



MARK GOLDADE PERSONAL REAL ESTATE CORPORATION



COLDWELL BANKER

**PREFERRED
REAL ESTATE**

Home Staging Tips

Introduction:

Home staging is a crucial part of preparing your home for sale. It involves arranging furniture, décor, and other elements to make your home more appealing to potential buyers. Effective staging can help your home sell faster and for a higher price. This comprehensive guide provides detailed home staging tips tailored to the Manitoba market.

1. General Staging Tips:

Declutter and Depersonalize:

- **Remove Personal Items:** Take down family photos, personal collections, and other items that reflect your personal taste. Buyers need to envision themselves in the home.

- **Minimize Clutter:** Clear countertops, tables, and shelves of excess items. Use storage solutions to keep your belongings organized and out of sight.

Clean Thoroughly:

- **Deep Clean:** Clean every nook and cranny of your home. This includes windows, floors, carpets, and walls. A spotless home gives the impression that it is well-maintained.
- **Freshen Up:** Use air fresheners or natural scents like fresh flowers or citrus to make your home smell inviting.

Neutralize the Décor:

- **Neutral Colors:** Use neutral colors for walls and major furniture pieces. This makes it easier for buyers to imagine their own décor in the space.
- **Update Décor:** Replace outdated or overly personalized décor with modern, neutral pieces.

2. Curb Appeal:

Exterior Maintenance:

- **Lawn Care:** Keep the lawn mowed, edges trimmed, and gardens weeded. Consider adding fresh mulch or planting seasonal flowers.
- **Paint Touch-Ups:** Paint or touch up the exterior, including doors, shutters, and trim, if needed.
- **Clean Windows and Gutters:** Ensure all exterior windows are clean and gutters are free of debris.

Front Entrance:

- **Inviting Entryway:** Place a clean, attractive doormat and a few potted plants near the entrance. Ensure the front door is clean and freshly painted if necessary.
- **Lighting:** Ensure the entryway is well-lit. Consider adding a new light fixture or updating the existing one.

3. Living Room:

Furniture Arrangement:

- **Create a Focal Point:** Arrange furniture to highlight a focal point, such as a fireplace or a large window with a view.
- **Maximize Space:** Ensure there is plenty of space for buyers to move around. Avoid overcrowding the room with too much furniture.

Décor and Accessories:

- **Add Pops of Color:** Use throw pillows, rugs, and art to add subtle pops of color. Keep it tasteful and cohesive.
- **Keep it Cozy:** Add soft blankets and plush pillows to create a warm, inviting atmosphere.

Lighting:

- **Natural Light:** Open curtains and blinds to let in as much natural light as possible.
- **Artificial Lighting:** Use a mix of ambient, task, and accent lighting to brighten the space.

4. Kitchen:

Clean and Organize:

- **Spotless Surfaces:** Ensure countertops, appliances, and cabinets are spotless.
- **Declutter Countertops:** Keep only essential items on countertops. Store small appliances and utensils out of sight.

Update Fixtures:

- **Modern Fixtures:** Replace outdated light fixtures, cabinet handles, and faucets with modern, stylish ones.
- **Fresh Paint:** Consider painting cabinets or walls with a fresh, neutral color.

Staging Tips:

- **Set the Scene:** Place a bowl of fresh fruit or a vase of fresh flowers on the counter. Set the table with attractive dishware and place settings.
- **Organize Cabinets and Pantry:** Buyers often look inside cabinets and pantries, so keep them tidy and organized.

5. Bedrooms:

Create a Restful Retreat:

- **Neutral Bedding:** Use neutral bedding with soft, inviting textures.
- **Minimal Décor:** Keep décor simple and uncluttered. Add a few tasteful accessories like a throw blanket or decorative pillows.

Furniture Placement:

- **Maximize Space:** Arrange furniture to maximize the sense of space. Ensure there is ample room to move around the bed.
- **Nightstands:** Place matching nightstands and lamps on either side of the bed to create balance.

Closet Organization:

- **Declutter Closets:** Keep closets neat and organized. Consider using storage solutions like bins or baskets to keep items tidy.
- **Showcase Storage:** Highlight the storage potential by leaving some empty space in closets.

6. Bathrooms:

Clean and Fresh:

- **Spotless Fixtures:** Ensure sinks, toilets, tubs, and showers are spotless.
- **Remove Personal Items:** Store personal items like toothbrushes, razors, and shampoos out of sight.

Update and Refresh:

- **Fresh Linens:** Use fresh, fluffy towels in neutral colors. Add a new shower curtain or bath mat if needed.
- **Modern Fixtures:** Replace outdated faucets, showerheads, and light fixtures with modern ones.

Staging Tips:

- **Spa-Like Atmosphere:** Create a spa-like atmosphere with candles, fresh flowers, and high-quality soaps.
- **Organize Cabinets:** Keep medicine cabinets and vanity drawers organized, as buyers often look inside.

7. Home Office:

Functional and Inviting:

- **Declutter Desk:** Keep the desk clean and free of clutter. Store paperwork and office supplies neatly.
- **Comfortable Seating:** Use a comfortable, stylish chair that complements the room's décor.

Lighting:

- **Natural Light:** Position the desk near a window to take advantage of natural light.
- **Task Lighting:** Add a desk lamp for additional task lighting.

Staging Tips:

- **Neutral Décor:** Use neutral décor to create a professional, yet inviting atmosphere.
- **Organize Cables:** Keep cables and cords organized and out of sight.

8. Basement and Attic:

Maximize Usable Space:

- **Clean and Declutter:** Ensure these spaces are clean and free of clutter.
- **Highlight Potential:** Stage these areas to showcase their potential use, such as a home gym, playroom, or storage area.

Lighting:

- **Brighten Up:** Add additional lighting to make these spaces feel more inviting.

9. Seasonal Considerations for Manitoba:

Winter Staging Tips:

- **Warm and Cozy:** Use warm colors and soft textures to create a cozy atmosphere.
- **Clear Walkways:** Ensure all walkways and driveways are clear of snow and ice.
- **Heat:** Keep the home comfortably warm during showings.

Summer Staging Tips:

- **Cool and Inviting:** Use light colors and airy fabrics to create a cool, inviting atmosphere.
- **Outdoor Spaces:** Highlight outdoor living areas with clean furniture, potted plants, and accessories.
- **Air Conditioning:** Ensure the home is comfortably cool during showings.

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