

# Hardt Construction Services

## Smart moves in a hot housing market

» **HAVE YOU BEEN DREAMING OF UPGRADING YOUR KITCHEN OR DOING A BEAUTIFUL RENOVATION ON YOUR MASTER BATH? WHILE BAKERSFIELD HOUSING PRICES GO THROUGH THE ROOF, TAPPING INTO YOUR HOME EQUITY COULD BE THE ANSWER TO FINALLY FINANCING THAT REMODEL OF YOUR DREAMS.**

Have you been dreaming of upgrading your kitchen or doing a beautiful renovation on your master bath? While Bakersfield housing prices go through the roof, tapping into your home equity could be the answer to finally financing that remodel of your dreams. Bakersfield homeowners are building up significant equity in this hot housing market and can easily put that escalating equity to use towards a beautiful home renovation. “With soaring home values and low mortgage rates, now is an excellent time for homeowners to use their hard-earned equity to make long-overdue updates to their existing homes.”—Leslie Walters, realtor and president of Walters & Associates, Inc.

Bakersfield currently finds itself in a unique real estate environment. The cost of new home construction versus remodeling is almost identical, therefore many local homeowners are choosing to stay put and make improvements on their current home. A smart way to finance these renovations projects is a home equity loan, “Homeowners are opting to use cash-out refinancing options to extract equity, which could result in a new (better) mortgage loan. This is a great option for those looking to stay in their current home!” says Walters.

If you’re looking to sell your home—kitchen and master bathroom upgrades are considered to yield the biggest return on your investment. According to Remodeling’s 2020 Cost vs Value report, the number one return on investment is kitchens. For the Kern County area, a major kitchen remodel costs a midrange of \$71,775 with a 65.6% return on investment. Master bathroom renovations come in second at a midrange of \$37,845 and a 59.4% return on investment. Another consideration when upgrading your home is the addition of “Acces-

sory Dwelling Units.” This has been a huge trend over the last few years. More commonly known as “in-law” units, ADUs significantly increase property values, upwards of 30%, and have the potential to generate an additional monthly income. Due to the increase these units have on neighborhood values, Kern County has put an incentive program in place to promote these ADUs.

Tax deduction, low-interest rates and money back on your investment are just some of the big benefits of capitalizing on your home equity during this hot housing market. Whether you’re staying in your current home or selling in the future, a home renovation can be your best bet at improving home value. However, caution is advised when taking the plunge to remodel. “When making your decision to remodel or build new, look for well-established general contractors with a good reputation.” – Tim Hardt, President and CEO of Hardt Construction Services.



Hardt Construction Services- Building a Bakersfield Legacy Hardt Construction Services is the premier provider of quality construction, renovation and interior design services for the Bakersfield area. Locally owned for over 70 years, HCS consistently provides excellent service and the highest-quality products for its customers. Their experienced in-house designers collaborate one on one with clients and create preliminary layouts that incorporate client goals and style into the design process. In addition, the company was notably featured in HGTV

magazine for their unique sense of style and personal attention to detail. The family-owned and operated full-service company works with clients throughout the entire project—from initial design to turn-key finish. This includes product selections, onsite project manager, progress walk-throughs during construction and timely communications just to mention a few. Hardt Construction Services excels at turning homebuilding dreams into reality using only the highest quality materials and guaranteed customer satisfaction.

Company owners Tim and Michelle Hardt are also proudly involved in community development for Kern County. Their contributions extend to projects such as Wounded Hero’s Fund, Portrait of a Warriors Gallery, Habitat for Humanity and Bakersfield Police Activity League.

Contact Hardt Construction Services at 661-333-7541 for your next residential or commercial project.



## Trying to decide whether to remodel your home or build a new one?

Tim and Michelle Hardt can take your napkin ideas and create three-dimensional images of what your ideas will look like! Whether you want a home remodel, kitchen or bathroom renovation, or the design and build of a new home, we do it all. Hardworking and creative staff are the backbone of our success as a longtime local residential contractor.

Contact us today for a free consultation  
**661-333-7541**

Follow us on Facebook and see our latest kitchen renovation reveal!



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