



## Orangeville Renovation ROI Checklist

This checklist is designed to help Orangeville home sellers make smarter renovation decisions before listing their property for sale. The goal is not perfection — the goal is improving buyer confidence, reducing hesitation, and avoiding unnecessary spending.

### 1. High ROI Improvements

- Fresh neutral paint
- Lighting improvements
- Decluttering and organization
- Minor cosmetic repairs
- Curb appeal improvements
- Professional cleaning
- Landscaping touch-ups
- Updated light fixtures

### 2. Moderate ROI Improvements

- Flooring updates
- Bathroom refreshes
- Kitchen hardware updates
- Countertop improvements
- Modern faucets and fixtures
- Minor kitchen refreshes
- Updated interior doors

### 3. Renovations That Often Don't Fully Pay Off

- Luxury kitchen remodels
- Highly personalized design upgrades
- Over-improving beyond neighbourhood standards
- Expensive custom finishes
- Major structural redesigns before selling
- Ultra high-end appliance packages

### 4. Buyer Psychology Considerations

- Does the home feel clean and maintained?
- Would buyers feel move-in ready confidence?
- Does lighting improve emotional response?
- Are there visible maintenance concerns?
- Does the home photograph well online?
- Would buyers emotionally connect with the property?

### 5. Pre-Listing Spending Questions

- Will buyers notice this improvement immediately?
- Does this reduce buyer hesitation?
- Will this improve photography and showings?
- Does this fit neighbourhood expectations?
- Could this money be better spent elsewhere?
- Will this likely improve overall buyer confidence?

### 6. Seller Strategy Reminders

- Preparation is strategic — not emotional
- Some upgrades improve perception more than value

- Buyer confidence affects negotiating strength
- Presentation often matters more than luxury
- The goal is stronger market positioning

**Next Step:**

Before spending heavily on renovations, request your Orangeville home evaluation or book a strategy call with Kevin Flaherty.

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Not intended to solicit properties already listed for sale.