

Boost a home's appeal with enhancements

It's a simple formula: Structural and design upgrades help a home sell.

Nothing's too small to leverage in establishing a home's price point.

Any functional or beautification enhancement, from crown molding to faux painting to door handles and cabinet handles/knobs with modern finishes to more obvious upgrades such as appliances and window, counter, cabinet and floor treatments to swimming pools and surround-sound wiring, are considerations in establishing a home's true value and strategic sale price.

Here are property value-enhancing upgrade ideas suggested by Robert Jenson, CEO of luxury Las Vegas real-estate purveyor the Jenson Group:

■ Commercial-grade appliances such as Viking or Wolf in a kitchen, along with dual appliances such as ovens, dishwashers, refrigerators and freezers, add greatly to resale value.

■ The "outdoor living room" concept is extremely popular. A palapa, gazebo or other covered section or an outdoor furnished lounge area complete with wiring for lighting, fans, TV and surround sound, fire pit/fireplace and built-in barbecue grill will add tremendous appeal. Water features will take this asset to the next level.

■ Other custom upgrades and finishing, such as front entry (or pantry) doors with decorative glass inlays, decorative wrought-iron stairway balusters and faux painting treatments, will set a home apart, particularly a tract home in a master-planned community.

■ Fixtures matter even beyond the kitchen and bath. Door handles, for example, with modern finishes, such as brushed nickel, are a great way to add custom appeal.

■ Granite countertops need not be reserved just for the kitchen. Master bathrooms in particular, if not all baths in the house, should use a stone counter — marble, granite, travertine, etc.

