

Brown Harris Stevens

What can you do now to prepare?

PRO TIP Most untrained eyes look at the furnishings and décor first, subconsciously setting the tone before they even see the fundamentals of a space. Staging and prep is always a smart investment.

HERE'S MY CHECKLIST OF THINGS YOU CAN DO FOR MINIMAL COST

- Everything should be cleaned thoroughly.
- Tidy up- Clutter confuses buyers and distracts them from the positive qualities of the space.
- Windows professionally cleaned.
- Repaint dirty or smudged walls.
- Replace any cracked glass panes, windows or mirrors.
- RegROUT floor and wall tiles. Consider reglazing old shower/bathtubs/sinks if finish damaged.
- Scented candles near entry/bathroom.
- Fresh flowers or plants.
- Doorbell/knocker should be new and working perfectly.
- Replace old bulbs with incandescent & add dimmers.
- Outlet covers/light switches- new and modern change the feel for a few dollars each.
- Has there been water damage? Any signs of damage will have to be addressed.
- Considering a Kitchen or Bath renovation? - these should be addressed case by case, but move in condition is a must for most buyers since Covid. There are simple ways to renovate with minimal budget and time. A new countertop, painted cabinets and updated hardware is a simple fix in many cases.
- Update lighting- replace floor lamps with sconces or add LED in the ceiling/soffit. No fluorescent lights!
- Bad views?- Artwork can often substitute for a view. Strategically placed mirrors near small windows help, as well as window boxes.
- Refinish floors- it goes a long way, and for minimal cost compared to what you'll gain.
- Remove as much from tables, desks and shelves- especially Kitchen. Opt instead for simple/smart accessories to warm things up- fruit bowl, vase, sleek coffee machine, etc...



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