

# 5 Budget-Friendly Home Projects Anyone Can Do to Increase Its Value

What Most Homeowners Don't Know



Dani Beyer  
REAL ESTATE

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## What You Need to Know (The Realtor's Big Secret)

When you sell your home, the goal is to receive the highest price in the shortest amount of time. If you did any home projects or updates, you want to know and feel like all your work was worth it in the end.

However, before you put it on the market, problems start to arise when you strategize the best way to add value to your property.

Should you update the kitchen, landscape the backyard, or add that deck you've always wanted? What are practical things to update or add that make sense? What will make buyers more willing to pay more money for the property?

At Dani Beyer Real Estate, we've helped hundreds of sellers maximize their home's return. We did it by following simple tricks we've found out over the years. After selling thousands of homes across price points in Kansas City, Missouri, and the surrounding areas, you get kinda good at it! From beautiful country-side mansions to small cozy homes - we've sold them all.

# What's In This Guide

This guide includes the collection of tips and tricks we've learned from the past **20+** years of being in the real estate industry. It consists of practical home projects sellers can implement to receive the best offer while staying on a budget.

If you follow our guidelines in detail, you'll be able to increase your home's value, feel confident you're getting the best offers, and leverage what top real estate agents know to be successful.

## Live in Kansas City, MO?

Before you start, we recommend you reach out to us. We can save you money by recommending what you should do for your specific situation and house layout. Sometimes skipping updates and listing right away nets a higher return.

**(816) 321-0120 | [www.danibeyer.com](http://www.danibeyer.com)**

# 1. Interior Paint

One of the best budget-friendly things you can do to make your house look sharp and fresh is to give it an excellent clean paint job.

A clean and updated paint job will tighten up rough edges in the house and cover up old wall stains, dings, or blemishes.

The top areas you should consider repainting in your house are the family room, dining room, rec room, master bedroom, or the kitchen - anywhere the majority of the new homeowners would spend their time. Just think about your family: where is it you spend the most time?

You also can think about other high-traffic areas like hallways, entryways, or rooms that show wear and tear. A quick fresh coat will do wonders.

But you don't want just to paint it any color. You want to be strategic in the color you choose.

Here are a couple of colors to stay away from:





### Colors That We Approve Of



Instead, you should be focusing on adding light and neutral colors that will last for years to come.

Think white, light, or eggshell!

Some of our favorite neutral colors and accent colors are edgecomb gray, simply white, and kendall charcoal.

The biggest thing you want to avoid is having guests remember the paint colors in your house. Wall colors should be noticed as a secondary aspect which complement the furniture, brighten up space, and give the room a calm and clean feeling.

## What's Your Home Worth?

Find out what your house is worth with Dani Beyer Real Estate. We look at 100% of the homes on the MLS to give you the most accurate home-value estimate.

FIND OUT FOR FREE AT:

[www.DaniBeyer.com/estimate](http://www.DaniBeyer.com/estimate)



## 2. Minor Kitchen Upgrades

You've probably considered major updates to your kitchen. Yes? That's not a bad thought. But it might not be needed.

Since your kitchen is a vital space in your home, doesn't it make sense to spend the bulk of your budget there? Kinda. While kitchens can indeed sell homes, we want to make sure that you're not overspending just because you feel you need to. For the majority of kitchens we see, only minor updates are required.

Sure, having a magnolia style kitchen is everyone's dream, but it isn't needed to sell your homes for the most money.

The reality is that most kitchen updates and renovations do more harm than good when it comes to getting a return on the investment.



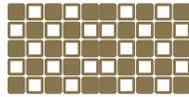
We recommend focusing on one of the following three categories of your kitchen when updating is an option:



**Countertops**



**Cabinets**



**Backsplash**

**Countertops:** One easy way to freshen up the kitchen is to install new countertops. We recommend either going with granite or quartz. Granite can be expensive but can also be found at discounted prices at select wholesale stores.

If you still want an expensive look for an affordable price, check out quartz. Quartz is an “engineered stone that is made by combining roughly 90 percent quartz with around 10 percent polyresin,” explained by marble.com.

Here are some of our favorite quartz countertop options for homes of different styles:



chantilly



whistler



yorkville



soho



monterey



montauk

Whether you choose granite or quartz, selecting the right color is vital.

Unfortunately, you can ruin your chances of success by picking a beautiful new countertop that doesn't match your kitchen.

## How to Choose the Right Countertop

To help you make the best decision possible, we've compiled some simple tricks to picking the right countertop for your kitchen.



- ✓ **Find the Undertones:** A undertone color is created by mixing two or more colors. You'll need to match the underdone color with your kitchen wall colors. Head to the nearest home improvement store and ask the paint department to find the undertone.
- ✓ **Bring Paint Samples:** Bring your kitchen's color and wood cabinet samples with you when you're shopping for countertops. Most purchases are made in-store, so having samples or strips will help you feel more confident.
- ✓ **Think Big Picture:** Countertops by themselves are not the focal point of a kitchen. A functional kitchen plays off each section's design and color. Consider the current kitchen patterns, additional design accessories, and objects you wish to incorporate in the space.
- ✓ **Get Inspiration:** You don't need to reinvent the wheel. Take a look at other kitchen designs online via Pinterest, Houzz, or Google images. Pick out the parts you like and how they play off one another, then try to replicate.

**Cabinets:** Depending on what your cabinets look like, updating them could be pretty straightforward. A majority of cabinets only need the doorknobs or hardware replaced. If you have gold or outdated 70's equipment, consider replacing them with silver or black colors: whatever matches the accent colors across your kitchen.

However, sometimes a fresh coat of paint is needed. We recommend sticking with the primary cabinet colors: white, dark wood, or light wood. On occasion, you can paint them gray or black, but you risk the trend going out of style.

**Backsplash:** The backsplash can quickly transform your kitchen. Though it's traditionally a lower priority, it can pack one of the most significant punches. A beautiful backsplash brightens up a kitchen with minimal light, adds to the overall aesthetic, and compliments the countertop and wall colors.

With any of these three categories, we recommend that you don't go overboard. It's easy to break the bank. If your budget is tight, only pick one area. You can even consider doing some of the work yourself, depending on your comfort level when working with tools.

## 3. Staging Your Home

Staging your home can be an affordable way to increase your home's value. While in some cases staging your home is not needed, we've seen incredible results from simple staging efforts.

If you don't stage your house, you run the risk of making your property feel cold and depressing. However, those that are staged well typically offer a better experience and story for buyers to walk into - potential buyers can better visualize the space in your home and see themselves in it.

Staging a home is one of the best things you can do to increase your home's perceived value, but it also increases its monetary value. Here's some stats:

Staged homes will sell an average of

**73%  
faster.**

A study by The  
Real Estate Association

**A 17%  
increase**

in the sales price is  
average for a staged  
home.

By Forbes

## Staging Options

If you're considering staging your home, there are two main options for you:



Like anything, there are pros and cons, depending on your situation and goals.

If you don't have the time commitment, money, or knowledge in interior design, you might want to consider hiring a professional. However, if you do have all those handy, doing it yourself might be a better option.

To make it easy for you, we've listed everything you need to know about both staging options and situations where one or the other would work best.

## Hire a Professional



### Pros

- Get higher offers
- Less stress & hassle
- No need to buy additional furniture
- Don't need to be good at design & decorating
- Backed by an expert team



### Cons

- A 1% fee is charged

### When hiring a staging professional makes sense:

- You want to stand out from the competition.
- You have a small time-frame you need to sell in.
- You have little to no time to commit to organizing and decorating.
- You want to sell your property for more money.
- You want compliments on your home from buyers & neighbors.
- You have a vision but don't know how to execute
- You're new to selling and don't know what's needed.

## Do It Yourself



### Pros

No fee  
You have control



### Cons

You'll may to buy new furniture/artwork  
You'll need to know interior design  
High stress  
Higher risk  
No expert team for support

### When hiring a staging professional makes sense:

- You have the time and energy it takes to update your home.
- You have extra money to spend on new furniture and decorations.
- You have the vision and know-how to execute.
- You're not scared of a big project.
- You understand what design trends are relevant.

## Our Top Home Staging Recommendations:

One of the most important things you need to realize when staging your home is this: Removing clutter and personal belongings is a must!

It will be hard for buyers to imagine themselves living there if you have personal items or clutter hanging around. Buyers don't want to walk through a bulky or disordered mess of a room. And they certainly don't want to see grandma Alice's old portrait in the living room.

Once you remove the clutter and personal items, it's time to focus on your spaces that matter.

Here are the top areas we recommend focusing on when staging your home:



**Front Porch**



**Gathering Spaces**



**Master Bedroom**



**Any Odd Spaces**

## 4. Update the Bathroom

### (Where It's Needed)

While some bathrooms need significant renovations, a good portion only need minor updates.

It might be tempting to renovate your bathroom completely, but you'd be surprised how little you'll have to do to freshen up the design and make it look brand new.

Here are the main areas we recommend updating:



**Mirrors**



**Lighting**



**Fixtures**

Old bathrooms tend to have outdated mirrors. Merely updating the space with a new plate mirror can drastically change the area's perception and give it a fresh look.



Here are some glass mirror styles you can consider purchasing.

### LEVE Bathroom Mirror



### White Accent Mirror



### STOCKHOLM



Lighting in any bathroom is a crucial part of capturing its full aesthetic. The more light you can bring in, the more open and warmer it will look. Your guests want the bathroom to feel like a spa or a relaxing area they can envision themselves in, and lighting can play a significant role in developing that vision.

When looking at lighting in your bathroom, consider adding vanity lights next to the mirror. Any additional lighting will go a long way.

If you don't have the option to add extra lighting, use what you have and replace the ceiling lights with new black, white, or silver colors. We suggest going with something simple and modern. You can shop at IKEA, Lowes, and Amazon, which all have reasonably priced lighting fixtures.

Finally, bathroom fixtures also play a vital role in updating your bathroom. Though they are not always the eye-catcher in the room, they compliment and play into the more exceptional picture.

Here are some conventional fixtures you should consider replacing:

- Update your bathroom cabinets
- Update your faucets and shower heads
- Update your bathroom fan
- Replace your toilet seat
- Replace your shower curtains and pole
- Adding fresh white towels and floor mats

## 5. Curb Appeal

Curb appeal can lead to a lasting first impression with buyers. You want to get this right.

When buyers drive up to your house, you want them to be wowed, curious, and immediately envisioning themselves enjoying life at your property. With clean landscaped lines and some minor changes, you can achieve this.

Like other spaces in your home, updating your curb appeal can get pricey quickly. But it doesn't have to be this way. We've found the most low-cost ways to maximize your properties' perceived value.

- Add fresh mulch
- Remove the weeds
- Trim down overgrown bushes, trees, and flowerbeds
- Paint your door with a fresh coat of bold paint
- Update/replace the mailbox
- Update house numbers (Make sure they are clean and easily visible from the front street)

## Update/Replace the Mailbox

This is an area most sellers miss. Updating or even replacing your mailbox can be extremely cheap and give your property a new face-lift.

You can update your mailbox by spray painting a new and bold color (pro tip: The color could even match the front door!).

One household took an old black and a beaten-up mailbox and turned it into a fun and bold red eye-catcher. Slap some new house stickers on it and you're good to go! What a difference!



Another great option is to landscape your mailbox area. This could be a simple circle, square, or quarter circle piece, as shown in the image.

Depending on your budget, you could go with rock or mulch for the ground cover (which is what we recommend) and include some low-maintenance plants like Juniper Shrubs, Ribbon Grass, and Liriope.



## Looking to Buy or Sell a Home in Kansas City, MO?

Selling or buying your home in Kansas City can be stressful and challenging if you don't have the right trust real estate agents guiding you through the process.

From start to finish, we are here to help and make it a smooth process.

Here's what some of our clients have to say:

“

We had 21 people view our house, received seven offers, and **sold for 12k over asking in one day**. The process was smooth...

“

**They took care of everything** and even did our closing for us as we were still on the road with our Uhaul. My wife and I couldn't be happier with our experience working with the entire Dani Beyer team!

“

Dani handled every detail of the sale of my house excellently. As a result, **it sold in 2 days**. She sold the house for more than she promised...

**Dani Beyer**

CEO & Lead Listing Specialist

**CALL NOW:**

**816-321-5172**