

## Happy 2024 Nancose Bay!

I hope your year has kicked off with lots of fun and adventure in our bright community.

With the spring market fast approaching we need to remember: the goal is to make your home memorable for all the right reasons. These simple, budget-friendly tips can help your home shine in the eyes of potential buyers. If you ever need help navigating the buying or selling process, I've got your back, just like I do for my neighbours. Sincerely,

Layra Solowoniuk

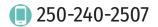
Your Nanoose Bay Realtor

## SPRUCING UP YOUR HOME FOR SALE **CURB APPEAL TIPS**

- **1. First Impressions Matter:** Your home's exterior is the first thing potential buyers see. Make a lasting impression with a wellmaintained front yard and a clean, inviting entrance.
- 2. Landscape Love: Trim overgrown bushes and trees to showcase your home. Add fresh mulch to flower beds for a polished look. Potted plants or colorful flowers near the entrance add charm and warmth.
- 3. Paint it Pretty: A fresh coat of paint can do wonders. Focus on the front door, trim, shutters, and any peeling or faded areas. Choose a neutral, welcoming color, or sometimes a pop of colour when needed (but don't go overboard)
- **4. Fix Up the Fixtures:** Upgrade your house numbers and outdoor lighting fixtures. It's a small investment that can make a big impact.
- 5. Clean, Clean, Clean: Power wash the exterior, including the siding, windows, and pathways. A squeaky clean exterior is irresistible to potential buyers. This also ensures safe passage, with West Coast slippery rocks and bricks, be mindful.
- 6. Declutter the Exterior: Put away unnecessary items like toys, garden tools, and excessive outdoor furniture. A clutter-free yard looks more spacious and appealing (take "you and your family" out of the picture).
- 7. Create a Cozy Sitting Area: If you have a porch or patio, arrange a small seating area with clean, comfortable furniture. It helps potential buyers envision relaxing in their new space.

- This also gives a space for people to sit and take on or off their shoes with more room, especially if there is a tight fover just steps away.
- 8. Upgrade the Front Door: Consider investing in a new front door or giving the existing one a facelift. It's a focal point and can significantly boost curb appeal.
- 9. Windows that Wow: Ensure windows are clean and in good repair. Painting the window trim is an extra step that really brings a WOW factor to the exterior of a home.
- **10. Light it Up:** Outdoor lighting can make your home stand out, especially during evening viewings. Install attractive, well-placed lights to highlight architectural features.
- **11. Garage Makeover:** If your garage door looks tired, a fresh coat of paint or even a new door can make a huge difference. It's a significant part of the overall curb appeal.
- 12. Fence Finesse: Repair any damaged fencing and give it a fresh coat of paint or stain. A well-maintained fence adds to the overall appeal and gives a sense of security.
- 13. Hidden Treasures: Showcase any unique features like a beautiful garden, a well-maintained pathway, or an interesting architectural detail. Make sure they're visible and well-highlighted.
- **14. Neighbourhood Harmony:** Be mindful of the neighbourhood aesthetic. While standing out is good, blending in too much can make your home forgettable. Find the balance.







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