

Front Range HOME

The newsletter of your Colorado Real Estate agent

Don't Worry About Resale!



In a recent interview with real estate professionals, a noted architect recommended ignoring the wisdom so often declared by those in the know: Think about resale. While this is sage advice for many people, others should ignore it completely.

Two questions to ponder are, Do you plan to stay put in your home for more than a few years? and Do you want your house to feel like a home? If your answers are yes and yes, then don't worry about resale. Enjoy your home and do with it as you please.

Few remodeling projects are irreversible. If you take down walls to make a space larger, the next owner of your home can put them back up. If you cover the ceiling with green glass tiles, the next owner can pull them down. Driveways can be repaved, doors replaced, windows, put in or taken out—by you, by the person who buys your home.

If you simply cannot find a way to disregard the resale issue, consider this. Virtually any home, no matter how highly individualized, eccentric or quirky, can be sold by the right real estate agent to the right buyer. It only takes one person to buy your home when the time comes, and even conventional homes sometimes take longer than expected to sell. Moreover, if you plan to remain in your home for many years, you will probably recover the cost of a remodeling project through inflation alone.

So, renovate to your heart's content. Enjoy your home while it's yours—and don't worry about resale.