



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



by Sarah Wanek, 2024 President



## 13 Small (and Affordable) Home Upgrades for Big Impact (Part 3 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 Kitchen

**9. Bring in Some Bling - Estimated cost: starting at \$2 apiece for cabinet hardware, \$60 to \$150 for pendant lighting (extra \$40 to \$120 per fixture for installation by an electrician)**

Don't let an all-white kitchen become boring. Add industrial or contemporary black hardware and lighting to make a kitchen look more chic. Gold is trendy; or chrome, nickel, brushed silver, and stainless-steel hardware and lighting are always safe bets. Check out room design sites and stores for affordable, stylish mid-century mod, industrial, or futuristic pendant lighting options.

**10. Dress Up the Pantry - Estimated cost: starting at \$1 each for baskets and glass jars**

Pantries have emerged as a kitchen favorite, so they're a good choice for a home upgrade. They're rated as essential or desirable by at least 80% of home shoppers, according to the National Association of Home Builders. Most retailers offer baskets and glass jars in all shapes and sizes. Invest in a label maker and go to town organizing your pantry so everything matches and looks almost decorative or too pretty to take snacks from. This helps create visual order in the space too. For example, stow pasta in a glass container, put the packaged bread and other products in shelf-sized baskets, and color coordinate the canned goods.

### For Outdoors

**11. Accentuate With Flower Boxes - Estimated cost: \$150**

Boxes filled with flowers along the bottom ledge of your outside windows can enhance your home's architecture and colors. Flower boxes have a cozy and charming feel. They can add interest, dimension, and some personality. Fill them all year-round. Try using three different types of flowers (for example, greenery, a taller plant in the center, and a colorful accent flower). The size, proportion, and positioning of flower boxes are important; don't overdo it. Not every window needs one. Maybe it's just the large picture window or the windows on the second story. To test placement, try duct taping cardboard cutouts to the windows to view the possibilities before drilling any holes.

**12. Swap Out Lighting Fixtures - Estimated cost: \$200 to \$250**

Bring in a statement light above the front door for a functional and dramatic home upgrade. A hanging pendant or chandelier on the front porch isn't just for extra illumination. It can enhance curb appeal. Try a fixture that's about one-third or one-fourth the size of the front door (including the trim) and having it hang about 66 inches from the ground. So many times, we hang them too high. Let your front porch light be the loudest. The lights on the exterior should be your jewelry — your "wow." If there's no place for a pendant, upgrade the lights to the side of the door, such as with boxed lanterns in a black or antique bronze.

**13. Oversize the House Numbers - Estimated cost: \$150 to \$200**

The home's address numbers may seem insignificant for the outside design, but they are an inexpensive home upgrade. Large format, sleek black address numbers can add a modern vibe to a home. House numbers are like adding a statement watch to your outfit. It pulls it all together. The numbers can be in all-black or in colors, like even pink or teal, depending on the home's style. The placement varies too, from the side of the front door to above the garage or anywhere along the front. These can become a focal point and add some flair.

*~courtesy houseologic~*

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