

## Staging Tips



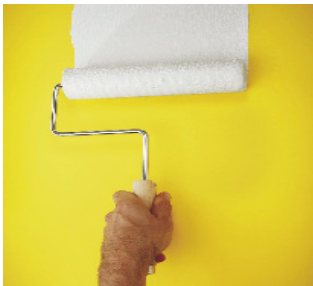
- Buyers decide whether or not to look inside a home by the home's exterior
- Keep lawns trimmed, flower beds weeded and walkways swept
- Put away gardening tools, toys and discard/store any ragged outdoor furniture
- Wash all exterior windows, sills and door frames
- Seasonal snow clearing of drive-ways, sidewalks/walkways is a must for ease of access
- Pool season? Remove any debris, tidy the deck and make sure safety gates are locked.



- Ensure house numbers and door hardware is polished and in good repair
- Encourage visitors with a new "Welcome" mat
- Make sure the front door is clean and doesn't squeak when opened
- Container plants define the entrance and create an inviting appeal
- Replace container plants/flowers with small scale cedar trees during the winter months
- Christmas come and gone? Remove the door wreath(s).



- Vacuum and/or wash all floors, and steam clean carpets/area rugs
- Dust furniture, baseboards, accessories and artwork
- Wash/clean all vent covers, and window shutters/blinds
- Ensure all light fixtures are bug-free and have working bulbs
- Remove any extra appliances, dish racks and stains from kitchen counter tops
- Refrigerator decorated with magnets? Remove, and thoroughly clean inside/out.



- Re-paint dramatic colour schemes to a more neutral palette
- Paint over "builders beige", if not throughout, definitely the main floor
- Painting will also ensure that any natural wear/tear on walls and baseboards is refreshed
- If choosing wallpaper, make sure it is properly applied and patterns are minimal
- Emphasize the front entry by painting doors a more vibrant shade than the garage doors
- Have a "garage door for a hockey net"? Re-paint to a neutral colour, including the trim.



- Give away unneeded items to friends or relatives
- Donate your good quality used items to a local thrift shop
- Contact neighbouring organizations having a charity garage sale
- Your community recycling centre will accept your used moving boxes for FREE
- Remember, 83% of Canadians ranked storage space as important to potential buyers
- Can't part with Grandma's timeworn rocking chair? Re-finish or re-paint.

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- Clear counter tops, shower and bath surround from personal items
- Ensure all faucets are drip-free
- Make sure entire bathroom suite is spotless and sanitized
- Replace worn towels with a new, coordinating set
- Clean/dust ceiling vent cover and vanity light bulbs
- Haven't used the bath or spa tub in awhile? Dust and check that it's in working order.



- Give your pet a bath
- Ensure that litter boxes are cleaned out daily
- Clean any furniture, blankets or pillows your pet uses as a bed
- Remove pet feeding dishes from the kitchen area
- For home showings, consider taking your pet to a daycare, or at least keep them outside
- Have a doggy-door? Make certain that it is clean and requires no repairs.



- Avoid strong air fresheners as they can irritate allergies
- Scented candles can be off-putting - unscented is preferable
- Make sure all garbage bins are emptied and free from odors and stains
- Even in winter months, open windows for a short time to quickly circulate fresh air
- Use cleansers well in advance of any showings to eliminate the smell of chemicals
- Can't define that aroma? Check kitchen drains and over-watered plants.



- Remove personal affects/photos and contain them to areas such as your bedroom
- Reduce the amount of items displayed on bookshelves, dressers and fireplace mantle
- Clear out seasonal items from the basement, garage and storage areas
- Organize and clean out all closets, including the front entry and laundry room
- Consider renting a storage space for those items not in daily use
- Is it cozy or is it cluttered? Remove unnecessary furniture to create space and flow.



- Every room should have a live plant or fresh flowers, including the foyer/entry way
- Eliminate all artificial plants and dried floral arrangements
- Use the sense of smell to your advantage, eg. bake cookies creating a welcoming aroma
- Influence the sense of sight by opening shutters, draperies and turning on lights
- Clean the fireplace, gas or wood burning, to remove the scent of burnt dust or charcoal
- Smoker in the home? Curtains, carpets, bedding and upholstery may need to be cleaned.