

# 25 DIY Upgrades for Under \$100



**Whether upgrading for a fast sale or just wanting a change, these quick fixes don't have to be expensive.**



Cathy  
Staup is  
your key to  
selling fast!

1. Change out plastic switch plate covers with metal or ceramic, go for color.
2. Paint the trim in a color lighter or darker than the walls rather than bright white for a subtle contrast that warms the room.
3. Frame your bathroom mirrors with wood molding purchased from a home store.
4. Dress up the entry with a handsome door knocker.
5. Brighten countertops instantly with under counter lighting like stick on puck lights or rope lights.
6. Adhere rubber floor tiles to the wall in a kid's bath for a colorful, waterproof backsplash.
7. Paint your front door a vibrant color like a rich red for a welcoming entry.
8. Flank the fireplace or a mirror with wall mount plant holders and fill with fresh flowers.
9. Top stock kitchen cabinets with crown molding to look like custom cabinetry.
10. Install new house numbers – go for something artsy or bold.
11. Refinish dull mirror frames with glossy or metallic paint.
12. Add a ceiling medallion to highlight a hanging light fixture and give your room more architectural detail.
13. Install a new decorative or lighted doorbell to welcome guests.
14. Update your lampshades; replace them with colored shades to change the quality of the light.
15. Add a stainless backsplash behind your stove. Nail an easy to clean panel on the wall or right over the old tile.
16. Create an accent wall in the living room by papering the fireplace or sofa wall with grass cloth, wall paper or even painted a complimentary color.



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17. Add kick plates to your front and back doors for a traditional look that protects the doors from scuffs.
18. Decorate your laundry room with pictures and artwork.
19. Strip painted over hardware or install new hardware on cabinets, drawers and doors.
20. Brighten dated tile work with paint. Scuff the surface with sandpaper and apply 2 coats of adhesion primer, let dry and roll on 2 coats of oil-based semi gloss paint for an updated look.
21. Hang curtains or drapes at ceiling height to make small windows look larger. Do the same with your shower curtains to add drama.
22. Remove cabinet doors and paint the inside of the cabinets for an open shelving look or highlight the inside of glass front cabinets.
23. Unify unmatched bedroom furniture by painting it all the same color.
24. Tear out old carpet on the stairs, refinish the treads and paint the risers.
25. Lower your art to eye level about 64" from the floor. Move your art around from room to room for a fresh look.

Cathy Staup is an experienced real estate agent in Washington State, a member of the Northwest Multiple Listing Service and a prestigious member of the President's Club. Experienced in all phases of sales and marketing Cathy is passionate about going the extra mile for her clients.

She is an approved instructor for the Washington State Housing Finance Commission which provides home buyer education services and down payment assistance for first time home buyers. Through teaching WSHFC classes she has gained a unique understanding of the challenges either first or third time home buyers face and is dedicated to making the experience as stress-free as possible. Cathy believes in the importance of informed and educated buyers or sellers.

Sellers have benefited from Cathy's marketing experience since 2002. Cathy offers her experience, skills, motivation, attention to detail, follow through track record, and ability to provide the most service with the least amount of hassle for her clients.

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