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Designers And Experts Share The Best Home Renovation Tips For Maximum Resale Value



A room design by Katrina Hernandez of Hernandez Greene. Architecture by Anderson Kenny Architecture. NINA CHOI

Whether it's just one room or an entire house, renovations are a major undertaking. These projects require time, energy and cash. From investors planning to rent out or flip a property to the average person buying their first home, every renovation decision made now can impact the return on investment in the future.

While finishes, appliances and construction choices aren't the only factors that affect resale value—they are essentially the only things sellers can control. So, will spending extra on a marble floor in the bathroom today still feel a smart idea five years from now? The experts weigh in.

Ceilings

According to Anderson Kenny of [Anderson Kenny Architecture](#), opening up ceilings can increase resale value. “Every inch of height is a new summit. Be willing to sacrifice some recessed lights. Have your designer move HVAC slots to the wall. Because adding height to a room by decluttering the infrastructure above the ceiling adds usable square footage.”

When it comes to ceilings, Kenny sees more as more. “We explain to our clients that square footage isn’t just measured in plan. Walls are measured in square footage too. So when you raise the ceiling even by an inch, over an entire apartment or house this adds up to a lot of area; more area for artwork or paneling or fabric or daylight.”