

12 Tips on Preparing Your Home for a Successful Sale



How to maximize your home's potential!



640 Beverly St. Thunder Bay, ON, P7B-0B5

1. De-Personalize Your Home

Stowing your personal items away will make a big difference when it comes to selling your house because you want potential buyers to be able to see their own items inside the house when they go for a showing.



2. Stage Important Areas of the House

If you're dealing with small rooms, furniture that is too large will just enhance the problem, so you'll want to switch it out for pieces that fit just right. You'll want to place an attractive dining room table to showcase that room. In the living room, include some throw pillows on a couch that are just right for the space. Place some fresh fruit on the kitchen counter and fresh flowers in the living room to make the house feel welcoming.

3. De-Clutter the Home

The staging process can only do so much if there is clutter everywhere. If your house has small rooms, this is even more critical and will make a big difference. If you don't have one already, it may be a good idea to secure a storage unit so that you can store anything you don't need while you're selling your house.

4. Check for Minor Repairs or Replacements Needed



Real estate comes in every state of repair, from fixer-upper to newly built, so when you prepare your house for sale, it's a good idea to make it look as new as possible, even if it is 100 years old.

5. Clean Out Closets and Cabinets

A deep clean is also a necessity. Scrubbing down all surfaces, including the outside of cabinets and other doors, and also the insides of closets and cabinets. When buyers are looking for a new home address, they may be concerned about there being less space for storage than what they need. Cleaning out closets and cabinets will make them look larger.



6. Get Rid of Odours

One of the first things buyers will notice upon opening the front door is odours. For example, if you've been living with pet odours for a long time, you probably won't notice them anymore, but someone else will. If you don't eliminate all unpleasant odours, you run the risk of turning buyers away before they even look at the home.

**Need to list your home?
Call us at (807) 344-3232**

7. Improve Curb Appeal

You only get one chance to make a first impression, so it is essential that you make the front entrance especially appealing. Flower pots can add a bit of color to the front porch, and landscaping will make everything come alive.

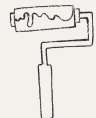


8. Bring Nature Indoors

Placing fresh flowers in the dining room and other interior spaces can enhance the home's appearance. Strategically placing greenery throughout the rooms gives the atmosphere a lively sense of freshness.

9. Paint the Interior

A paint job in several key rooms could also be a winning tip when selling your house. Neutral colours will generally make the sale of the home go more smoothly because most buyers prefer them. Additionally, a new paint job makes the interior of the home look newer. Finally, a fresh coat of paint attracts prospective buyers because it shows that the house has been updated.



10. Cater to the Season

Take advantage of the season. Decorate according to the season to give your space an extra flare. Whether it's fall and you decorate with autumn coloured blankets and pillows, pumpkins and fall scented candles; or it's near Christmas so you hang twinkling lights and stockings, and put up a beautifully decorated tree. Showcase how your house could look at these festive times of year.

11. Make Rooms Sparkle

It's also not a bad idea to hire professional cleaners who can perform a deep clean, scrub off any scuff marks that might be on the walls, and clean anything else that needs it.



12. Be Creative with Lighting

Speaking of lighting, you'll want to ensure that there is adequate light throughout the home. No one wants to buy a home that's dark because the lack of light can negatively impact emotions. Check that all light switches work, and replace all the burned-out light bulbs in all the light fixtures. Look for creative ways to enhance the home's appearance by adding light or making other changes to enhance the light sources that are already there.



If you need help with selling your home, don't hesitate to reach out to our team of knowledgeable and experience real estate professionals.

Call (807) 344-3232 to be directed to one of our agents.