some places, like Florida, edging has become standard practice.



Paint your Fences

Nothing screams more like a well-looked after home than a painted fence. Your fences represent the outermost part of your property, and they are an essential factor in increasing the curb appeal of your house. Hence, they should not be neglected.

Even if you don't plan to spend a lot on landscaping before flipping your house, don't forget this step. It's an easy DIY project that can be completed within a weekend. And if you happen to like the wooden feel of your fences, just apply a coat of varnish to make the grains pop. Again, a little effort can go a long way in determining the value of your home.



Driveway

If there are significant damages to your driveway, you should fix them before selling your house. Unlike a lawn, a driveway is a functional part of your home. It will be used regularly by the buyer, so a well-paved driveway will increase the value of your house. Unfortunately, only a professional landscaper can do this bit and it can get expensive, so choose your material wisely. The most common driveway materials are asphalt, concrete, gravel, or stone. Another modern option is to go for 100% recycled rubber paving.



Water

The final step is to ensure that your lawn and garden are adequately watered. It is probably the most straightforward step. All you have to do is buy a sprinkler system and let it do its thing. You can find cost-effective ones in your local Home Depot or Walmart. They plug into your water mains and will automatically water your lawn using a timer system.





FIX OR REMODEL YOUR KITCHEN

Updating your kitchen is one of the main actions that can rapidly and effectively increase the value of your home. A well-maintained, up-to-date cooking area will enhance the aesthetics of your house and tremendously impact the decision of any potential buyer.

The kitchen is often considered the central area of the house, more so than the living room. Most people desire a functional yet warm and comfortable kitchen in their homes. It is a space that facilitates cohesion within a family. The kitchen's importance in influencing a buyer's decision cannot be understated.

It is not surprising that an outdated kitchen can be a massive turn-off for any buyer. If the first impression is not good, they will probably decide not to buy your house long before stepping into any other room. Because, subconsciously, people realize that a kitchen that will require a lot of work will only make their life that much more challenging after the purchase. Imagine cabinets in the wrong place, an awkwardly placed island, wrong colors all over the place. It just screams, "Do NOT buy me."

If you wish to remodel your kitchen to your satisfaction, then your options are practically unlimited! From cabinets to countertops to flooring and new appliances, you can change everything to your heart's desire.

Remember to avoid these "7 common mistakes when remodeling your kitchen".

But, if your goal is to sell your house for top dollars eventually, you don't always have to go all out and re-do the whole kitchen to reap the rewards. Just remember that buyers want to imagine how their stuff will look in your kitchen, so give them a neutral canvas to work with. A safe choice is always white shaker cabinets with gray countertops and stainless steel appliances. This combination will brighten up your kitchen and make it look even more prominent. It is also a fairly neutral look that any buyer can update based on their preferences.

Out of all these, the most critical fix that can instantly transform any kitchen are the cabinets. There are three options when changing or updating your kitchen cabinets.

Custom Cabinets

These are purpose-built cabinets designed according to your specifications. Most people go for this option if they are after a specific look for the kitchen based on the overall aesthetics of the house. It is the most expensive option but also offers unlimited choices.

RTA Cabinets

Ready-to-Assemble cabinets are a much more cost-effective alternative. As the name suggests, these are ready-made cabinets that can be installed onto your kitchen walls without too much ado. If you are looking for a quick solution to level up your kitchen, this is probably your best option. The only downside is to find the right size, materials, and color to fit your specific kitchen requirements.

Refacing

If you love the way your cabinets are arranged, but just looking for a quick style upgrade, refacing is your best bet. It essentially removes the existing laminate on your cabinets and refaces it with a new one. Think of it like changing your cabinet's clothes. It is an easy and cost-effective way to transform the way your kitchen looks without compromising on its existing functionality.

At Timeless Kitchen Outlet, we offer all these solutions and many more. Our experts would love to understand your requirements and develop a kitchen remodel plan around your budget.

Get in touch with us today and let us help you get the kitchen of your dreams.

Just remember, when it comes to kitchen remodeling, a small upgrade can go a long way in increasing the value of your home. Just changing the cabinets, repainting the walls, and cleaning the floors can achieve a hugely positive psychological impact on the buyer than an expensive remodel.

PRESENT CLEAN BATHROOMS

After the kitchen, perhaps the second most important room that can instantly increase the value of your home is the bathroom. Unfortunately, many people looking to flip their properties ignore the bathroom and focus their attention on other areas. However, devoting the necessary time to upgrade your bathrooms can make all the difference between a successful sale or receiving 10-15% below the asking price.

Since we have mainly focused on the psychological drivers that increase the value of your home in the buyer's mind's eye. Nothing is more important than presenting them a chic and clean bathroom when they come for a house visit. It is the one room in the house where people go to clear their heads, and if you have an unkempt bathroom, most buyers would feel claustrophobic, which will instantly turn them off.

You can obviously choose to remodel the entire thing. But just like the kitchen, you don't have to spend a fortune to give your bathrooms a decent facelift.



At Timeless Kitchen Outlet, we offer custom remodeling solutions for your bathrooms. No matter your budget, our experts have got you covered.

Get in touch with us today, and let us give your bathroom a complete facelift.





A cost-effective bathroom remodel only have to include:

- updating the outdated fixtures with modern once
- replacing or refacing the vanity (the cabinet that houses the sink)
- changing the mirror along with the frame
- upgrading the lighting fixture on top of the mirror

Even if you don't want to undertake these steps, the bare minimum would be to give the inside a deep clean, including the grout between the tiles, and re-calk the bathtub.

You will be surprised how many people are just thrilled to see a clean and updated toilet when deciding to purchase a home. They might even be willing to overlook other minor flaws around your house if they are impressed by your bathrooms!



RECAP OF THE FIVE **HOUSE-FLIPPING** SECRETS

- Get a new coat of paint
- Fix your floors
- Get your landscape in order
- Update your kitchen
- Fix and clean your bathrooms

And there you have it: The five house-flipping secrets that are guaranteed to increase your home's value. And remember, even addressing the bare minimum under each of these categories will significantly increase your home's perceived value.

From there, if you wish to invest more time and resources in beautifying your home, then the sky's the limit.

If you are in the market to flip your house or just looking to increase its value, we at Timeless Kitchen Outlet can help! We offer a wide range of solutions that can take care of most of your remodeling needs.

Drop us a message, and someone from our team will be happy to help you plan your next remodel.

Five **house-flipping** secrets

Get a new coat of paint

Fix your floors

Get your landscape in order

Update your kitchen

Fix and clean your bathrooms

And there you have it: The five house-flipping secrets that are guaranteed to increase your home's value. And remember, even addressing the bare minimum under each of these categories will significantly increase your home's perceived value.

From there, if you wish to invest more time and resources in beautifying your home, then the sky's the limit.