



Curb Your Enthusiasm: Tips for Improving Your Property's External Appeal

When it comes to selling a property, curb appeal plays an instrumental role. Even if the interior is perfect, the appearance of your house from a street view will affect price, speed of sale, and preconceptions before entering the interior. Luckily, by following these simple tips from realtor [Earl Anderson](#), you can drastically improve your property's curb appeal and impress viewers before they've even stepped inside.

Front Door

It's easy to overlook but the appearance of your front [door](#) plays an important role in the overall attractiveness of a property. In fact, a simple door replacement can provide up to a [101.8%](#) return on investment. If you can't afford a new steel door, you can still apply a new coat of paint,

replace house numbers, introduce some smart tech or add a few potted plants to give it nice framing. As an added tip, remember to clear away any foliage that might block the view of your rejuvenated entryway.

Windows

Windows are another feature that can significantly improve your property's curb appeal and for minimal cost. Mid-range [vinyl replacements](#), for example, can return as much as 77.5% of their initial cost at resale. Before you fork out for some new glass, it's worth consulting with professionals who can help with measurements, repairs, and replacements. This can be as easy as Googling, "[vinyl window repair near me](#)." Just remember, before you meet with a company, make sure you discuss your needs, check the online reviews, carry out background checks (services should be licensed and insured), and get a quote - the average cost of window repairs is \$290 but this number fluctuates depending on the window type.

Garden

Landscaping is an excellent option for those who want an immediate improvement on their property value. There is almost always something you can do to enhance the appearance of the garden, whether that's new plants, grass maintenance, or even snow removal. If you're interested in hiring a [service](#) for the job, make sure that they have considerable experience and a solid base of existing customers.

Fencing

The closest part of your property to the curb is the fencing, which is why it's important that they're in good condition and can tolerate scrutiny from close. Improving the [appearance](#) of a fence can be as simple as applying a new lick of paint, using a power washer, staining, or adding trellises. If you're looking to replace your fence, consider the pros and cons of each material type - wrought iron is great for durability and wood gives off a more natural appearance.

Siding

We don't always pay much attention to the walls of a house but siding plays a subliminal role in the appraisal of a property. Choosing the right [siding](#) for your house depends upon your budget, the natural elements surrounding the property, and the appearance of that material in relation to other external features. Cedar is useful for resisting rot, engineered wood is cheaper and lasts around 20-30 years, fiber is non-combustible and stands up to weather. There's an abundance of options, just make sure to do your research before deciding on one.

When it comes to curb appeal, appearances are crucial but so is the true quality of the applied work. Even if your fences, walls, and front doors look great, their condition and durability won't be overlooked. Remember to always factor this into your investment - you aren't just looking to impress customers but also their realtors.

[Earl Anderson](#) is a full time professional Realtor who has perfected his skills to make every transaction, whether selling your home or commercial property in Odessa or Midland or purchasing a home or commercial real estate in the Odessa Midland area an easy and stress free experience. Call (432) 664-5042.

Image by [Pexels](#)