

# Renovations with the Best ROI

SMART INVESTMENTS TO  
BOOST YOUR HOME'S VALUE



Thinking about making significant changes to your home? Focusing on renovations that offer the highest return on investment (ROI) ensures that your efforts not only enhance your living space

but also increase your property's resale value. Based on recent Canadian data, here are the top renovations that deliver the best ROI:



## 01. KITCHEN REMODEL

The kitchen is often considered the heart of the home. Upgrading countertops, cabinets, and appliances can significantly boost your home's appeal. Even minor updates like new hardware or a fresh coat of paint can make a substantial difference.



## 02. BATHROOM RENOVATION

Modernizing your bathroom with new fixtures, tiles, and lighting can enhance functionality and aesthetics. Features like double sinks or a walk-in shower are particularly appealing to buyers.



## 03. ENERGY-EFFICIENT UPGRADES

Investing in energy-efficient windows, doors, and insulation not only reduces utility bills but also attracts eco-conscious buyers. These upgrades can make your home more comfortable and sustainable.



## 04. FLOORING REPLACEMENT

Replacing old or worn flooring with hardwood or high-quality laminate can instantly update your home's look. Buyers appreciate durable and easy-to-maintain flooring options.



## 05. INTERIOR & EXTERIOR PAINTING

A fresh coat of paint in neutral tones can make spaces feel larger and more inviting. Exterior painting enhances curb appeal and gives your home a well-maintained appearance.



## 06. BASEMENT FINISHING

Transforming an unfinished basement into a functional living area adds valuable square footage. Consider creating a family room, home office, or guest suite to maximize usability.



## 07. CURB APPEAL ENHANCEMENTS

Simple updates like landscaping, new siding, or a modern front door can significantly boost your home's first impression. These changes are cost-effective ways to increase value.



## 08. ROOF REPLACEMENT

A new roof not only protects your home but also reassures potential buyers about the property's maintenance. It's a substantial investment that pays off in the long run.

