

Seller's Guide

Prepare Your Home for the Market

Your home doesn't need a full remodel to sell well. Often, all that is necessary are a few thoughtful changes that make the home feel brighter, more functional and attractive to the buyer. This guide helps you focus on the updates and staging that will make the biggest impact.

Seller Prep Checklist

1. First Impressions

- Declutter
- Organize closets, cabinets and drawers
- Remove personal items so buyers can picture themselves in your home
- Tidy exterior areas and front entry

2. High-Impact Updates

- Refresh paint with neutral, cohesive tones if needed
- Replace outdated light fixtures or hardware
- Address visible cosmetic wear

3. Flow & Function

- Rearrange furniture to highlight space and light
- Remove oversized or excess furniture
- Clearly define each room's purpose

4. Kitchens & Bathrooms

- Deep clean surfaces, fixtures, and grout
- Keep counters simple and uncluttered
- Refresh small details (mirrors, towels, hardware)

5. Thoughtful Staging

- Use minimal décor to warm spaces
- Add lighting, rugs, or textiles for balance
- Highlight focal points like fireplaces or windows

6. Final Walk-Through

- Test lights, doors, and switches
- Open blinds and curtains
- Remove anything distracting or unfinished

Not every home will require each improvement listed above. The checklist is a basis from which I work to enable the seller to identify and prioritize the specific areas that will most improve presentation and market appeal of their property. The focus is on showing the home to its best advantage to attract the strongest offers with minimum expenditure and maximum results.



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