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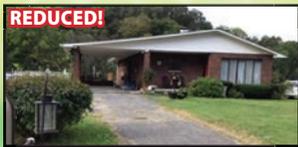
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## HOMEWISER Real Estate Tips and Advice

# Remodeling Trends

If you're looking to list your home any time soon, or if you're ready for a change in your living space, have we got the scoop for you. Keep reading to make sure your home remodel stays on trend.

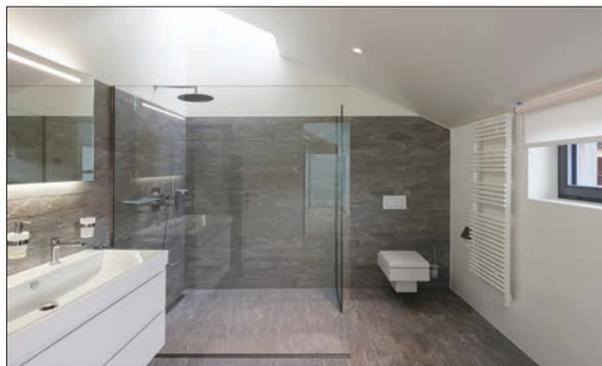
### CLOSE UP THE KITCHEN

For years, the watchwords in residential real estate have been open floor plan. No more. The realities of living with all your common space in one giant room are sinking in. There's no hiding dirty dishes or the residual smells from that leftover garlicky dinner. And if someone's trying to watch television or visit in peace, you'll have to go outside to avoid the whirl of the blender. More buyers are seeing the value in a closed kitchen, and, because for so long everyone was opening them up,

most of your existing closed kitchen could net you some cash in the long run. Of note: Dropping in a wall is probably beyond most DIYers' skills. Look to a professional contractor for this job, especially if the word "load-bearing" comes up at any time.

### OPEN UP THE BATH

Usually one of the smallest rooms in the house, the bathroom can pick up some serious style points by losing the tub and going for an open, spa-like shower. For bonus luxury points, include plenty of room for more than one person, one or more fancy shower



heads, and seating. If you're getting older or may have older parents or family members moving in, an open bathroom can be easier to navigate. Make sure to choose sturdy tiles that will stand the test of time and also don't cut corners. Water will go in places it didn't before, so now's the time to call in the professionals and have the job done right - unless you really enjoy moldy surprises.

### CUT OUT THE ADDITION

Buyers are increasingly attracted to smaller living spaces that are more economical and better for the environment. Popping an extra room under the roof used to be a huge selling point, but now it's seen as a pitfall that might hide shoddy construction and extra heating and cooling costs. Instead, opt for renovations that optimize the space you already have (see: open bathrooms).

### EMBRACE COLOR

Designers and real estate professionals have traditionally cautioned against going bold in your permanent color choices, especially if you're looking to list. But fortunately for those who live life

out loud, the days of boring builder's beige are numbered. Choose colors that blend well (maybe not so much safety yellow) and that accent your home and surroundings. If you're feeling stumped, consult an interior designer. He or she can point you to palettes that are on trend in your area (read: popular with buyers), or that will fit in with your lifestyle.

### REAL ESTATE 101

#### Remodeling Warm Fuzzies

The National Association of Realtors' 2017 Remodeling Impact Report attempted to gauge homeowners' satisfaction with the home remodeling projects they took on. What they found is a picture of the way our homes affect our happiness. According to the report, 75 percent of homeowners felt a greater desire to be in their homes after completing a remodel, while 65 percent reported increased enjoyment in their homes. Fifty-six percent reported feeling happy, and 39 percent reported feeling satisfied with their projects.