



*Realtor Robin Jones*

# Robin Talks Real Estate

## *Low Maintenance Landscaping Draws Buyers*

Most Realtors say, and I agree, that good landscaping can be worth more to your selling price than any other home improvement.

Today's buyer is looking for landscaping that's easy to maintain and offers a variety of benefits, including shade and privacy. The trend is functionality.

Here are a few tips to make your landscaping increase the value of your home.

**Update.** Rounded trees, squared-off bushes and topiary shrubs scream retro and not in a good way. Landscaping should look natural, with an interesting variety of foliage.

**No knickknacks.** Inside or outside — the clutter has to go. Put away orbs, gnomes and even your Husker flags.

**Low maintenance.** Most people don't want to spend their weekends weeding, pruning, and spraying plants. A good option is to avoid annuals with short bloom times and plant more resilient perennials.

**Tone down outdoor living spaces.** Elaborate outdoor living spaces with fireplaces, kitchens, etc. have been a growing trend. While these areas can make a house seem larger, they can also detract from the value. In cooler climates it seems wasteful to have a "room" that is unusable for a large part of the year.

**Function first.** People don't want a yard that makes huge demands on their time, opting for less grass and more foliage. A new trend is to sort plants according to water need, which wastes less water and homeowners can spend less time on maintenance.

Remember, even if your landscaping is not ideal, maintenance is the key to maintaining value.

**Contact Realtor Robin Jones**

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