

Is Your *Home* READY FOR SALE

Our goal is to present your home at its best. Your goal should be to present a clean, spacious, clutter-free home – the kind you would like to buy! Some simple task, if not paid attention to, could possibly affect the sale of your home. So we've created a checklist to help you prepare your home for sale:

Curb Appeal

- Keep lawn mowed and shrubs trimmed
- Edge gardens and walkways
- Remove all cars from driveway
- Hide garbage cans inside garage
- Sweep walkways and driveways
- Remove branches, litter, and toys
- Add color and fill bare spots with plantings
- Remove mildew or moss from walls or walks with bleach and water
- Take stains off your driveway with cleaner or kitty litter
- Clean and pressure wash patio and deck areas. Make repairs if necessary
- Remove any broken/worn outdoor furniture
- Make sure pool is sparkling clean
- Remove screens from front windows
- Replace old storm/screen doors
- Check for broken/misaligned roof shingles
- Repair broken windows/shutters, replace torn, screens, make sure frames and seams have solid caulking
- Pressure wash exterior siding, replace damaged bricks or wood
- Clean and remove rust from any window A/C units or store them away
- Paint the front door and mailbox
- Add a new front door mat and consider seasonal door decoration
- Clean or repaint hardware on front door, exterior lighting fixtures, etc.
- Make sure doorbell is in working order

General Interior Tips

- Add a fresh coat of interior paint in light, neutral colors
- Shampoo carpeting, replace if necessary

- Remove rugs, floor mats, door mats to enhance perception of floor space size
- Clean, wax or refinish hardwood floors
- Clean and wash kitchen and bathroom floors
- Wash all windows, vacuum blinds, wash window sills
- Clean the fireplace
- Clean out and organize closets, add extra space by packing clothes and items you won't need again until after you've moved
- Remove extra furniture, worn rugs, and items you don't use, especially from stairs
- Repair easy fixes: loose doorknobs, cracked molding, leaky taps and toilets, squeaky doors, closet or screen doors off their tracks, etc.
- Add scented potpourri or scented candle
- Secure jewelry, cash, or other valuables

Master Bedroom

- Organize furniture to create a spacious look with sitting, sleeping, and dressing areas
- Organize and minimize clutter in closet

Kitchen

- Make sure appliances are clean inside and out
- Make sure all appliances are in working order
- Clean often-forgotten spots: on top of fridge and under sink
- Wax or sponge floors to brilliant shine, clean baseboards
- Organize items inside cabinets, pre-pack anything you won't be using
- Keep counters as clear and empty as possible

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Holan Antonetti ®

📞 (786) 403-3437
✉ Holam.Antonetti@gmail.com
🌐 www.Holamantonetti.com



Living Room

- Make it cozy and inviting, remove chipped or worn furniture and frayed or worn rugs
- Consider packing away personal photos
- Remove as much clutter as possible

Bathrooms

- Remove all rust and mildew
- Make sure tile, fixtures, shower doors, are immaculate and shining
- Stow all personal hygiene items
- Put out fresh towels and linens

Basement

- Sell or give away all unnecessary items
- Organize and create more space by hanging tools and placing items on shelves

- Clean water heater and drain sediment
- Change furnace filter
- Make inspection access easy
- Clean and paint concrete floors and walls
- Provide strong overhead lighting

Attic

- Tidy up by discarding or pre-packing
- Make sure exposed insulation is visible and in good condition
- Make sure air vent is in good working order
- Provide strong overhead lighting

Top 8 Interior IMPROVEMENTS

"spring cleaning" throughout... no matter what the season is. Give special attention to the following: windows and screens, counter and appliance tops, mirrors, ovens, sinks, toilets and tub/shower areas.

1. Buyers take special notice of light & bright homes. Buy high-intensity light bulbs and be sure to clean all light shades and covers.
2. Buyers notice especially clean homes. Do a "spring cleaning" throughout... no matter what the season is. Give special attention to the following: windows and screens, counter and appliance tops, mirrors, ovens, sinks, toilets and tub/shower areas.
3. Buyers notice clean windows, freshly laundered drapes & curtains.
4. Buyers notice freshly cleaned carpets. Replace or repair damaged areas of the floor or floor covering. Having your carpet stretched can make a dramatic improvement on its appearance.
5. Buyers notice spacious rooms; arrange furniture and decorations to improve each room. Remove unnecessary items that don't fit in.
6. Buyers notice colors that will blend with their decor and furnishings. Consider brightening things up with a fresh coat of paint. Think white, off-white or greige. Such colors make a room look bigger and brighter, and these colors are most likely to go with the new buyer's furnishings.
7. Buyers notice closet & cabinet space. Neatly arrange everything in your closets, cabinets and other storage areas including the basement and garage. Get rid of all unnecessary items.
8. Buyers pay attention to tiny details. Fix all of the "little things"... loose door knobs, leaky faucets, towel racks, clean and repair caulk areas.

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