

10 Ways To Make Your House Show Like A Model Home in 1-Weekend for Less Than \$200

If you are trying to sell your home, then it really pays off to go to a little extra effort to impress your buyers. There have been studies that show it takes buyers only seven seconds to decide whether or not they are going to buy a home once they set foot in a house. That is why it is so crucial to make a good impression and also why "staging" a home for sale is important.



However not all of us have the cash on-hand, or the time and energy to do things that are really going to flip your home over to the next buyer quickly. For instance, not everyone has the cash to install a new jacuzzi complete with freestanding brass towel armer and new stone tile floors. However, you might have the money to install a designer faucet, paint the walls and replace old iron door handles with trendy new crystal knobs.



Here are some quick and easy ways to make your home show like a model home. These are easy-to-do tips and the type of thing an interior decorator would advise you to do to help "stage" a property, so it is more attractive to buyers. The goal of this top 10 list is to give you some hints on how to make your home show better than your competitor's home on the real estate market.

1. Clear All Clutter

You can get rid of all the junk in your home for free. Get rid of anything you don't need, put it in your car and haul it away to the dump or Goodwill. This means getting rid of "stuff" in the front yard, back yard, hallways and basement. Studies have shown that people perceive clutter as

being indicative of a property that is decrepit or not worth much money.

One thing in particular you need to get rid of is ashtrays. People consider houses that have been smoked in to be less desirable and smelly.

Look around your yard. Are there things lying around that are no longer of use? These are the types of items you should collect up and throw out.

Even things you are actively using should be tucked out of sight before a house showing. This means clearing your kitchen counters of appliances like grills, blenders, or anything else that takes up counter space.

Outside you should make sure that you garden hoses are coiled up, your birdbath is clean of leaves and that you do not have sports equipment or bikes laying around your front porch.

2. How to Handle Pets

If you have a dog or cat send them away for the day. Hide the litter box and any evidence of its aroma. Make sure there is no dog feces in the yard. This type of thing, along with the smells can convince a buyer that there are allergens and mites in the house.

3. Children | Toys & Stuff

Get rid of strollers on the porch

Inflatable kiddy pools and any toys that may be lying around. As well as baby gates and no handprints or crayon drawings on the wall.

4. Clean Up the Front Yard and Porches

The front yard and Porch is very important as that is what a buyer will see first as they approach the house. Make sure the grass is cut or snow is removed and that everything is in its place.

If you need to—reseed the lawn and plant a few decorative bushes (in the warmer weather). It also does not hurt to spruce up the front door with a coat of paint and replace the house number plates and the door knocker with a newer version.

It also helps to get ride of dead trees or bushes that may be in the yard. Many people associate that with bad luck or a lack of caring for the property.

5. Get Rid of Sunken Paving Stones

The path to your front door and the driveway are very important. Sunken paving stones or missing stones looks messy. It is easy to buy new stones, level them and redo pathways. Curved pathways look for contemporary than ones that are a right-angles.

6. Paint Rooms That Need It

If you have a wall that looks scratched up, beaten or damaged you are well advised to paint it. This can go a long way towards making a home look pristine. You should also make an attempt to plaster any holes, cracks or crumbled parts of walls prior to painting.

7. Replace Some Fixtures

If your chandelier or light fixtures look dated, replace them. You can also make a home look more contemporary and look like

it's worth more by simply making a few cosmetic changes like change with light switch plates or electrical plates to the designer version.

8. Change the Faucets and Spouts

Sometimes you can make a kitchen or bathroom look glamorous simply by changing out your old faucets and spouts for modern new ones. There are lots of different styles on the market that can instantly transform a sink into a contemporary masterpiece of design and many of these fixtures are relatively inexpensive and can be easily installed.

9. Provide Flowers & Greenery

If you have cleared all the clutter, then you should have a home that looks more simple and kind of Zen in nature. One way to augment this air of designer sophistication is to put flowers or vases of tall grasses in every room.

For instance, if you have a dining room table; it is a good idea to put a display of fruit or flowers on the center table to make it seem more glamorous or traditional. It is also quite chic to place a small display of flowers or bamboo in the bathroom. A rose floating in a bowl of water looks nice reflected in a dresser mirror in a bedroom.

10. Provide Some Aromatherapy

It's been proven that if an item for sale makes some kind of impression on the nose then people are also more likely to buy it. That is true for small ticket items, but it is also true of big things like an entire house.

One of the tricks that professional real estate agents use

is to simply bake some cookies in the oven so the scent of freshly baked cookies fills the air as potential customers walk in the front door. This gives the home a more cozy, I'm at home effect.



Of course, if you do have some money to invest in preparing your home for sale, you can hire a professional stager to stage your home for you. The benefits of this are usually a faster sale and more money for your property! A good stager will have a supply of furniture and accessories that will make your home look better. A home stager can also offer an objective perspective on exactly what it is that can make your home look fresh, appealing and attractive to others.

With an eye for design and just a few hundred dollars you can usually fix up your home so that it is more

appealing to buyers all by yourself.



COMPLEMENTS OF
Lisa Kelly-
Lakeland Homes & Lifestyles
Premier Realty
863-221-2368