

# Staging your home for a quick sale

Can you spot the difference between a house that has been professionally staged and one that has not? Our clients are often amazed how our staggers can use their own furniture and artwork to make the home feel entirely different, the smallest things can make a big difference.



**KATE'S KORNER**  
Royal LePage Real Estate Services Ltd. Brokerage

**1) De-clutter**

This is the first step in getting ready to sell; de-clutter, de-clutter, de-clutter so potential buyers aren't looking at your possessions, but rather envisioning their own things in your space. Keep kitchens and bathrooms counters clear and store unneeded small appliances and furniture. The good news is that you will be making your packing on moving day so much easier.

ways can make the space seem larger, well placed and stylish table lamps add an elegant flair to your décor.

outlet covers. Take a look around as if you were the purchaser and replace it or fix it.

**5) Keep it neutral**

Although you love colours, some buyers may not. If you need some advice, ask a colour specialist to help you with neutral paint colours, a fresh coat of paint will enlarge your home and make it feel fresh.

**6) Accents and colour**

Now that you have a neutral home, a few well-placed pops of colour will help bring it all together, try throw pillows, accent pottery or a bowl of green apples, throw in some fresh flowers and you are ready to go.

**7) Inviting scents**

This is more effective than you can probably imagine, try scented candles or of course fresh baked cookies will always do the trick.

**8) Clean clean clean**

Make sure your home is spotless, clean like you've never cleaned before, people will remember the pride you take in your home.

**9) Freshen up**

Consider replacing those bed linens, duvet covers and towels. Now you can take the time to see the rewards of all your efforts and enjoy.

**10) Curb appeal**

Spend some time looking at your home from the sidewalk, see how you feel about the first impression, do you need some fresh paint, do the lightbulbs need to be changed or perhaps a fresh change of greenery in that planter. You feel what the purchaser will feel.

Contact Kate Vanderburgh, sales representative for Royal LePage Real Estate Services Ltd., Broker at 905-338-3737 or by email at [kate@katevanderburgh.ca](mailto:kate@katevanderburgh.ca).

**3) Goodbye to personal stuff**

Take the time to pack away all those personal memories, family photos, university degrees, anything connected to you, buyers need a blank slate to imagine themselves living there.

**4) Minor repairs make a difference**

Make sure all the light bulbs are working, fill in nail holes, replace window screens that need it and replace those old

**2) Lights and mirrors**

Accent lighting and mirrors can make your home feel bright and inviting. Mirrors placed on accent walls or in hall-



## Get an energy audit before you start those renovations

(NC) Summer doesn't just mean beautiful weather; for many homeowners, it's also reno season. If you're thinking about renovating or installing a few new features in your home, why not add some energy-saving upgrades to your list?

Whether it's replacing the furnace, updating your insulation or replacing the windows, first consider having an energy audit done. You could lower your energy bills, reduce greenhouse gas emissions, and receive incentives for completing those upgrades — all while making your home a more comfortable place to live.

Home energy auditors can make recommendations to improve energy efficiency by upgrading insulation or installing retrofits — like replacing your water heater — to qualify for valuable incentives. Through programs offered by Enbridge Gas Distribution in partnership with the Ontario government, homeowners needing renovations can earn up to \$2,100. These rebates will come in handy if you choose to complete any of the recommended improvements.

The program is available to all homeowners in the province who use natural gas, propane, oil or wood to heat their homes. To get started, arrange for an energy auditor to come to your home to conduct a pre-audit. You'll be given an energy score and an energy report that will outline any improvements that can be implemented. The cost for the energy audit is \$500, which is reimbursed to you by Enbridge once you complete at least two of the recommended upgrades.

Learn more about the program at [www.knowyourenergyscore.ca](http://www.knowyourenergyscore.ca).



## KATE VANDERBURGH

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JEFF MONSINGER, Broker



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Kate Vanderburgh Team consists of three Licensed Sales Representatives & one Broker

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