

Small projects help maintain your home's value

By Debra Lellbach

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As the dust has settled on 2009, homeowners in Naperville are focusing on home renovation projects.

Reflecting today's real estate market, there are great opportunities in smaller projects that enhance your lifestyle and maintain your home's value.

The trends seem to fall into three categories. First, we have clients who are focused on improving their home's energy efficiency and taking advantage of tax credits related to improvements. For a small master bedroom addition in east Naperville, our client took advantage of tax credits by installing new insulation and energy-efficient windows and a furnace.

According to Remodeling Magazine, by replacing exterior siding with fiber cement board siding, a Cress Creek client will improve their home's efficiency and should recoup 86 percent of their investment when they sell their home.



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Secondarily, it is hard to argue with the fact that improving your home's kitchen and bath to current trends and amenities maintains value. On a small kitchen remodeling project, homeowners should expect to recoup 70 percent.

In addition to kitchen renovations, we are seeing smaller kitchen projects that also get the job done. Empty nesters in the Saybrook neighborhood are upgrading their appliances, changing counter tops and redesigning their island. The materials, appliances and cabinets available today improve our clients' overall kitchen experience, while adding warmth to the heart of their home.

Bathroom remodels offer similar benefits. Clients new to the Knoch Knolls neighborhood should recoup 70 percent of their investment on an upscale master bath renovation. Their 1980s master bath will provide a greater sense of enjoyment and value by removing a large whirlpool and adding a soaking tub with a walk-in shower. Redesign of the cabinets and closet completes the project with many years of enjoyment ahead.

Last but not least, Naperville residents will benefit from small-scale projects that will update their living space, enhance their lifestyle and maintain market value. From Hobson Village to Hunters Woods to Tall Grass, our clients are spending more time at home. Redesigning and renovating basements, family rooms and fireplaces are front of mind for our clients. Small projects continue to add impact and value.

Quality and value remains the cornerstone for any successful renovation project. Our clients are not immune from experiencing sub-standard work, which is often not uncovered until years after the project is completed. Take your time when hiring a contractor for your home. While cost is important, don't let it be the only factor in making your decision. No matter what the scope of your project, get referrals, get references and get it right!

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