



Winter Home Prep Guide

GET READY TO LIST
THIS SPRING

EDHUCKTEAM.COM

Winter Home Checklist

Smart Projects to Boost Your Home's Value

Winter is the perfect time to get a head start on preparing your home for the spring market. While the weather might keep buyers at bay, small projects and smart updates now can save time, reduce stress, and maximize your home's value when it's time to list. Use this guide to tackle easy, high-impact tasks that make your home stand out next season.

01. Declutter + Simplify

- Start with closets, garages, and basements
- Donate, sell, or store anything you won't need before moving
- Less clutter = easier staging later



02. Deep Clean + Small Fixes

- Tackle interior touch-ups: paint scuffs, patch holes, tighten handles
- Schedule a professional carpet cleaning
- Replace burnt-out light bulbs and dated light fixtures

03. Curb Appeal (Yes, Even in Winter!)

- Trim trees and shrubs before spring growth
- Power wash siding and walkways if the weather allows
- Add seasonal greenery in planters and a fresh doormat



04. Energy Efficiency + Comfort

- Have your HVAC serviced and filters changed
- Add weather stripping or insulation where needed
- Upgraded to smart thermostats - buyers love efficiency!



05. Big-Picture Planning

- Meet with your real estate team for a pre-listing walk-through
- Get a professional home value estimate
- Plan any larger updates (kitchens, baths, flooring) with enough lead time

06. Style + Staging Prep

- Neutralize decor and paint tones for a broader appeal
- Gather inspiration photos for spring listing photos
- Consider a pre-staging consultation during the winter lull



When should you meet with a realtor?

The best time to meet with your real estate agent is before you begin major projects or list your home. Ideally, this consultation takes place **three months to one year prior to listing**, giving you plenty of time to prioritize updates that deliver the highest return on investment, avoid unnecessary work, and plan a clear timeline for staging, photography, and marketing. During a pre-listing walkthrough, your agent can identify quick fixes and offer insights on current market trends, ensuring your home is perfectly positioned for a strong spring launch.

Agent *Insider* Tips

Strategies for A Smooth Spring Sale



These insider tips from our real estate professionals help you work smarter—not harder—while preparing your home for the spring market. From small updates with big returns to timing strategies that give you an edge, these recommendations will ensure your home stands out and attracts the right buyers.

BONUS: Agent Tips + Recs

01.

Best ROI Updates Under \$1,000

You don't have to take on a major renovation to impress buyers.

- Fresh paint in neutral tones instantly brightens rooms.
- New cabinet hardware or light fixtures modernize a space for minimal cost.
- A deep professional clean and carpet refresh make a big impact on buyers.

03.

Early Spring Listings Get More Attention

Buyers start searching before the snow fully melts – often in February and March.

- Homes prepped and photographed early stand out in a market with less competition.
- Early movers often benefit from stronger buyer demand and higher offers as spring momentum builds.

Prep now, list early, and you'll beat the crowd.

02.

Winter is the Best Time for Contractors

Home improvement pros tend to have lighter schedules in the colder months. That means:

- Faster turnaround times for small projects
- More flexibility in pricing
- Less competition for top-quality work

By booking now, you'll be ahead of the spring rush.

04.

The Pre-Listing Walkthrough Advantage

A quick consultation with your real estate team can reveal:

- Which updates will bring the best return
- What to skip (not every project adds value)
- The right timeline for photography, staging, and marketing

Our team can help you prioritize smartly – so every effort pays off by spring.

EHT *Listings* Services

OUR PREMIER SELLER EXPERIENCE
ENSURES A FASTER SALE, LESS STRESS,
AND MAXIMUM VALUE.

What You'll Get

- ✓ **Local Market Expertise**
- ✓ **Proven Results & Experience**
- ✓ **Professional Staging**
- ✓ **Strategic Pricing and Guidance**
- ✓ **Custom Marketing Plan**
- ✓ **Skilled Representation at Negotiations**
- ✓ **Full Service Team**



Nearly 800 five-star Google reviews,
highlight our exceptional service,
responsiveness, and client satisfaction.

Top 5 Team in Ohio

Top 1% in the US

300+ Transactions Per Year

Here's What The *Process* Looks Like

01. Market Analysis

We take the time to understand your goals and gather details about your home. We review market data and comparable sales to create a personalized plan and clear strategy for selling your home.

02. Pre-List, Home Staging

Every Ed Huck Team listing receives a professional home staging consultation, offering guidance and simple projects to boost your home's market value before it hits the market.

03. Professional Photography

Your home will be professionally photographed to showcase its unique features and most valuable assets. First impressions matter — compare our listing photos and see the difference!

04. Marketing

Our proven marketing strategies maximize your home's exposure. Your listing will appear on hundreds of websites and social media platforms. Your agent will coordinate open houses, yard signs, and brochures.





Ready to *Get Started?*

It's never too early to meet with one of our real estate experts. Selling your home can be simple and stress-free — let our team guide you every step of the way.



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