

SOUND OFF *Patty McManus*

How can sellers boost curb appeal on a budget?



Boosting your home's curb appeal can cost less than you might think and will make a much better impression to prospective buyers. Here are a few ideas that are easy to carry out, yet gentle on your bank account.

Let's truly start at the curb. Your mailbox is first on the list. Most mailboxes in this area have been battered by passing snowplows and rarely are standing upright, not to mention that they are dented and the door is hanging off or missing. If your mailbox

has seen better days, it is very inexpensive to purchase a new one and install it yourself. A ring of flowers at the base is a nice touch too.

Landscaping should be neat with a freshly mowed lawn, flower beds with seasonal flowers and fresh mulch make the place look well-kept and welcoming. You may even want to consider planting a new tree.

If there is a front porch, freshen the paint, add some hanging planters and place a new welcome

mat. Consider painting the front door and adding a new door knocker. If your front lights are rusted or pitted, you may also want to replace them as they could detract from your beautiful porch and they can also be replaced rather inexpensively.

Power wash the exterior and clean the windows so that the exterior is free from spider webs and debris. Repair or replace torn or missing screens or consider removing the screens. Window boxes are a nice touch and add

splashes of color.

To figure out what improvements make the most sense, try to look at the home through prospective buyer's eyes.

Your Realtor can help by making suggestions and help you to prioritize your list. Boosting your home's curb appeal will ultimately attract more buyers and get you an offer sooner. It will be money well spent.

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