

Big or small, all renovations take planning

THE RETURN ON INVESTMENT OF 5 COMMON RENOVATIONS—FROM FINISHING A BASEMENT TO UPDATING A KITCHEN AND MORE.

There are many reasons why you might decide to renovate,” says Korina Buchanan, Manager Consumer Lending at SCU’s Linden Ridge branch. Home renovations can transform your space, add value to your property, and enhance your quality of life.

Whether you want to increase your home’s curb appeal, carry out general maintenance, or give your home a personal touch, it takes planning to execute a renovation successfully.

A good way to raise the value of your home is to modernize and improve the functionality. “Of course, some renovations add more resale value than others” says Buchanan. Kitchen, bathrooms, and curb appeal upgrades often yield the highest ROI.

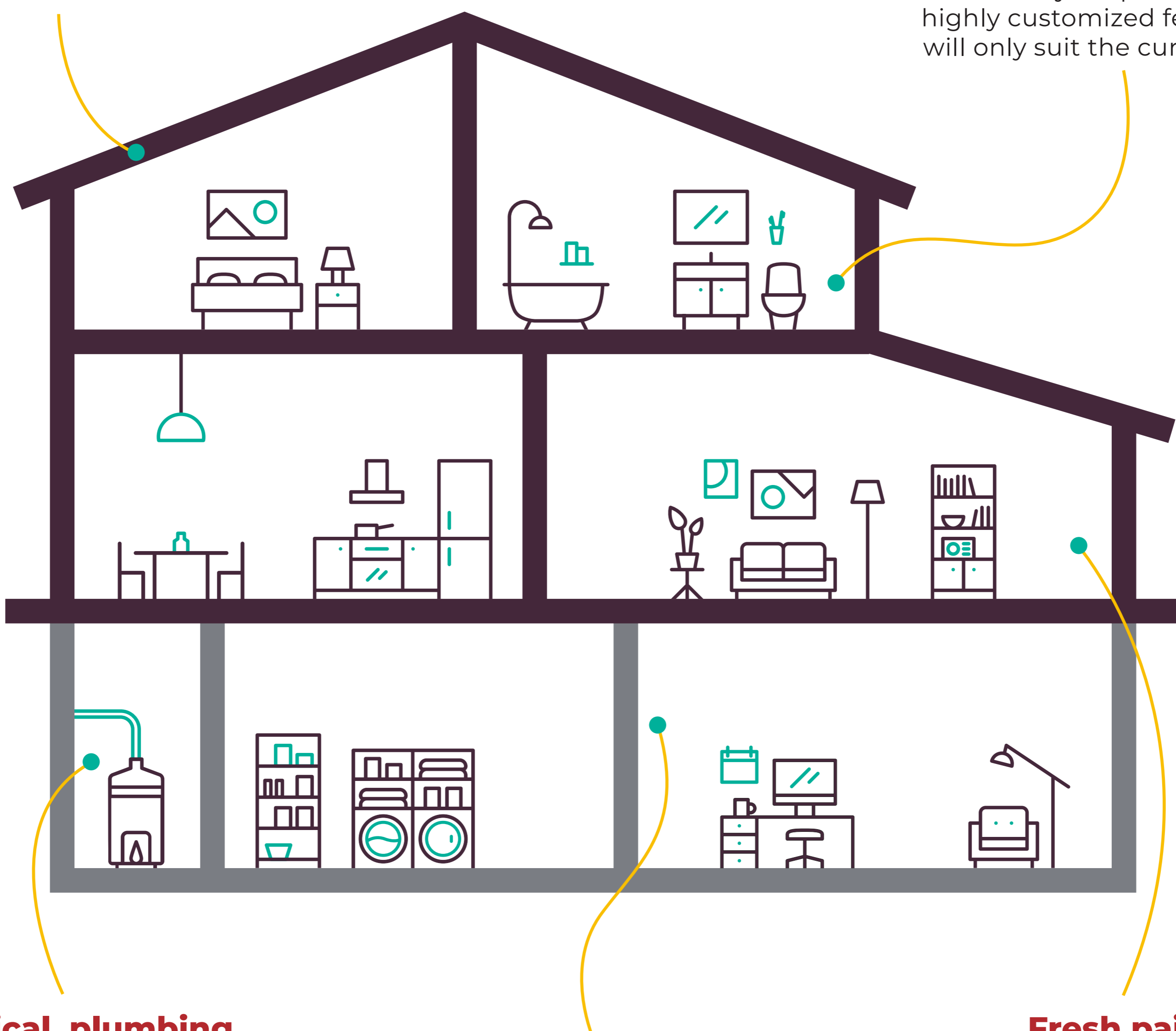
That said, there are some specific home upgrades that are more likely to pay off when it comes to resale. Here are five examples with a great return on investment, recouping 80% or more of their cost in a resale.

Roof replacement, new windows, new siding

Structural upgrades to the so-called “house envelope” are great for resale value.

Kitchens and bathroom remodel

Provided the focus is on quality materials and appliances and functionality of space, rather than highly customized features that will only suit the current owner.



Electrical, plumbing and furnace upgrades and replacement

Like roofs and windows, these low depreciable upgrades—specifically when replacing a worn-out furnace, decades-old wiring or knob-and-tube—add value to the home.

Finished basement

Particularly for a bungalow or raised bungalow—the added space will increase the home’s value.

Fresh paint

A fresh coat of paint throughout the property a month before it’s put up for sale will do wonders for appeal.

HOT TIP

If your renovation plans include upgrading the energy efficiency of your home, such as new insulation, energy-efficient windows, or heating and cooling systems, these expenses may qualify for rebates under federal and provincial government programs.