

## Getting you More Green \$\$

### Ten tips to help add more value to your home

- **1. Start at the curb:** Buyers begin making a decision from the moment they arrive so keep sidewalks clear, mow the lawn and prune overgrown shrubs and trees. you might want to paint or stain your front door, fence, deck and steps, if needed.
- **2. Clean, clean, clean:** Everywhere...especially kitchens, bathrooms, windows and carpets. It is so much easier for potential buyers to picture themselves living in a spotless home. Consider hiring a cleaning service for a thorough clean.
- **3. De-clutter and de-personalize:** Highlight your house, not your possessions. The less "Stuff" you have, the larger your rooms, closets and counters will appear.
- **4. Make minor repairs:** Leaky faucets, broken light fixtures or peeling paint can make or break your sale. Signs of neglect, no matter how small, can reduce the amount a buyer will be willing to pay for your home.
- **5. Paint:** Relatively inexpensive, a fresh coat of neutral paint is one of the best household improvements a homeowner can make to add value to a home. Paint is like money in a can.
- **6. Banish smells:** Smell has more impact than you might expect especially pet, tobacco and cooking odours. Have carpets, furniture and window coverings clean and deodorized. If you choose an air freshener, make sure the scent is not overpowering.
- **7. Tidy:** Ensure all dishes, clothing, shoes, kid toys and pet toys are put away.
- **8. Make it bright:** Even during the day, especially in the evening, ensure all lights are turned on in every room. Open up blinds and curtains to let in as much natural light as possible.
- **9. Update the kitchen and bathroom.** If you have the budget, dollar for dollar, nothing adds more value to your home than tastefully renovated kitchens and bathrooms.
- **10. Choose the right REALTOR®:** Making a decision on the professional you hire to sell your single largest investment should not be based on the individual who gives you the highest suggested list price. It should be the REALTOR® who has the best marketing plan, knowledge and experience to sell your home.



**Ed Bobiash Team**

**RE/MAX Saskatoon**

Phone: 306-222-7770

Email: [bobiashteam@ebteam.ca](mailto:bobiashteam@ebteam.ca)

website: [www.edbobiashteam.ca](http://www.edbobiashteam.ca)

Each office independently owned and operated.  
Not intended to solicit individuals already under contract.

