

# Home Additions That Add Real Value (And Which to Avoid)



Planning a home addition is exciting—but it's also a big investment. The right project can dramatically increase your home's functionality, resale value, and daily livability. The wrong one? It can cost you thousands without giving much back.

At Champion Builders, we've helped homeowners all across Utah County and Salt Lake County make smart decisions about how to grow their homes. In this guide, we'll show you five of the most value-adding home additions—and five that often disappoint. Every recommendation here is based on industry data, buyer behavior, and the unique needs of Utah families.

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## Top 5 Home Additions That Add Real Value in Utah

### 1. Primary Suite Additions

**Why it adds value:** Spacious primary bedrooms with walk-in closets and en-suite bathrooms are a huge draw for buyers and make a big impact on everyday living.

**Supporting data:** According to the National Association of Realtors (NAR), a new primary suite ranks among the most appealing renovations to homebuyers.

**Utah relevance:** Utah homes often house larger families. Parents here love having a retreat that offers privacy and peace from the rest of the household.

### 2. Kitchen Expansions

**Why it adds value:** The kitchen is the heart of the home—and expanding it makes everything better. It improves daily functionality, increases your home's entertaining potential, and adds major resale appeal.

**Supporting data:** The Cost vs. Value Report consistently ranks kitchen remodels (both minor and major) as one of the best investments a homeowner can make.

**Utah relevance:** In family-focused communities like Saratoga Springs, Mapleton, and Highland, open-concept kitchens are high on buyer wishlists and everyday utility.

### 3. Finished Basements with Living Quarters

**Why it adds value:** A finished basement adds square footage, creates space for guests or renters, and can even generate income in certain Utah cities.

**Supporting data:** Finished basements often return 70–75% of their cost—especially when they include bedrooms, bathrooms, or kitchenettes.

**Utah relevance:** With cities increasingly approving Accessory Dwelling Units (ADUs), a finished basement can provide rental potential or space for extended family.

### 4. Family Room or Great Room Extensions

**Why it adds value:** Adding space where the family gathers creates comfort and boosts long-term value. Modern buyers are drawn to open layouts with room to breathe.

**Supporting data:** Homebuyer surveys show that open-concept family spaces are one of the top three most requested features in new homes.

**Utah relevance:** Utah families tend to be larger, and many spend more time at home. A well-designed family room expansion fits the lifestyle perfectly.

### 5. Mudrooms or Functional Entryways

**Why it adds value:** These practical spaces reduce clutter, improve organization, and add serious daily convenience.

**Supporting data:** Real estate agents nationwide report that mudrooms are becoming a sought-after feature—especially in areas with varied seasons.

**Utah relevance:** With snowy winters, sports gear, and outdoor adventures common, Utah homes benefit enormously from functional entry spaces.

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## Additions That Often Disappoint

#### 1. Overbuilt Luxury Additions in Modest Neighborhoods

If your home becomes the most expensive on the block, your return on investment suffers. Appraisers base value on comparable homes nearby—so keep the neighborhood in mind.

## 2. Detached Additions Without ADU Approval

Whether it's a guesthouse or a backyard studio, detached additions can be difficult to permit or resell if they aren't legally recognized as ADUs. Always check zoning laws first.

## 3. Swimming Pools (Especially Unheated)

They're fun—for about 3 months a year. In Utah's climate, pools often become costly to maintain and don't recoup their value unless you're in a luxury price bracket.

## 4. Ultra-Specific Hobby Rooms

Recording studios, game rooms, or home theaters are awesome—but only if the next buyer wants them too. These can limit resale potential and eat into your budget fast.

## 5. Poorly Integrated Additions

If it doesn't match the roofline, layout, or flow of your existing home, the addition can feel awkward—and actually reduce your home's overall appeal.

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# Smart Tips for Planning Your Home Addition

- ✓ Always check zoning and building codes before you start
- ✓ Prioritize seamless design integration with your existing home
- ✓ Think about long-term resale, not just short-term convenience
- ✓ Invest in energy efficiency during any addition
- ✓ Work with a builder who's personally involved in the process—like Champion Builders

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# Build Smart. Build with Champion.

At Champion Builders, we know every square foot counts. That's why we help Utah families design and build additions that add both function and value—without the guesswork. You'll work

directly with our owner, Santi, from start to finish. No surprises. Just craftsmanship you can count on.

Ready to explore your options? Call [385450-9721](tel:3854509721)