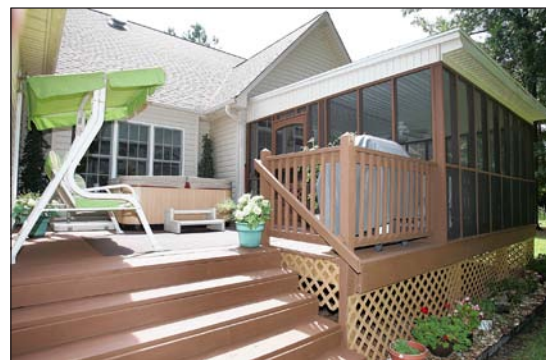


INSIDE

- Sales
- Rentals
- Homes Tours
- Commercial

FEATURED BELOW:

This home is located at 2307 Saddle Ridge Place in Planters Trail.



homefront Residential Real Estate Trends and Tips

Getting back your bucks Home improvements that yield good returns

Each year, homeowners spend billions of dollars improving their homes. While those improvements are intended to improve the home for all its residents, such improvements are also intended to increase a home's value.

Projects that contribute the most to a home's resale value are the most attractive. This year's "Cost vs. Value Report" from Remodeling magazine examines the relationship between remodeling costs and resale value. The following projects were some of the best for homeowners looking to improve their home and the home's resale value at the same time.



WEB IMAGE

Entry door replacement (steel)

Removing an existing entry door and replacing with a new 20-gauge steel door proved to be a homeowner's best friend, recouping 128.9 percent of its cost at resale. Among midrange projects, this one recouped the most money by a landslide.

Attic bedroom

Converting an unfinished attic space to a 15-foot-by-15-foot bedroom and a 5-foot-by-7-foot bathroom with a shower also proved worthwhile to homeowners. Such a project recouped 83.1 percent of its \$49,000 price tag at resale.

Minor kitchen remodel

For homeowners looking for smaller-scale projects, a minor kitchen remodel, which includes installing new raised-panel wood doors on cabinets and drawers as well as replacing older appliances with more energy-efficient models, boasts a smaller price tag and a solid return. The project, which costs roughly \$21,000, recouped 78.3 percent of that cost at resale.

Backup power generator

Perhaps in light of the headline-gripping natural disasters and storms of the last decade, adding a backup power generator also proved a worthwhile investment. The project involves adding a backup system with the capacity to provide 70 amps of emergency power. That project recouped nearly 59 percent of its initial cost at resale, making it one of the few projects that saw its cost recouped figure increase from 2008-09.

Siding replacement (fiber-cement)

Among projects categorized as upscale, no project fared better than siding replacement (fiber-cement) when comparing recouped values. Replacing existing siding with fiber-cement siding that's factory primed and factory painted recouped almost 84 percent of its initial cost at resale.

Window replacement (vinyl)

Replacing 10 existing 3-foot-by-5-foot double-hung windows with insulated, low-E, simulated-divided-lite vinyl windows is also a good bet for homeowners looking to improve their home and its resale value. Also considered an upscale project in spite of its relatively low price tag (roughly \$14,000), this project recouped an average of 79 percent of its initial cost at resale.

For more information on the 2009-10 "Cost vs. Value Report," visit the Remodeling magazine website at www.remodeling.hw.net.

Planters Trail home offers spacious open floor plan



PHOTOS BY RHETT BUTLER/THE DAILY REFLECTOR

Settle with ease in this noteworthy five bedroom, three-and-one-half bathroom home with 3,130 heated square feet.

An ideal choice with screen porch, private deck, attached two car garage and low maintenance brick exterior.

Enjoy an open floor plan with cathedral and vaulted ceilings, double staircase, hardwood floors, ceramic tile floors and master bedroom with tray ceiling and large walk-in closet. Entertain vibrantly in this gorgeous kitchen with work island.

For more information or to schedule a private showing, please call Todd Ramsey at Ramsey Smith Group at (252) 758-3995 or visit ramseysmithgroup.com.



— Metro Creative Editorial Services

Finance your home purchase with Wells Fargo Home Mortgage



Jonathan Kassnove
Branch Manager



Jane Buchholz
Home Mortgage Consultant



Jennifer Jones
Home Mortgage Consultant



Josh May
Home Mortgage Consultant



Bernice Poteet
Home Mortgage Consultant



Lisa Roberts
Home Mortgage Consultant



Jim Slowinski
Home Mortgage Consultant



Linda Tripp
Home Mortgage Consultant



Beth Waters
Home Mortgage Consultant



Shannon White
Home Mortgage Consultant

500 Redbanks Rd., Suite D • Greenville, NC 27858 • 252-353-4500

Wells Fargo Home Mortgage is a division of Wells Fargo Bank, N.A. © 2010 Wells Fargo Bank, N.A. All rights reserved. AS317283 7/10-7/11

