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Want to sell your fast, and for top dollar. Outside of a costly major remodel, these are a few budget conscious ways to make your home look its best.

Use some of these budget friendly tips to spruce up your home, while not breaking the bank. They are categorized as: v\$100, v\$500, v\$1,000, and v\$5,000. Mix and match them to make your house stand out in the crowd.

General Tips You Can Do For FREE

Declutter, get rid of all the non essential “stuff” lying around. It will also make your home look bigger. If you have to, put some things at a friend’s house to store until you sell your house. Too much stuff tells the buyer “there is not enough storage space in this house”.

Put away the family photos and bowling trophies. Buyers want to envision themselves living there, and don’t want to be reminded they are looking at “your” house.

Get your hands dirty. Clean, clean, and clean some more. Make sure the beds are made and there are fresh towels in the baths. Buyers may have just come from looking at a brand new house. Make yours compete by looking fresh and clean.

Having an open house? The nose knows, light some candles in the living room, put some fresh flowers in the baths, pour some Mr. Clean down the drains, and bake a batch of cookies. Your house will smell inviting and clean. Also, if you have pets, lay down some carpet fresh and vacuum like crazy. Let Spot and Fluffy stay with a friend during your open house.

Make sure to keep the lawn cut and the hedges pruned. This is usually the first thing buyers notice.

Curb Appeal...Your Buyer’s First Impression

v\$100

Make your house sparkle, have the steps and driveway power washed.

Create a warm entranceway by painting the front door.

Plant some colorful flowers in front of your house and add mulch around them. You can often get mulch for free at the waste/recycling plants in your town.

v\$500

Bring your wood deck back to life by having it professionally power washed and stained or sealed.

v\$1,000

Invite buyers into your home with a new entry door, attractive outdoor light fixture, elegant address numbers, and a new doormat.

Hang shutters on the windows. These will make the house “pop”, as well as make the windows look bigger.

V\$5,000

Is your home’s exterior faded or peeling, consider having it painted.

Kitchen, Show Your Best Asset In A New Light

V\$100

Install new cabinet knobs and drawer pulls for a quick makeover. Repaper the shelves inside the cabinets.

V\$500

Light up your kitchen with a variety of lighting, such as under- and above-cabinet fixtures, pendants above an island, or recessed lights.

Dump the out dated sink and go with a sleek new stainless or ceramic model. Or replace the faucet set and pop up with a brushed nickel or oil rubbed bronze beauty.

V\$1,000

Show off your space by putting down a beautiful new laminate or tile floor. Laminates and tile are better choices that wood, which can easily become water damaged.

V\$5,000

Are your appliances stuck in the seventies? Consider investing in a new cook top, range, and dishwasher. Search for styles with universal appeal

If your cabinets are worn and dingy, consider re-facing (or your kitchen is small enough) replacing them for a clean new look.

Pamper Your Bath

V\$100

Go for a simple spruce-up by replacing accessories such as towel rings, toilet-paper holder, and trash can. Cap it off with fluffy hand towels, candles, and fresh flowers.

Re caulk any stained, cracked, or missing areas buy the sink and tub.

V\$500

Swap out features to create an updated look, including the faucet, cabinet knobs and pulls, and wall switch and receptacle plates.

Brighten the space with a new coat of paint and new lighting fixtures.

Have the floor retiled, and add/or a back splash to add value.

V\$1,000

Depending on your budget, you might want to replace the sink/vanity and toilet. Homebuyers will notice the remodel effort.

Rejuvenate the Bedroom

V\$100

Install a mirror in a small bedroom to make it look larger. If you've thought about buying new bed covers, now is a good time to.

To add intimacy, hang attractive window treatments, such as shades, blinds, or curtains.

V\$500

Refresh the bedrooms with a coat of paint in a neutral shade. Swap out the wall switch and receptacle covers.

Add new life by replacing that worn out carpeting. You can go with a builder grade carpet to save money, but spend a little extra for better padding. Even inexpensive carpeting feels luxurious with good padding.

Living Room Makeover

v\$100

If the front door leads to your living room, hang a mirror so buyers can see "themselves" when they enter your house. Let them get the feeling they belong here.

Have the carpet cleaned, especially if you have pets.

V\$500

Liven up the room with a fresh coat of paint. Pick a pastel or warm neutral color. Avoid dark browns, reds, etc.

Consider hanging some art work that will complement your décor.

Change the light fixtures and put up a new ceiling fan. Go with brushed nickel or oil rubbed bronze (avoid brass...please).

V\$1,000

If your carpet is old/dated/torn, consider putting down a laminate floor. Today's styles look like wood, but are cheaper and will resist scratches better.

As always Columbia's Handyman is here if you need help with any or all of these projects. We can work within your budget to get home sold fast and at a great price.