



# President's Column Central Hill Country Board of REALTORS®



by Sarah Wanek, 2024 President



## 13 Small (and Affordable) Home Upgrades for Big Impact (Part 2 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 Bedroom

#### **5. Add Molding to the Walls - Estimated cost: about \$200, including a designer's input**

Installing molding on the walls behind the bed is an impressive home upgrade. Research home improvement sites for ideas (search under “professionally designed custom dimensional accent wall”). Reach out to designers and woodworking artists. They will custom design a 3D digital model of the molding to fit your wall and provide an instruction packet, shopping list, and cutting and installation instructions so you can DIY.

#### **6. Decorate With Mirrors - Estimated cost: \$150 to \$250**

Try adding a statement wall mirror. Hang a new mirror above a nightstand, dresser, chest, or bed. Try a mirror in an unusual shape, like a diamond, hexagon, or square silhouette. If you're itching for a redesign but don't want to spend so much, a mirror is the perfect buy. It's simple, affordable, and light-enhancing.

### For the Living Room

#### **7. Texturize and Accessorize - Estimated cost: \$50 to \$150 to update a few accessories**

A room can appear one-dimensional when it's missing texture. Designers may add texture by incorporating dressers with fluted designs, chunky knit throws, velvet ottomans, or leather accent chairs. You can adapt that idea by scoping out items from other rooms in your house that you can mix in the living room to add texture and depth. Or shop secondhand stores for small items you can refinish, repurpose, or re-cover. For example, re-covered accent pillows are an affordable way to add texture to your furniture. Perhaps the best thing about accent pillows is they're an easy seasonal item, making your living room feel different without costing as much as a new furniture buy. Throw pillows are a great and inexpensive way to incorporate new trends or add color to your living room. Also, functional accents — like a set of three seagrass baskets — can be great for a corner or near a fireplace, then place throw blankets in them to give the room a cozy, inviting feel.

#### **8. Wallpaper the Shelves - Estimated cost: about \$50 for a small roll**

For homeowners who may be too timid to jump on the wallpaper comeback trend, try it in small doses and with less commitment (especially when using a removable peel-and-stick type). Add wallpaper to the inside back of a bookcase or other shelving unit to dress it up.

*Next Week: For the Kitchen and Outdoors  
~courtesy houselogic~*

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