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Preparing Your Home for Sale

By Michelle Higgins | September 16, 2016

**Brown
Harris
Stevens**



4. UPGRADE THE KITCHEN While remodeling an old kitchen is a sure way to help your home sell faster and at a higher price, it is possible to transform a dated space without a complete overhaul. A fresh coat of paint and new hardware will help refresh old cabinets. Peel-and-stick wall tiles, which can be found at home improvement stores for as little as \$8 a square foot, make adding a backsplash easy on the budget.

And if you're feeling a little more ambitious, an epoxy coating, sold at most home improvement stores for about \$20, can give laminate countertops a new look and feel. Louise M. Devlin, an agent with Brown Harris Stevens who does a fair amount of

business in 1960s co-ops, swears by this trick. "It's a fantastic affordable option," said Ms. Devlin, who hires a handyman to do the work, which involves sanding the countertop and mixing and applying several coatings of epoxy. The end result, which can be finished in a weekend, she said, "looks like a granite industrial finish."

But what about those old appliances? While real estate professionals agree that replacing them can add value, it may not be worth the time involved or the cost of new high-end appliances. If your budget allows, consider buying steeply discounted appliances at stores that sell used kitchens, like BIG Reuse in Gowanus, Brooklyn, and Astoria, Queens, or Green Demolitions in Fairfield, N.J.



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