

EASY STEPS THAT WILL HELP YOUR HOME SELL FAST



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GREAT IDEAS

For Quick Easy Steps
That Will Help Your
Home Sell

FAST

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MAKE YOUR HOME'S ENTRANCE ENTICING

Curb appeal is vital if you want your home to sell quickly for a good price. To create that enticing look, you don't necessarily have to undertake extensive landscaping or major fixes to the exterior of the building. Instead, you could just concentrate on the entrance to your house.

Lead them in

You want to do everything you can to lead your guests (and potential buyers) into your home. Make it clear where the entrance is by emphasizing it, using some of the techniques in this article.

Accessorize

Make sure all your door hardware (the door knocker, handle and hinges) are new or look new. You can buy matching hardware cheaply. Alternatively, give what you already have a good polish. Invest in a new house number and mailbox that complement the rest of your hardware.

The door

Make sure the door looks bright and fresh. Paint it to match the rest of the trim on your house and keep it clean of dirty rain splashes.

Steps and railings

If there are steps up to your home, make sure they are well kept and safe. Check metal railings for rust and make sure they stay firm when visitors hold them.

Plants

Use containers or hanging baskets to mark the way to your home. They are easy to maintain and provide a splash of colour. Try placing one container or basket on either side of the door to frame the entrance.

Lighting

Consider adding attractive lights to emphasize the entrance and make it more attractive at night.

Add a chair

If you have space, place an attractive chair near the entrance. It gives the impression your home provides a relaxing place to sit and rest.

Don't forget a welcome mat

As a finishing touch, put a new mat outside the door.

Create a Beautiful Focal Point for Your Room

Having a focal point is critical if you want to create a room that feels comfortable and useable. And when you're selling your house, you'll make the room more attractive to buyers because they'll feel more at home when there's a focal point for them to rest their eyes on. Some rooms have natural focal points, such as a fireplace, architectural details or a picture window with a view.

Ways to create a focal point

But if your room has none of these, you could try placing a large piece of furniture such as an armoire or a tall bookcase along one wall, using an ornate mirror or large painting, or adding a table with your favourite ornaments or mementoes arranged on it.

If you have a large, flat-screen television, this might make a suitable focal point, but many people prefer not to make a TV the centre of attention, as it can look unattractive when switched off.

The focal point doesn't have to be on the wall — a large area rug placed under a coffee table can also work well.

A fireplace is perhaps the best focal point in a living room. To accent it further, place a painting or mirror above the hearth.

In a bedroom, place the bed along the longest wall; add attractive bedding and a well-designed headboard.

All furniture in a room should be arranged around the focal point, helping draw your eyes to the right place. It's almost as if you are "framing" your focal point with the furniture and other decorations in your room





Create an Attractive Home Office

A home office is on its way to becoming an essential item on a house buyer's wish list. After all, many people work at least part of the time at home — and even if they don't, they still want somewhere to store the computer and their household papers.

Here are some tips to help you create an attractive home office that you'll actually want to spend time in.

An attractive place to work

A home office doesn't have to be just functional — it can be attractive, too. So take as much care with the décor as you would in the other rooms in your house, making sure office furniture and accessories coordinate with wall and floor coverings.

Good lighting

If you don't have a lot of natural light (or you'll be working mainly in the evenings), make sure you have good lighting, particularly task lights for illuminating your desk. Include other types of lighting too, so you'll make the room feel comfortable.

Choose good furniture

It's essential that your desk and chair are comfortable to work at, so take time choosing them. Make sure the seat and backrest of your chair are adjustable and that the height of your desk is comfortable.

Power and the Internet

Make sure there are plenty of power outlets in the room and easy Internet access. Avoid a "rat's nest" of cables by bundling them together and tucking them out of sight.

Include good storage

Think carefully about the kind of storage you'll need and make sure there's enough of it. Consider stackable boxes to store paperwork efficiently, and an attractive filing cabinet. Put shelves on the walls and use them to store books; add wire baskets to the shelves for documents. Bulletin board Put up a bulletin board for reminders and other essential information you use every day. Then you'll avoid ugly sticky notes all over your computer.

Use Lighting To Make Your Home More Attractive

If you plan to sell your home, you can make your interiors and exteriors shine by improving the lighting. Here's how.

Drapes and Shades

Natural light works best during the day. So make sure to open all drapes and shades to let in the sunlight.

Highlighting

Put emphasis on the room's focal points, such as an alcove or artwork, by using lighting. Use task lighting in such spaces.

Exterior areas

The driveway and other such areas can be lit with the help of low-voltage string lights.

Doorway lamps

You can greatly enhance the curb appeal of your home by placing interesting lamps on your porch.

Security lights

Lighting placed around your house needs to be high up to ensure enough light is spread. Try using bright lights for the exteriors.

Shining out

Lighting which accentuates the interior of your home should also be visible from the outside. Use lighting to add a feeling of warmth and grace to a room before people even come into your house.

Mood and theme

If your home is chic and modern, try using a clean and simple lighting design. For more classic styles, use ornate lighting, such as chandeliers.

LED lighting usages

New to the market, LED lights work best for the kitchen, bathroom and other functional areas.





Make Your Bathroom Look Spacious

It is no secret that one of the key things people look at when they are buying a house is the bathroom. That is why it is so important to make your bathroom look as big, beautiful and up-to-date as possible. Unfortunately, many bathrooms these days are quite small, but there are ways of making them appear sleeker and larger.

Fixtures and cabinetry

One thing that can help is to install fixtures that are as high-tech and as contemporary as possible. Their streamlined appearance can give a bathroom a more spacious appearance.

Another way to make a bathroom appear larger is to remove all bulky cabinetry. For instance, if you have a sink that is encased in a big clunky cabinet, you can remove it and get a freestanding sink.

Buying fixtures that are smaller than usual can also make the bathroom look bigger.

Toilets, bathtubs and showers

You can buy toilets nowadays that are very narrow and sit close against the wall. You can also buy “tankless” toilets that situate the tank on a pipe high above the actual seat.

Old-fashioned bathtubs can also take up a lot of room in a small bathroom.

One solution might be to rip out a large bathtub and replace it with “a newer, smaller one — or, have a bathroom with just a shower stall. Redoing the floor in stone and having an open shower with a glass stall can also make a smaller bathroom look more luxurious and spacious.

Colours

Yet another way to keep the bathroom looking spacious is to avoid painting it in dark colours — keep the walls and shelving as pale in colour as possible.

Give Your Bathroom A Fresh New Look

The bathroom might be one of the smallest rooms, but it's one of the most important if you're selling your home. Here are some quick tips to freshen up your bathroom to give yourself a space you enjoy relaxing in, whether you are moving or not.

Clutter

Bathrooms attract a lot of bottles and jars that create clutter. By putting them in a closet or throwing away those you haven't used for a long time, you'll immediately make your room look more spacious.

Fixtures and fittings

It's not as expensive to replace bathroom fixtures, such as the toilet, as you think. Putting in more modern fixtures will immediately bring your bathroom up to date. The same goes for towel rails, mirrors and other hardware. Try replacing them with a matching set to unify the look of your bathroom.

Ceramic tiles

The caulking between tiles gets very dirty. Clean it - and you'll immediately make your bathroom fresher.

Flooring

A big turn-off for many house-buyers is carpet in the bathroom. If you replace it with a more washable surface, you'll have a much cleaner-looking room.

Towels and shower curtain

Replace your towels with a new, fluffy matching set and keep an inviting pile waiting on a shelf or in a closet. And replace your shower curtain for a new one that matches the décor.

Paint

Freshen up the room by giving it a coat of light, neutral-coloured paint.





Summer Container Plants Will Help Sell Your Home

Container plants are an easy way to give immediate visual impact to your home, creating that important curb appeal - the "wow" factor as potential buyers pull up outside. Here are some important tips to make sure you use containers effectively.

Use big containers

Don't be afraid of using big, bold containers. They will have much more impact and will be easier to care for because they won't dry out so easily. Smaller containers tend to get lost in the landscaping, so you'll lose the visual impact you're trying to achieve.

Use quality containers

Avoid plastic containers, as these can look cheap. Terracotta, wrought iron, or zinc containers look great. Choose a container that complements your house and the rest of your landscaping. For example, if you have iron detailing, find a matching container; if you have brick paving, a terracotta pot might look good next to it.

Fill them with plants

For immediate results, fill your containers with more plants than you normally would. Otherwise, you will be forced to wait for the plants to grow before your container will look lush and healthy.

Feed your plants

Make sure you keep your containers well maintained by watering and feeding the plants regularly. You want buyers to think the containers are always there, not just a quick fix.

Quick Fixes For A Great Looking Kitchen

Cabinet Doors

Damaged or dirty cabinet doors are a big turn-off for buyers. But that's easy to fix. Most cabinetry can be re-painted after cleaning it and applying a coat of primer. Just check that the materials can take paint or whether you need to give any special preparation to the doors first. Alternatively, you can just replace the doors. There are companies that provide doors to fit existing kitchen cabinets.

Hardware

Another way to fix up cabinets is to replace the hardware, perhaps changing outof- date fixtures for sleek, modern ones. This is a very cheap and easy way to update your kitchen.

Sinks and Faucets

Try trading your faucets for more modern designs and replacing a damaged or very dirty sink. Appliances People love modern stainless steel appliances. It could be a good investment to upgrade your appliances to the most modern designs to give your kitchen the 'wow' factor.

Backsplash

An easy way to update your kitchen is to replace the backsplash. Subway or mosaic tiles or a sheet of stainless steel are very popular right now, and this quick change can really lift the feel of the room.

Flooring

Dirty, tired linoleum floors will turn off buyers. Try updating with tough laminate flooring or some tiles that tie into the rest of the kitchen.

Paint Change

The décor easily by repainting in fresh, modern, neutral colours. A coat of paint can be a very cheap way to refresh the look of your kitchen.

Clutter

Just by simply removing the clutter that accumulates on your countertops, you can freshen up your kitchen. Throw out things you don't need; put away others you use only occasionally.





Turn Your Patio Into An Outdoor Room

Whether you are thinking of moving to a new home or just want to improve your living environment, there are many things you can do to turn a drab patio or deck into another room.

If you are putting your house on the market, turning this space into another room will help visitors see the potential of your house.

The key is to make your outdoor room look as inviting as possible. So think about it just as you would any other room in your house.

This means you should invest in furniture that will give a feeling of luxury, turning your patio into a place of relaxation. Group your furniture, just as you would indoors. Invest in comfortable furniture, such as a chaise lounge.

Colours and Materials

Try to complement the décor inside your house by using similar colours and materials. If, for example, you have a wooden floor inside, try to make it look as if the floor extends outside by using similar materials. Use your choice of furniture to pick up colours you've used inside and bring them outside.

Lighting

There are many low-cost options for lighting outdoors, such as battery-operated lights or torches. Then you'll be able to extend the use of your outdoor room into the night.

Clean it up

Scrub the paving, perhaps using a power washer, and scrub the decking to make it look like new again.

Make Your Home Appear Much Larger

One thing that most buyers are looking for is space. They want to know they're going to have room for everything (and everyone) and they're not going to grow out of their house too quickly. So here are some ways to make your house seem bigger than it really is.

Get rid of clutter

This is probably the most important secret to increasing the illusion of space. Remove items you don't need from surfaces, particularly in the kitchen. Keep shelves tidy and not stuffed with books and ornaments.

Paint the walls

Use white or neutral colours to make rooms appear light and spacious. Use tones of a neutral colour such as brown or grey to avoid visual clutter and make your décor feel more harmonious.

Consider off-site storage

If you're running out of room for your possessions, move some of them into a storage unit while your house is on the market. Alternatively, have a yard sale to get rid of unwanted items — or donate them to charity. Otherwise, your house might look as if it's not spacious enough for a family.

Remove some furniture

Potential buyers need to be able to walk around your house without bumping into chairs and tables. Put some furniture into storage until you move. Leave a path through your rooms that buyers can walk through.

Organize closets

Make sure you've tidied your closets. Invest in an organizing system, if necessary. Remove clothing that you're not likely to wear from your closets.

Clean up the garage

People want to know they can fit a car (or two) in the garage and still have room for storing their possessions. So clear out your garage and neatly organize everything that must stay in there. Mirrors and drapes Place mirrors in strategic places and remove fussy window treatments to enhance the illusion of space.





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