

5 Condo renovations that will increase your property's value

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Many homeowners consider renovations to enjoy their space more, but also to increase their home's property value.

You may be torn about whether to go ahead with condo renovations in the first place, but if you're looking for reno jobs that can up your property value, you might consider these changes.

Paint

This is likely one of the most inexpensive reno jobs you can do that has a huge impact on how your property looks. A new paint job can help make your space look bigger or brighter and even slow down its signs of aging, which can do wonders for your property value. Go with a neutral colour since it offers a brand new canvas for homebuyers to work with.

Hardwood flooring

If your unit still has carpet in it, it's high time you rip it out and replace it with hardwood flooring. Many buyers avoid carpet and they may try to negotiate a cheaper sales price with the argument that they'll need to redo the floors. New hardwood flooring can open up the space and it also gives the unit a modern look. While many prefer hardwood flooring, laminate floors are acceptable nowadays since they can be very durable. One thing to note is that if you plan to renovate, make sure it follows the condo's requirements since you don't want to be a position where you'll need to spend extra money to get rid of the changes you've implemented.

New lighting

If your condo still has old chandeliers or fluorescent lighting that doesn't look very bright, it's time that you said goodbye to the old and hello to the new modern lighting fixtures available. Lighting has the ability to make your space look bigger and it also serves as a nice design element to the unit. The lighting should help any homebuyers envision what they want their new space to look like and it should complement other elements in the room, such as the room colour, style and feel.

New countertops

Refresh your kitchen's look with new countertops with quartz and granite counters currently in demand. While laminate countertops are a cheaper option, they may hurt your value, instead of help you. Durable counters are also important. One thing to keep in mind with countertop shopping is that the most expensive countertop may not translate into an equal bump to your property's

value. When choosing countertop materials, you need to consider whether the look you choose is timeless and if its look meshes well with the overall style of the room.

Storage shelving

Since condos offer less square footage, any homebuyer will be looking for places they can store items to keep the place looking clean. Having custom shelving rather than a large closet goes in a long way in helping homebuyers plan where they can keep things. It also offers a clean look and a sense of order.

If you've taken on an extensive renovation job, you may qualify for an [HST rebate](#). Rebate4U can help you figure out whether the renovations you've done to your property make you eligible for an HST housing rebate. Our priority is to provide our clients with the most professional and quality service in obtaining rebates for their new and renovated homes. We are proud to offer our clients the most personal and attentive service, and we make sure that all of our clients are 100% satisfied.