

Affordable ways to make homes more appealing to modern buyers

Side-by-side kitchen sinks are sought-after features among prospective home buyers.

Home trends come and go. Today's must-have items tend to become tomorrow's outdated features in the blink of an eye.

Homeowners who plan to stay in their current homes for years to come needn't prioritize modern trends over personal preferences. However, homeowners looking to sell their homes can consider these favored features to increase their properties' appeal to modern buyers.

- **Separate laundry room:** According to the National Association of Home Builders' 2021 What Home Buyers Really Want report, a separate room dedicated to laundry was the most desired feature among prospective home buyers. Though it might not inspire the awe of an outdoor living room or floor-to-ceiling windows overlooking a wooded backyard, a laundry room fills a direct and universal need. Perhaps that's why 87 percent of buyers want a room dedicated to laundry in a home.

- **Exterior lighting:** Drive through a modern suburban neighborhood at night and it won't take long before you realize the popularity of

exterior lighting. And that's no coincidence, as homeowners everywhere appear to embrace exterior lighting.

The NAHB report indicates that exterior lighting is the most sought-after outdoor feature. The good news for prospective sellers is that exterior lighting is an inexpensive and instant way to transform a property at night. Some solar-powered lighting along walkways and outside the front door can make a home feel more safe, while some uplighting of large trees in the backyard can produce a sight to behold once the sun goes down.

- **Energy-efficient upgrades:** Inflation has driven up the cost of just about everything over the last year-plus, and energy is no exception. So it should come as no surprise that 83 percent of prospective home buyers are looking for energy-efficient windows and appliances in a home. These features save money and benefit the planet, making them a win-win among buyers.

- **Patio:** Patio spaces have long been popular, but that popularity reached new heights during the pandemic. When forced to stay at home for long periods of time, millions of people longed for ways to spend more time outdoors without

breaking lockdown rules. Patios provide outdoor living spaces, and 82 percent of buyers indicated they wanted a patio with their next property.

- **Side-by-side sink:** A double or side-by-side sink is among the more affordable features buyers are looking for. At less than \$1,000 on average, a side-by-sink is an af-

fordable way to make a home more appealing to modern buyers.

Modern buyers want a lot out of their homes, and sellers should do their best to meet those desires.

Sutphin ONLINE Estate Auction w/ Real Estate

Bidding NOW through Tuesday, September 6, 2022 | 7PM
140 Windmere Dr. | Scott Depot, WV 25271

DIRECTIONS: I-64 W, Take Exit 40 towards Scott Depot, Turn Right into Teays Valley Rd at light, Turn Left (Save-a-Lot) onto Rolling Meadows Rd, Left onto Windmere Dr, Property on Left.



Personal Property Preview:
Tuesday, August 30 | 12 - 6pm
Pickup: Thursday, September 8 | 12pm - 6pm
Real Estate Preview
By Appointment Only:
(304) 532-7749
or (304) 532-6831



1390 Sq Ft. 2 Bed, 2 Bath, Townhouse, 0.11 Ac Lot
Well Maintained 2 bed, 2 bath Townhouse in a great location. Just minutes from I-64 via Teays Valley Rd, dining, and shopping. Home features an Open Concept, 1 Car Garage, and Screened Porch to enjoy your morning coffee!

Furniture: Buffet, Chairs, Dining Table w/ 6 chairs, Bookshelves, solid wood desk, matching dresser and chest of drawers, Purple Velvet Chairs, Purple Sectional w/ Full Size Sleeper Sofa and Chaise Lounge, 3pc Full Size Bedroom Set, Assortment of Cabinets, Wooden Work Table, Side table w/ drawer, Round Table w/ 5 Chairs, Metal Outdoor Patio Furniture, filing cabinets, assortment of utility carts, **Appliances:** GE Washer, Admiral Dryer, Oster Microwave, Conventional Ovens, Coffee Maker, Black & Decker Blender, Tea Pots, **Glassware/Kitchen:** Blenko Pitcher and Vase, Fire King, Mikasa Tea Set, Mikasa Dishes and serving platters, Summer Snow Fine China, Decanters, Wine Glasses, Misc Glasses and dishes, Assortment of pots and pans, **Jewelry/Art:** Paragon Electric Kiln, PMC Electric Kiln, Electric Melting Pot, Several Jewelry Making Kits, Beads, Pendants, Rings, Velvet Jewelry Bags, Enamel Paint, Torch Light, Clay, Antique Jewelry Box, Necklace Display, Oil Painting Kit, Engraving/Carving Tools, Sewing Materials, Bamboo Sticks, Assortment of Blank Canvas, Clay rollers, Vise, Work Light, Misc Tools, Paint Drying Rack, Easels, Assortment of Painting and Jewelry Supplies, ART and Jewelry by Patricia Sutphin



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Real Estate Terms: A 10% Buyers Premium will be added to high bid amount to determine the final contract price. A 10% Non-Refundable deposit made payable to Century 21 Full Service Realty is due to the office by September 8, 2022 with the balance paid at closing within 30 days. Buyer may take possession at closing. No financing or inspection contingencies. Real Estate sells AS IS. Century 21 Full Service Realty and Cooper's Auction Service, LLC are acting as an agent for the seller and the seller only.
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