

Planning a Redesign?

WHAT YOU NEED TO
KNOW TO ADD VALUE
TO YOUR HOME

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AS THE ECONOMIC DOLDRUMS CONTINUE, MANY PEOPLE ARE CHOOSING TO STAY in their home rather than packing-up and moving. Since homeowners are staying put, the remodeling market has been steadily increasing and we're seeing more and more people looking to invest in projects that will increase the value of their home. Keeping the homeowner in mind, we've put together a list of remodeling projects to consider adding to the top of your priority list:

KITCHEN CONSTRUCTION

According to *Remodeling* magazine, a remodeled kitchen is one of the most desired items when house shoppers are on the hunt. Not only that, but on average homeowners recoup up to 98 percent of the cost of their remodeled kitchen. When embarking on such a remodel, new cabinets are a must. Cabinets are a "you-get-what-you-pay-for" item, so don't skimp here. Countertops and backsplash materials are also critical when designing your space. Natural quartz or granite is very popular while being durable with little or no maintenance. Consider subway tiles for your backsplash or a mosaic with pops of metal or glass tiles. Tip – work with a kitchen design professional. Kitchen and bath designers will help with creating an efficient and personalized layout while helping you select materials that match your style and price range.

EXPAND A BATHROOM

Increase the size of your master bathroom within your home's existing footprint and make sure to include a stand-up shower and a separate tub. To gain the most re-sale appeal, select stone or porcelain tiles for the shower walls and include an accent strip, recessed shower caddy and frameless glass enclosure. Tower cabinets are becoming more prevalent and are a great way to increase storage space. Make sure to consult a professional to ensure you meet all building codes and pay special attention to lighting and electrical requirements and the number of mandatory exhaust fans. Each city has slightly different requirements to pass inspections.

▼ The cabinets, tile backsplash and granite countertops all work together to create an elegant and timeless look.



GARAGE DOOR REPLACEMENT

A painless way to boost your home's value is to replace the garage door and its tracks. You can even reuse your existing motorized opener to save some cost and install a new 4-section garage door on steel tracks. The new door should have two coats of factory-applied paint and foam insulation.

FAMILY ROOM ADDITION

Like wildfire, the "great room" concept has rapidly spread across Orange County. As we see more multi-generational families co-habituating, the family room, living room and kitchen are all becoming mixed-use spaces for entertaining, cooking, homework-you name it. This being said, expanding the size of your living space and re-engineering the structural layout could be very rewarding. An added bonus: homeowners are recouping approximately 83 percent of the cost for the project.

WINDOW REPLACEMENT

Windows are one of the first, new shiny features that a visitor appreciates from the exterior of your home. There are many options at different price points when it comes to replacing your outdated windows such as fiberglass, wood clad and insulated vinyl. If you're trying to cut costs, ask your contractor to retro-fit them. This will save you money on breaking out stucco or siding, waterproofing, and any possible drywall touch-ups on the interior.

All photos courtesy of Sea Pointe Construction

▼ A unique island gives this kitchen character and is quite functional at the same time.



▲ The Great Room is on display here and shows how living areas can all work together. Mom can cook dinner, while the kids are doing homework and they can easily communicate.



▲ A stylish backdrop and tile design make this kitchen sophisticated and luxurious.