



# LIVING TO SELL KITCHEN UPGRADED

- The kitchen is the heart of the home and one of the biggest selling points for buyers.
- Update appliances and give your kitchen a fresh, clean, up-to-date look.
- Replace dated flooring, tile work, and counter tops.
- If buyers see your kitchen as a complete remodel, the daunting task could cause them to walk away.

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A photograph of an outdoor patio with two lounge chairs, a tray with drinks, and a view of the ocean. The patio is furnished with striped lounge chairs and a wicker sofa. In the foreground, there is a tray with two black martini glasses and a decorative candle. The background shows a wooden deck, greenery, and the ocean under a blue sky.

# LIVING TO SELL OUTDOOR LIVING

- A patio or outdoor living space can add huge appeal and value to your home.
- Lay fresh stone or brick for your patio space. Refinish wood decks to give them a fresh look.
- If you have an outdoor pool or water feature, make sure they are clean and in proper working form.
- A quick power-wash can be an easy fix to greatly increase the appeal of your outdoor space.

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# LIVING TO SELL IN HOME FACE LIFT

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- Small updates can change the entire feel of your home.
- Add a fresh coat of paint to brighten up the space. Stick to neutral colors.
- Finish small home improvement projects. Unfinished projects can be a turn off to buyers.
- Patch holes, replace cracked flooring or tiles, fix leaky faucets, and replace hard to reach light bulbs.

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# LIVING TO SELL LET IN THE LIGHT

- The more natural light, the better.
- Create several light sources in each room, to make each space feel bright and open.
- Take down drapes and wash windows. Change out lampshades and increase the wattage of light bulbs.
- Make sure unruly landscaping is not blocking any light from entering through windows or doors

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# LIVING TO SELL

## A NEUTRAL APPEAL

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- Neutral is always better when selling your home.
- Make your house a space that is appealing to both men and women.
- Swap bright, harsh tones, for cool, neutral shades.
- Let your home stand as a blank canvas. This allows buyers to envision putting their personal touch on the home.

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## LIVING TO SELL

# CURB APPEAL

- First impressions last. The curb appeal of your home will set the mood for the entire showing.
- Update landscaping and make sure to have a fresh mowed lawn - or shoveled walk in the winter.
- Add finishing touches like a fresh coat of paint, shutters, or window boxes to update the face of your home.
- Your front door and entry way add to this overall curb appeal. Buyers should WANT to go inside.

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# LIVING TO SELL TAKE THE HOME OUT OF THE HOUSE

- Personalization is what makes a house a home. But when trying to sell your home, it is important to depersonalize the space.
- Buyers need to see a potential space to create their own home.
- Pack away family photos and personal items. You do not want buyers to be distracted by personal artifacts.

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LIVING TO SELL

# LIVE WITH A PURPOSE

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- Give each room a purpose.
- Buyers want options, let them see different possibilities for each room in your home.
- Turn an awkward under stair area, into a cozy reading nook. Turn your extra storage room into a home office, workout room, or artist studio.
- Show that your home is versatile and can fill the needs of any buyer.

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# LIVING TO SELL CAMERA READY

- Keep your home staged and clean at all times to be ready to show at a moments notice.
- Untidy homes give off the vibe of not being clean or taken care of. Well kept homes are more appealing to potential buyers.
- Kitchens and Bathrooms are your biggest battle. Be sure to keep dishes out of the sink and your bathroom spaces sparkling clean.

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# LIVING TO SELL HALF EMPTY

- Leave closets half empty allowing buyers to see storage potential.
- The need for more space or storage is a big factor when choosing to move. Optimize every storage possibility throughout your home.
- Buyers are nosy, looking over every inch of a home they are interested in. Don't use a closet as a place to hide unwanted clutter. Consider a storage unit.

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## LIVING TO SELL PET FREE ZONE

- Although you may love them, it is important to remember that not everyone is an animal lover.
- Whether it is or not, you want your home to appear pet free.
- A litter box smell, or tufts of dog hair can make your home appear unclean.
- Even animal lovers do not want to leave a showing covered in pet hair.

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# LIVING TO SELL OPEN THE FLOW

- Re-arrange furniture to give your home a more open, free moving feel.
- Pull furniture out from the walls to open up the space and flow in each room.
- Pack away extra furniture pieces. Less is always more.
- Leave room for the imagination. With less furniture rooms feel bigger, leaving room for your buyers imagination to fill the space.

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