



AJIA GLOVER

Don't Just Move Out... Move Up!

Let's Sell Your Home!



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#6 9965 152 Street, Surrey, BC V4R 4G5

Smart Renovations for Savvy Sellers

1. KITCHEN

Kitchen renos usually offer the best return of any major improvement. Just make sure you're keeping your update in line with the rest of the house and with other homes in the neighborhood. If you put a \$60,000 kitchen into a \$200,000 house, you don't have much of a chance of recouping your costs. Don't have major bucks to sink into your kitchen? Sometimes a small facelift like new hardware, freshly painted cabinets or new appliances can make a big difference – to both your resale value and your own appreciation of the space.

2. BATHROOM

Buyers like bathrooms that are up-to-date and stylish. Despite being one of the most expensive renos you can undertake (second only to kitchens) updating an existing bathroom or adding a new one can really boost the value of your home. If your home only has one bathroom, adding a second one is always a good idea. Or, if you live in a neighborhood where everyone else has three bathrooms and you only have two, keeping up with the Joneses can keep your property values up, too.

3. BASEMENT

Finishing your basement (or your attic or any other unfinished area) can increase the value of your home tremendously. Adding living space almost always pays for itself. Plus, it's more cost-effective than building an addition.

4. ADDITIONS

A well-constructed addition usually offers a good return at resale. Improvements that increase functional space (rather than just making your home look better) hold their value longer. Just be careful not to add on so much that there's no space left on the outside; a yard that's too small may not appeal to buyers.



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5. HARDWOOD FLOORS

Wood floors are elegant, durable and easy to keep clean. Stick with light or medium wood; dark wood looks formal and isn't to everyone's taste. It's a pricey update, but you can usually recoup a good portion of what you pay for new floors – as long as your buyer doesn't prefer wall-to-wall.

6. NEW PAINT

Painting your home is inexpensive, easy, and is one of the few investments you can make that will likely see a significant profit. Stay away from intense or unusual colors that won't appeal to most buyers – tasteful, current neutrals are best. If you're painting the outside, keep colors in line with other homes on your street.

7. NEW DECK

An attractive, well-designed deck is a cost-efficient way to add usable square footage to your home, and offers excellent payback.

8. GENERAL IMPROVEMENTS

These may seem boring, but overall, fixing the small stuff may increase the value of your home the most. Before you spend money putting in a Jacuzzi tub, first see if any structural or mechanical fixes take priority (like roof repairs, fixing a leaky basement, repairing doors that stick, dripping faucets, etc.) The Jacuzzi isn't going to impress anyone if the toilet doesn't work.



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Improvements that **don't** pay

There are some fixes that simply don't provide a good return on your investment.

An in-ground swimming pool

Since many buyers don't want the maintenance and responsibility that goes with having a pool, installing one can actually detract from the value of your home.

Major landscaping

If it looks like it will require a lot of work and money to keep up, it generally won't appeal to buyers, no matter how nice it looks.

Replacing heating or A/C

You may make half of your money back at resale.

Replacing windows and doors

If they're old and drafty, you'll need to replace them, but it's an expensive repair that you won't likely see reflected in your sale price.

QUALITY COUNTS

Whatever improvements you decide to make to your home, don't cut corners to save money. A poorly done reno will detract from the value of your home, especially if buyers decide they need to redo it.

"If you're reno-ing your house with an eye to upping resale value, focus your dollars on projects that will give you the best return."



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Paint Colour Trends for 2019

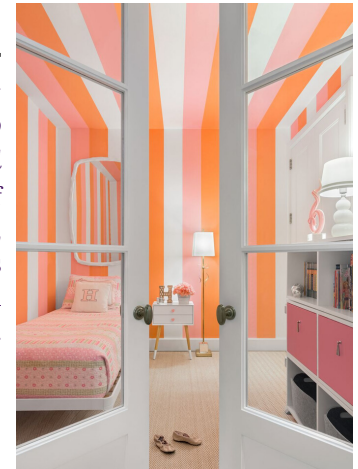


WOODLAND SHADES

"While nature is a common inspiration for home décor, in 2019 we will see a shift from oversized botanicals to the woodlands, with mushroom grays and fern-inspired colors. Mushrooms will also continue to be a key shape in the home," says Sue Wadden, director of color marketing at Sherwin Williams. "Their earthy color-gray blended with warm brown-gives off an old world, naturalist feel."

ENERGIZING CORAL

It only makes sense for Pantone's 2019 color of the year—Living Coral—to be on your radar when you begin your home revamp. According to interior designer Carolyn Pressly, "We'll be **seeing** more hopeful and optimistic colors in the home, as evidenced by the recent selection of living coral, Pantone's color of the year. Instead of using coral literally, you can separate it into its orange and pink counterparts. In this windowless office converted into a little girl's room, the mood instantly becomes energizing and uplifting."



SATURATED MOODY HUES

"Currently, I'm in love with the deep saturated colors," says interior designer Keita Turner. "Beau Green, Kendall Charcoal, Hale Navy and Hunter Green. These darker moody colors are perfect for custom built-ins and kitchen cabinetry. I would ideally use them in a room with an abundance of natural light."



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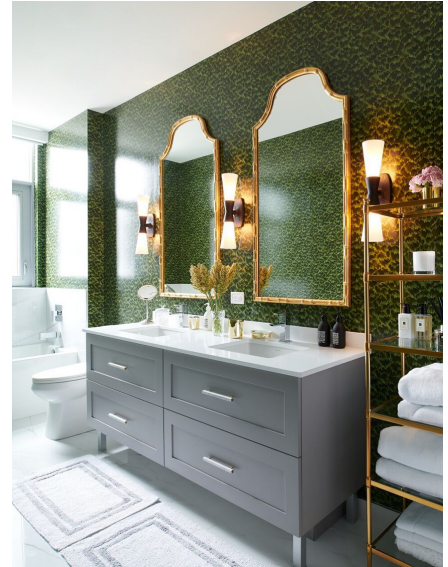


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Trends for 2019

HUNTER GREENS

According to interior designer Becky Shea, hunter greens are a great choice for 2019. "Hunter green holds a sultry and worldly value to it, it's intrinsic in nature and all of life. It's timeless in every respect, and works beautifully with natural elements and neutral tones. What we also love about this color is how seamlessly it transitions between millwork, walls, furniture and accessories. Its gender neutrality also holds a special place in my heart, there's no definition of a home feeling more masculine or feminine; it's the perfect balance of each," she says.



DIGITALLY INSPIRED

According to the Senior Color Designer Sue Kim of Valspar, "Smart technology in the home is driving the color experience differently." Because of this, we will see higher intensity shades that mimic the edge of artificial light in a way that is "strangely familiar" (and obviously gorgeous).



PALE PINK COLOURWAYS

Pale pinks are prevailing in 2019 due to their neutral properties and compatibility with other shades. Interior designer Barbara Schmidt explains that "Monochromatic colorways—like this pink desert sand shade—will be popular in 2019. It can be mixed with an abundance of white or a lemon yellow for the ideal look."



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Trends for 2019



A CONTEMPORARY TWIST ON FOREST GREEN

Deep greens that are inspired by (but not directly reflective of) nature will bring the healing properties of the outdoors into the home, without feeling overly arboreal. Here, PPG's color of the year "Night Watch" fills a room with a welcoming richness.

MISTY BLUES

In 2019, we're going to see blues with a softened mistiness and haze. This moody blue has a calming grey undertone that promotes a more serene energy in the home. According to Kim, blues can be given "a touch of purple to free our thinking, with hints of gray to ground us." They selected Seattle Haze as one of their colors of the year.



OPTIMISTIC YELLOW

In 2019 we'll see a rise in colors that are associated with optimism, like bold yellows and oranges. Sherwin Williams' Afternoon, a rich and inviting yellow, pairs beautifully with cool blues, beiges, and pinks.



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OFF-CREAM

The minimalist movement has encouraged many modern homemakers to live a more clutter free, thoughtful life. With this, shades associated with minimalism—creams, beiges, and whites—are being incorporated into many home palettes. Cream shades with bolder, more colorful undertones are *desired for their inherent simplicity* that can be manipulated with different types of lighting. Here, see Benjamin Moore's Balboa Mist, a timeless cream that shifts richer or deeper with shadow and brightness.



SOFT TERRACOTTAS

Sherwin Williams' 2019 color of the year is Cavern Clay, which is a Southwest inspired tone. For those who want a more elemental, nature-inspired hue with a contemporary twist in their home, this creamy rust will truly shine.

ELECTRIC CITRIS

According to Valspar experts, playful, more extreme colors will be popular in 2019. The "I can do this, let's make a change" attitude is reflected in electric tones like lime green, citrus orange, and bright yellow.



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Trends for 2019



DUSTY BLUSH

Millennial pink is a color of the (very recent) past. Now, softer shades like rosy neutrals and muted blushes, which reflect a spirituality, are being favored. Unlike millennial pink, these hues are less trendy and more timeless.

JEWEL TONED ACCENTS

In 2019, bring pops of color into your favorite spaces with jewel-toned furniture and accents. 2018 was the year of the neutral palette, and 2019 is all about finding balance with appropriate doses of color. Kitchen cabinets, accent walls, and furniture are all smart ways to incorporate colors like emeralds, sapphires, and aquamarines.



RAW WOOD

Light, wood-inspired shades are a great alternative to traditional beiges or tans. Neutrals that take on ash, maple, or pine tones are perfect for the minimalists and color-phobics alike.



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ALMOST WHITE

There's nothing more classic than an all white palette. And while pure white is a go-to for many homemakers, 2019 will be the year of "almost-whites." These shades offer subtle nuances that adapt to different lighting, furniture, and surrounding colors. For those who crave a minimalist palette that still feels dynamic, an almost-white shade is the fool-proof choice.



RICH MUTED PURPLES

Pantone named Ultra Violet as their 2018 Color of the Year, and purple is expected to prevail in 2019 as well. Next year, however, we should expect muted, understated versions of the color that still have that rich energy, but with a mellowed intensity that makes the shade more versatile.



POWER-INDUCING AQUAS

HGTV HOME by Sherwin Williams picked the vivid-but-calm Reflecting Pool as their 2019 color of the year. The vibrant aqua is bold on its own, but the versatile hue changes *when* paired with different colors (think soft pinks, pastels). While the color is easily toned down, Sherwin Williams paint experts see aqua being used as a power color in 2019: "It takes on a sense of humor and power, and is perfect for a fun accent wall, front door, or bookshelf," the brand said.



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Trends for 2019



DEEP BERRY REDS

In 2019, expect to see bold, saturated reds that infuse life into a space without overwhelming it. Deep berries have comforting and cozy qualities, while simultaneously energizing a space with their rich color. HGTV HOME by Sherwin Williams included Borscht, a juicy berry tone into their Everyday Balance collection for 2019.

MINDFUL GREY UNDERTONES

"People will begin to incorporate calm grey undertones, which are associated with mindful living and smart choices," says Kim. These coined "introspective shades" regard a color's undertone as equally important to the shade itself. Navys, purples, and browns with grey undertones create a subdued sense of tranquility in the home. Here, walls are painted in Benjamin Moore's Black Panther.



"Colour Trends 2019", Elle Design
<https://www.elledecor.com/design-decorate/color/g24400315/color-trends-2019/>



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