

Thinking of Selling?

Start preparing your home for sale now with these handy tips

First impressions are lasting impressions. You will want to make sure that buyers looking at your home are left with the best possible impression.

Neutral colours and minimalist décor help people visualize their own things in your house. Use neutral paint, décor and carpeting to create an inviting space for any lifestyle.



Major renovations are not worth doing but there are many ways you can enhance the marketability of your home without spending too much money. You will get a positive return on this kind of investment. Consider the following tips on how to make your home more appealing to today's buyer.

- De-clutter your home. You will need to pack these things or get rid of them when you move anyway, so why not get a head start!
- Take up old carpeting if there is hardwood flooring underneath (you may not need to refinish the floors) or consider replacing old carpet with new if not.
- Change dated, heavy curtains for lighter, neutral valances or side drapes
- Consider updating the hardware and fixtures in both the kitchen & bathrooms. This is a cost effective way to give these rooms an updated appearance.
- Replace outdated wallpaper with a neutral paint. Today's buyer does not look fondly on the wallpaper that has been up since the 80's!
- Repaint. This is one of the most cost effective updates that will give you a maximum return on your investment. Just remember to keep it neutral!
- Look through home decorating magazines for decorating ideas that can give your home that appealing edge. **Décor sells!**

We will be happy to do a walk through your home with you to suggest ways that you can enhance its marketability. Rely on us to be direct when advising you on what should be done prior to putting your home on the market to help you sell for top dollar. We can also provide you with names of professional "home staging" designers.

For some helpful tips on preparing your home for sale please visit our website at www.broadyrealestate.com or call Libby, Sean or Catherine at (514) 802-7326 for more advice.