

Curb appeal

Five outdoor projects that add value to your home

Exterior renovations can enhance the appearance of a property and make it more enjoyable for homeowners. Certain renovations have the potential to add value to a home, while others may do the opposite. Learning which one have the largest return on investment can help homeowners select features that will have the most positive impact.

Curb appeal goes a long way toward attracting potential buyers. According to the National Association of Realtors, first impressions of a property have a strong influence on buyers. Landscaping and external features can do much to influence such impressions.

• Lawn care program: Investing in a lawn care program that consists of fertilizer and weed control application and can be transferred over to a subsequent homeowner is an attractive feature. NAR says such a care program can recover \$1,000 in value of the \$330 average cost, or a 303 percent ROI.

• Low-maintenance lifestyle: When choosing materials for projects, those that offer low-maintenance benefits can be preferential. These include low-maintenance patio materials, composite decking, vinyl fencing, and inorganic mulched beds.

• Fire pit: A fire pit can be used for much of the year. In the



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• Softscaping: Hardscaping refers to structures like outdoor kitchens or decks.

Softscaping involves the living elements of the landscape. Hiring

rock elements can do wonders toward improving the look and

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a landscape designer to install trees, shrubs, natural edging, and

value of a home. **• Pool or water feature:** In certain

markets, particularly hot climates, a pool or another water feature is a must-have. However, in other areas where outdoor time is limited, a pool or water feature can actually lower the value of a home. Speaking with a real estate professional can give homeowners an idea of how a pool will fare in a given neighborhood.

Outdoor improvements can improve the marketability of a home, as well as enhance its appearance and function.

Did you know?

Outdoor living is wildly popular, as more and more homeowners are bringing elements once reserved for home interiors into their backyards.

When designing outdoor living spaces, homeowners may learn about biophilic design, an architectural concept that aims to incorporate natural elements into outdoor living spaces.

Proponents of biophilic design say it satisfies an innate human need to affiliate with nature, thereby helping to reduce stress that people may experience after being stuck indoors for much of their days.

Biophilic design is often part of a home interior design, but many homeowners also embrace it when designing their outdoor living spaces.

For example, surrounding outdoor living areas with noninvasive plants, flowers and trees and using natural materials like wood and stone are great ways to embrace biophilic design and create a tension-free ambiance in outdoor living spaces.



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