

## Remodeling Your Bathroom for Improved Home Value

Aside from the kitchen, the bathroom is the most used room in a home. Therefore, it is easy to understand why potential buyers put so much emphasis on the bathroom. Not only are they looking for a bathroom that meets their basic needs, but they also want a bathroom that is up-to-date and offers them all of the modern amenities and comforts that would be expected in a new home. Therefore, if you are trying to get your home sold while getting the best price possible, you might want to consider making some improvements on your bathroom. Before getting started, however, you should take a few things into consideration.

### Who Will do the Work?

If you are handy with home improvement projects, you might want to consider doing the work yourself in order to save some money. If you don't have experience with working on bathrooms, on the other hand, now is not the time to learn. Hiring a professional will guarantee that the job will be done right and will provide you with the greatest return value.

### What is Your Budget?

The next thing to consider is your budget. Obviously, you don't want to invest more into your bathroom remodeling project than you will receive in return. Therefore, you should focus on the biggest problem areas in your bathroom and make the changes that are necessary to help make your home more attractive to potential buyers. Repairing damaged items or replacing items that are severely out-of-date, for example, is a better use of your money than adding extra amenities that aren't necessary. At the same time, if you live in a neighborhood where all of the homes have a particular luxury, it might be in your best interest to make your bathroom on par with the other homes in the vicinity.

### What Types of Renovations Should I Make?

Your overall goal should be to make your bathroom on par with other bathrooms in your neighborhood. If you make your bathroom far more luxurious than other bathrooms in the area, you may have difficulty selling your home because most homebuyers don't want to purchase the nicest home in a neighborhood due to the lower property value of the homes around them.

You should also make an effort to de-personalize the bathroom as much as possible. Just because you like hot pink, it doesn't mean a perspective buyer will feel quite so passionate about it. So, choose tile and paint colors that are more neutral. This way, the buyer can add his or her own personal décor and colors with accessories. Remember, your goal is to help the buyer "see" him or herself living in the home, so keep this in mind when deciding upon the steps you will take with your bathroom renovation.

Some popular features you might want to consider adding if your budget and situation allows include:

- "Green" features such as eco-friendly materials and energy-saving and water-saving features
- Luxury features such as double sinks, multiple showerheads, separate shower enclosures and dressing areas
- Ample wiring and connectivity options, such as plenty of electrical outlets and other wiring options that will allow the new homeowner to take full advantage of technological advancements

Simply put, the more modern conveniences you can add to your bathroom while still staying within budget, the better your chances will be to get the price you are looking for!

### About the Author

Crystal Guthrie is a Texas real estate agent that has been actively selling [Cedar Park real estate](#) since 2004. Crystal specializes in [Rim Rock Austin Texas](#) and has sold properties in every price range and area around Austin, Texas.

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