

# 7 SIMPLE WAYS

TO INCREASE THE VALUE OF YOUR HOME

THIS WEEKEND



## 1. Revive your walls with a fresh coat of paint

Everyone prefers to buy a house that looks like it's been taken care of. Painting your walls is the most cost-effective way to revitalize your home.

**TIP** Keep the colours neutral and don't forget to touch up the trim and door frames.

## 2. Increase your square footage by decluttering

Show off how much space each room has to offer by removing furniture and items that won't be used for staging your home. Rent a storage locker, borrow a trailer or use your friend's garage and declutter each room.

**TIP** Look at some minimalistic magazines or google "minimalistic rooms" to get an idea of what to remove from each room.

### 3. Focus on a WOW factor

Buyers visit many homes before placing an offer. When they visit your home, make a room memorable by putting effort into making it stand out. Whether it's your kitchen, living room or master bedroom, a few hours and a trip to a few stores can go a long way.

**TIP** Look at luxurious hotels and home magazines to see how simple it can be to give your room a “wow factor.”

### 4. A great first impression

Make the first impression, the best impression. Spend some time this weekend on the entrance to your home and give it some curb appeal. When the buyer arrives you want them to be excited from the minute they step onto your property.

**TIP** Seal your driveway, add fresh mulch and keep your grass cut. New hardware or even a smart lock to your door can make a great first impression on your buyer.

### 5. A calming interior

Allow potential buyers to feel comfortable and see themselves in your home by replacing family photos with simple artwork that goes with your decor. Artwork allows buyers to focus on how they could live there, vs who lives here now.

**TIP** Ikea, HomeSense, Boucliar, Structube and many other stores have great simple pieces of art at budget-friendly prices.

## 6. Create an inviting aroma

Bad smells can scare away potential buyers. Add a pleasant aroma and create an inviting atmosphere for your buyer to spend time exploring your home.

**TIPS** Make your home smell inviting by using essential oils before showings. Simmer potpourri on the stove when cooking. Identify any areas of your home that don't smell pleasant and counter the odour with any of the following: candles, steam cleaning, baking soda, air fresheners, plants or diffuse oils.

## 7. A clean confident home

When potential buyers walk into a clean house, they feel more confident in purchasing because they know it's been taken care of. So get those rubber gloves on or call a cleaning service to clean as if you were expecting the Queen. A clean house sells faster every time.

**TIP** Keep your house clean by picking up a few large totes for you and your family to store daily activities and toys. If you can stay with family or friends for the days your home is being shown, you'll save having to re-clean

**Get in Touch to Set Up a Free In-Home Consultation Today!**

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