

# Backyard Features That Boost Your Home's Value



MARTHA KNAPP  
*Your Bridge to Cape Cod Real Estate*

When making improvements to any area of your home, you always want to think of resale value. These backyard improvements will be sure to hold their value and maybe even add some for a future sale of your home.

So if sprucing up your backyard and creating a fun and relaxing environment sounds like the perfect project for you this spring, keep reading.

A great start to an entertainer's dream backyard is to add a nice deck or patio. According to HomeLight's Q2 Top Agent Insights survey, the average patio costing \$3,269 adds \$3,563 value to your home for a 9% ROI. Not too bad.



If you would really like to get fancy, add an outdoor kitchen to attract high end buyers. An estimated \$14,000 outdoor kitchen project can recoup about 71% at resale.

Another great feature with good return rates are outdoor firepits. A firepit can receive a 67% return, but the cost depends on if you purchase a mobile firepit or build a permanent one. Buyers are definitely attracted to the idea of sitting out by a nice firepit with their family at their new home.

And lastly, water features can add a decent return on your investment, depending on how big you decide to go. A coy pond versus a fountain is definitely different in price and maintenance, And that is the other thing with water features. A lot of buyers look at them as more work than a nice feature. So be ware.

Have questions if any of these backyard features will be a good investment for your home? Contact us today and we would love to discuss.

