

Easy Kitchen Updates on a Budget

If there's one area of your home that you can see the largest return on your investment, it's the kitchen. It's the heart of the home and the first area most buyers look at when considering buying a home.

Not all home renovations increase your home's value or provide any return, but kitchen updates pay you back in spades.

Don't worry, you don't have to (and shouldn't) do a complete kitchen remodel. It's too expensive and you won't see enough of a return on your investment. But moderate kitchen updates are the sweet spot when looking to increase your home's value.

Here are the easiest and least expensive updates to make that give you the largest return.

Paint the Cabinets

If you feel like your kitchen is too dark or outdated, give your cabinets a fresh coat of paint and add new hardware. For less than \$400 you can have a completely new look in your kitchen that takes only a few hours of labor. Choose a neutral and light color to make things brighter and your kitchen automatically seem larger.

Update your Appliances

Appliances are one of the fastest ways to update your kitchen. Even if you don't update anything else, new appliances go far. Not only do they add to the kitchen's functionality, but they make the kitchen look more modern and appealing. Update your refrigerator or range, and if you're really feeling it, upgrade to a double oven versus a single. This is the most expensive update on the list but will pay you back significantly in dollars and interest in the home.

Update the Light Fixtures

Believe it or not, light fixtures can set the tone for the room. Go for a statement piece, or at least something modern and you'll brighten up your kitchen and make it look more appealing. Pendant lights are trendy right now, but if you want something more basic, stick with a flushed light in a modern finish.

Update the Sink

A kitchen sink has more functionality than most people think. When you cook, entertain, and eat, where do you always end up? The sink, right? You need a sink that is roomy, attractive, and functional.

Paint the Walls

A fresh coat of paint goes a long way when you're trying to sell your home, especially in the kitchen. If you have wallpaper, remove it. If your walls are painted a bright or unique color, change it. Stick with something neutral, yet light. You want your kitchen to seem roomy and inviting because remember, it's the heart of the home.

Don't go overboard renovating your kitchen, but definitely make it more modern and functional with these simple tips. These renovations cost a fraction of what a full kitchen remodel would cost and yet give you the best return on your investment. You'll have more buyers interested in the home from the kitchen alone, and you'll have a better chance of securing the price you want.