

25 Staging Tips to Maximize the Value of Your Home



www.TheWoodGroupTucson.com

520-260-3123

Kevin@TheWoodGroupTucson.com



25 Staging Tips

Throughout the House:

1. Open the draperies and pull up the shades and let in the sunlight.
2. Create a positive mood. Turn on all lights, day or night. Open the curtains during the day.
3. Install higher wattage light bulbs to show your home brightly in its best light. Turn on all lights.
4. Remove all clutter from each room to visually enlarge them. Especially all flat surfaces.
5. Create the illusion of spaciousness.
6. If you have a fireplace, highlight it in your decorating.
7. Keep your home dusted and vacuumed at all times.
8. Have a family emergency “game plan” to get the home in order quickly if necessary.
9. Air out your home one half hour before the showing if possible.
10. Lightly spray the room with air freshener so that it has a chance to diffuse and air before the buyer arrives.
11. Set the scene by setting the table! Highlight the potential of your dining room by setting a grand dining table.
12. Shampoo all carpets and vacuum them daily.
13. If the carpet does not clean up well you should replace it.

25 Staging Tips

In The Bedrooms:

14. Create a master “suite” effect in your decorating.
15. Make sure that beds are made and the linens and curtains are fresh and clean.
16. Organize your closets, remove unnecessary items and put them in storage.
17. Improve traffic flow through every room and create a feeling of spaciousness in every room by removing unnecessary furniture, knick knacks, hobby items, children’s items, etc.

In The Bathrooms:

18. Bathrooms should always be kept spotlessly clean.
19. Do not leave towels around and wipe down the shower areas after each use.
20. Re-caulk if the caulking is not sparkling white.
21. Put out fresh towels and decorative soap for showings.

In The Kitchen:

22. The Kitchen should always be kept spotlessly clean.
23. Expand your counter space by removing small appliances.
24. Highlight an eat-in area in your kitchen with a table set for dinner.