



President's Column Central Hill Country Board of REALTORS®



by Sarah Wanek, 2024 President



13 Small (and Affordable) Home Upgrades for Big Impact (Part 1 of 3)

Transform your home into a beautifully designed space — without the spendy price tag. Home improvement pros and DIYers tout a fresh coat of paint as a favorite among low-cost home upgrades that can make a huge impact. But what else can you do to accessorize and decorate? Sometimes the little things can make a bigger difference than you'd think. Try out the following easy and low-cost home upgrades to add a designer's touch all around the house. These projects may even help increase your home's perceived value.

For the Bathroom

1. Frame It - Estimated cost: starting around \$100

That edgeless, builder-grade mirror hanging above the bathroom vanity may be prime for an update. Using a DIY Kit: Measure the mirror and choose from numerous frame styles and materials, like wooden walnut or shiny brass. Frame Kits includes clips and metal strips to attach to the existing mirror. A once-forgettable mirror instantly looks customized and styled to the space, Love says.

2. Infuse Some Green - Estimated cost: \$5 and up

Simply adding greenery can liven up bathroom spaces and soften harsh lines from all the heavy fixtures, designers say. Try a statement plant on the floor, like the vertical sword-shaped leaves of a snake plant or the feathery foliage from a bird's nest fern. Or you could incorporate smaller plants, like a mini aloe in a white ceramic planter or an iron fern in a rounded marble vase. Many renovators say they're incorporating greenery to update their bathrooms for aesthetics, air purification, and odor-fighting abilities. Tight on space? Top a shelf or vanity counter with an air-purifying indoor plant on a natural tray (for texture) along with a favorite candle.

3. Modernize Hardware - Estimated cost: hardware starting at about \$2 apiece, faucets for \$200 or less

Just swapping out the faucets and drawer pulls is a small home upgrade that can refresh an outdated bathroom. Try trendy gold or black cabinet pulls or a modern boxy-style faucet. Mixed metals are trending right now: black with brass and brass with chrome, etc.

4. Soften the Lights - Estimated cost: about \$100 or less apiece (\$40 to \$120 per fixture for installation by an electrician)

Wall sconces can warm up bathroom lighting. Hang a wall sconce on each side of the vanity mirror in a black, brass, or chrome finish. The bulb color's temperature is important. Try staying in the 2700K [Kelvin] and 3000 range. 2700K is a crisp but warm white and 3000K is a really soft warm light.

Next Week: For the Bedroom and Living Room

~courtesy houselogic~

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