

# Could the Small Things Net You More When You Sell Your Home?

When you sell your home, you want to sell it as profitably as possible.

But how, exactly, do you do that?

A [recent article from realtor.com](#) outlined some lesser-known tips homeowners can use to fetch top dollar when selling their home, including:

- **Spruce up your mailbox.** Your mailbox is often the first thing potential buyers see when they approach your property. And, like the old saying goes, you only get to make a first impression once—so if your mailbox is falling apart, it could cause buyers to take a more critical view of the property. Before you start showing your home, make sure your mailbox is presentable and tackle any cleaning or repairs as necessary—or, if it's in really rough shape, invest in a new one.
- **Reglaze outdated tile.** Certain tile colors can make a bathroom or kitchen look dated. Reglazing your tile is an affordable project, and replacing dated tile colors (like pink or green) with something more modern and neutral (like white or gray) can breathe new life into your space—and make it more appealing to buyers.
- **Include house extras in your listing.** Not every feature of your home will be immediately visible to buyers when they tour your property. So, if there are things you're

worried they won't notice, tell them from the get-go! Including any extra home features in your listing (like a phone-activated security system or motion-sensitive outdoor lighting) can give potential buyers a better sense of all the bells and whistles your home is equipped with, which can add value—and drive higher offers.

### **The Takeaway:**

Bottom line? Small steps can add up to big changes in your home's price. So, if you want to fetch top dollar from your home, make sure to use these tips—and take the small steps necessary to get the highest offers possible.

**Connect with our team of experts to  
learn your home's worth!**

**[www.osgoodteam.com](http://www.osgoodteam.com)**

**Call/TXT: 303.810.5757**

