



## Happy 2024 Nanoose 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,

*Laura 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 well-maintained 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 foyer 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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