

## Thinking of Selling Your Home in 2024? Top 5 To Do's...



### Where/How To Start...

Are you one of the many who are considering the perfect timing to introduce your home to the real estate market in 2024? **Getting your home "ready"** for potential buyers demands foresight and proactive measures. Whether the decision to sell is imminent or lies in the near future, **preparing** your home now can significantly **elevate its appeal** and potential value when the right moment arrives.

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### Preparing...

Prepare your home for sale by **following these steps** and implement these **strategies** ahead of listing to ensure your home is ready for potential buyers. This **proactive approach** minimizes feeling rushed, leaves a positive impression for

potential buyers, and increases your chances of a **successful sale**.

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## 1. Curb Appeal...

Make a lasting first impression on potential buyers by enhancing your **home's exterior**. Before listing, invest time in budget-friendly upgrades to boost **curb appeal** and make your property more attractive to prospective buyers.

- Paint or touch-up the **front door, flower boxes, shutters**.
  - Plant some **florals**, clean up areas where bushes or shrubs have overgrown.
  - Power wash the **deck or patio**. Weed in growth areas if needed.
  - Polish up or replace the **mailbox**.
  - Clean any outdoor **stairs** to the back or front doors.
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## 2. No One Likes Gross Grout....

A clean bathroom is more appealing to buyers. Quick fixes like refreshing the **grout** in the shower area and tiles can instantly improve the space and leave a positive impression.

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## 3. Touch Up Paint...

Address the **wear and tear** accumulated over the years from kids, social events and daily living. Take a moment to **identify dings and dents** on baseboards, moulding, window sills, walls and even ceilings. Then invest time in touching up the **cracks and peeling** of paint for a refreshed and well-maintained appearance.

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## 4. Odds and Ends and Door Knobs...

Small details matter; don't underestimate the impact of a **loose handle** or a **missing lightbulb** on potential buyers. These seemingly minor issues can trigger concerns and make buyers wonder about the overall condition of the property. Attend to these small fixes including **faulty window screens and screen doors** to convey a well-maintained and cared-for home.

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## 5. Don't Overdo It...

No need to over-upgrade; quick fixes before selling often yield the best returns. Massive makeovers may not be cost-effective, as you might not recoup the investment.

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## Smart Improvements...

In summary, focus on updates that add value, like curb appeal, a fresh coat of paint, clean or new curtains, replacement of door handles and cabinet hardware, ensuring closet doors are functional, fixing leaky faucets, cleaning grout, functional light bulbs, and attend to your gutters and screens. These smaller, strategic improvements can enhance your home's appeal without breaking the bank.

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## Need An Agent?

I'm here for you. More questions? **Let's connect!** And, if you know someone looking for a real estate professional - I'm ready to help!



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