

# HOMESWISE

Real Estate Tips and Advice

## Kitchen Appliance Refresh

By JOE SZYNKOWSKI | Green Shoot Media

Kitchens are the focal point of many get-togethers. A space with outdated appliances can give the entire room a lackluster appearance.

Freshen up the room where you entertain guests and enjoy family meals by investing in matching appliances.

### NEW APPLIANCES RAISE SELLING VALUE

According to Consumer Reports, the kitchen is important to all buyers but can be the most important room to first-time homeowners. If you are updating your home before it goes on the market, consider investing in a matching appliance set to catch the eye of potential buyers.

Stainless steel appliances are some of the most sought-after finishes in the kitchen. Consumers find the style fresh, updated and clean.

Manufacturers have recently begun including black-stainless steel finishes to their appliances. This finish is gaining in popularity due to its less reflective appearance and the elegance it adds to a room.

Don't forget to look for the Energy Star seal of approval. Experts say homeowners are cautious of homes with inefficient appliances because of



their high costs of operation and impact on the environment.

### WHICH FEATURES ARE NECESSARY

The cost of updating kitchen appliances can get out of hand quickly. Manufacturers are incorporating incredible technology into their products. Be honest with your budget when considering which models will make it into your home.

**Refrigerator:** Ask yourself, "Do I need a flat screen TV in

my fridge's door?" While tech-savvy consumers may find it hard to resist, this incredible technology can become more of a commodity than a necessity. More importantly, focus on the size of your family and how many items you can fit inside. An icemaker is a nice touch but can significantly raise the price of a model.

**Dishwasher:** These convenient appliances come with many different finishes and control locations. The control panels on some dishwashers

are hidden until the door is opened. These can carry a higher price tag than a traditional model with visible controls.

**Oven/cooktop:** The most important thing to consider here is gas or electric. Converting to one or the other can come with expensive alterations.

### WHY BUY LOCAL?

Repairs to today's appliances can be expensive, and parts aren't always readily available. Talk to your local dealer about

### REAL ESTATE 101

#### Timing Your Purchase

Realtor.com offers the following tips for the best time to buy kitchen appliances:

- September, October and January are the months when manufacturers introduce new appliance models, so stores make good deals on the previous year's models.
- The end of the month, when stores are eager to make their monthly sales goals.
- Holiday weekends.
- Off-season for seasonal appliances, such as barbecue grills.
- For online purchases, the month of November, Thursdays and the fourth or fifth day of each month. (Realtor.com even goes so far as to recommend the best time of day to buy appliances. It's 3 p.m. "Yes, 3 p.m.")

which models are the most serviceable.

Going without appliance while you wait on service or parts can put your family in a bind. Purchasing local gives you the advantage of knowing that support is nearby.