



*Thomas Ervin*

## **Let's Talk About Real Estate**

### **“BEDROOMS AND BATHROOMS”**

Two of the biggest determinants of a home's value are its bedrooms and bathrooms. The first two questions asked by one Realtor about another agent's listing is, “how many bedrooms and baths does it have?”

These are also the same features that buyers use when deciding which homes they want to see. A buyer for a four bedroom home will seldom consider a three bedroom house. It is also true that someone needing three bedrooms usually won't consider four.

The master bedroom is a key factor in most home buying decisions. Its location, size, bathroom access and closet space are carefully considered. The master bedroom has become so important that it can make or break the sale. Certain price ranges demand particular master bedroom features. The attached full bathroom with bathing and or shower facilities is a must with many buyers. In the higher priced homes, it is not unusual to see a bathtub and separate shower. The bathtub may have a built in hot tub. Skylights are popular in many modern bathrooms.

The location of baths also makes a difference. A bath located in the basement usually does not increase a home's value. That same bath located on the main floor could dramatically increase the demand for a certain house.

Many expensive homes are expected to have a powder room adjoining the entrance foyer. Likewise, a half bath just off the entrance to the garage is customary. Two bedrooms that are connected by a bathroom can enhance the desirability of bathrooms.

**ADVICE:** Because of the investment potential of buying a home, it is best to work with a Realtor®. Realtors know about many of the little things that affect value.