

# Stage Your Home to Sell

If you live in a competitive housing market, staging will set your home apart from similar ones in your area. Staging allows you to improve the appeal of your home to potential buyers by arranging furniture and décor to bring out its best features. Even if you don't wish to hire a professional stager, there are still ways to give your home an extra advantage before presenting to potential buyers.

## Throughout the house:

**Focus on the best aspects of your home.** Chances are, what first drew you to your home will draw in potential buyers as well. Play up the best features, such as high ceilings, refinished hardwood floors or even a great view.

**Clear the clutter.** Removing knickknacks and personal items creates a neutral space. Cleared space makes your rooms appear larger, which allows potential buyers to focus on the best features, plan furniture placement and envision themselves in the home.

**Clear the air.** If you have pets, consider getting an air purifier. Potential buyers who may be allergic can become distracted by having a reaction while they view your home.

## By room:

### In the bathroom

Clean your walls and wipe away any surface mold. A coat of paint will give it an instant makeover. If you have glass doors, scrub them well.

### In the kitchen

Instead of replacing cabinets, stain or paint them a neutral color and add new hardware. If your appliances are dated, install new ones.

### In the living room

If you have hardwood floors, replace damaged boards and give them a good sanding and fresh stain. If you have built-in bookshelves, be sure to stage them as well. Clear the clutter and include a few strategically placed decorative items to highlight this attractive feature.

### In the bedroom

Remove unnecessary furniture and store unused items. Create a color scheme and coordinate bedding and window treatments to tie it all together.

### For all other rooms

Paint the walls and furnish them with a desk and chair, armchair and bookcase.

## Don't forget to boost curb appeal.

If your house hasn't been painted in years, give it a fresh coat. Plant flowers in garden beds or put flowers in pots. Some options for fall include chrysanthemums, asters, sunflowers and sedum. Stain or paint your front door, along with your deck, to give your buyers a great first impression.

