

# Staging Advice for

## 11301 Walking Horse Lane

For questions or clarification contact Mollie Smith at molliemcgee1@gmail.com or 919-698-8681

### Overall:

*I would strongly suggest repainting the full interior of your home in a light neutral color with white trim. This is one of the best things you can do to get the highest price from a buyer, as it alleviates some of the buyer trepidation of purchasing a home they might feel "needs work". I would also strongly suggest repairing or replacing flooring throughout the home, for the same reason as the paint. Other quick updates you can make to get a higher price from a buyer would include updating plumbing fixtures and bathroom hardware (towel holder, toilet roll holder, etc.), and replacing the light fixtures for more transitional options.*

### Foyer:

- Patch any holes in the walls and remove all artwork

### Living Room:

- Completely clear off fireplace and mantel. I'd like buyers to see this as a feature and anything covering it takes away from that!
- Bring furniture further into the room- i.e. pull leather chair out from the corner next to the fireplace and bring the coffee table closer to the sofa. This will create a cozier feel!
- Open all curtains or remove entirely (leave blinds)
- Fluff cushions and pillows for photos and showings
- Remove art on walls
- Consider removing tv and media stand and placing the two leather chairs across from the sofa instead

### Dining Room:

- Remove an mismatched chairs and bring all chairs to the table
- Open curtains or remove entirely
- Remove art on walls
- Remove or simplify bar shelf to open up walkway into the kitchen

### Kitchen:

- Clear off counters as much as possible (appliances, cooking utensils, dishes, mail, etc)
- Wipe down all cabinet fronts, appliances, counters, windows, etc. to give everything a shine
- Place decorative dish towel on stove and consider adding decorative rug in front of sink
- Touch up cabinet paint

### Garage:

- Remove as many unneeded items as possible and organize

### Hall Bath:

- Replace towel holder
- Remove art or hang a bit lower on the wall in front of the toilet
- Clear off counters as much as possible
- Remove or organize shelf above toilet
- Remove any toiletries from shower
- Deep clean all surfaces (walls included)

### Bedroom #1:

- Remove hats on the wall
- Remove stuffed animals, objects on dressers, and art on the walls
- Organize closet
- Remove TV to open up the space

### Bedroom #2:

- Remove game table
- Repair carpet in doorway
- Organize closet
- Declutter room and style as a guest room or office space/sitting room.

### Primary Bedroom:

- Remove anything hanging on backs of doors
- Remove hats and artwork
- Declutter surfaces to keep things feeling open
- Place neutral covers on the bed
- Organize closets

### Primary Bath:

- Remove any toiletries in shower if possible
- Remove baskets, waste bin, extra items on bathroom floor
- Clear off counter
- Deep clean all surfaces