

Tips for Staging Your Home

Clutter Control

De-cluttering and organizing your home is a very important part of staging. Clutter makes rooms appear smaller than they actually are. Go through every room in your house and decide what should be thrown away, given away, or packed away. It is also important to keep all kitchen and bathroom counters as clear as possible. Store all frequently used products in boxes or baskets that can be easily put away in cabinets during showings.

Curb Appeal

The first area buyers see when viewing your home is the front yard. Sometimes this is as far as they make it. Keep the grass and hedges trimmed. Clean up any garbage, toys, etc. In the spring time it is always a good idea to add some potted plants and a welcome mat by the front entrance.

De-personalize

This is the step taken to neutralize your home and make it more appealing to the majority of buyers. Any items that are personal, such as photographs, awards, etc., should be packed away for your next home. This will help buyers visualize themselves living in the house.

If It's Broken, Fix It

All repairs, major and minor, should be taken care of before listing your property. It may be as simple as touching up some paint or fixing a faucet, but it will save you from low offers and put buyers' minds at ease.

Sparkling Clean

A dirty house will turn buyers away. Make sure everything sparkles when showing your home. This will show buyers how well the house has been looked after. Clean the carpets, dust everything, and scrub like crazy in all those areas that are sometimes overlooked like the top of the fridge, window sills and shower doors.

Keep It Bright

Sunshine is the world's best decorator, and nothing is more depressing than walking into a home where all the blinds and curtains are closed. During showings, allow as much natural light in as possible. Wash all windows, inside and out, to make sure the full amount of light is getting in. For viewings, keep all lights turned on.

Set The Mood

Buyers make their decisions based partially on emotion. It is important to pay attention to details that will persuade potential buyers. A home should be warm and inviting. Make sure the thermostat is set at the proper temperature so it is comfortable for viewers, and leave the fireplace turned on during evening showings. Keep fresh flowers in the kitchen and entrance. Before showings, freshen up the towels and soap in any bathrooms.

Fresh Scents

People associate certain emotions with certain scents. Baking a fresh batch of cookies or burning a yummy smelling candle before showings will add to the inviting atmosphere that you want to create. Refrain from cooking any strong smelling meals the evening before a showing as the scent will linger for a long period of time. You can air out any scents in your home by leaving a few windows open for 15-30 minutes every day.

Our Four-Legged Friends

Although pets might be considered members of your family, some buyers may be put off, or have allergies to, animals. It is best to make your home appear as if no pets are residing there. Put away beds, toys, and dishes. Clean litter boxes regularly and store them in an inconspicuous spot during viewings. Keep the lawn clear of all dog waste. If possible, take pets with you when there are showings, leave them with a neighbour, or as a last resort place them in an enclosed area of the house.



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