maria moves niagara

YOUR NEXT MOVE STARTS HERE

eXp REALTY BROKERAGE

A SMART SELLER'S GUIDE

Inside Matters, Too

Preparing Your Home for Showings



Make every room feel welcoming.

Simple details help buyers appreciate your home.

YOUR NEXT MOVE STARTS HERE.

Help buyers picture themselves at home

Once you have cleared away excess furniture and clutter, turn your attention to the small details buyers notice during a showing. The goal is not perfection or an expensive renovation. It is a clean, bright and well-maintained space that feels easy to move into.

> **Start with a fresh perspective**
>
> Walk through each room as though you were visiting for the first time. Notice scuffs, stains, lingering odours, awkward furniture placement and anything that needs attention.

1. Walls and ceilings

Check walls and ceilings for marks, peeling paint or visible staining. A fresh coat of paint in a soft, neutral shade can brighten a room and create a more cohesive look. Before covering water stains, investigate and address the underlying cause.

2. Floors and carpets

Clean floors thoroughly and address noticeable damage, loose tiles or heavily worn carpeting. Replacing every floor is rarely necessary. Focus on repairs or updates that make the biggest difference within your budget.

3. Doors and windows

Clean the glass, frames and window coverings. Test windows, doors, handles and locks to make sure they work smoothly. Repair sticking hinges or damaged hardware using appropriate products and professional help where needed.

4. Fresh air and odour control

Open windows when weather permits, clean fabrics and carpets, and address the source of pet, cooking or smoke odours. Avoid heavy fragrances that can feel overpowering or suggest a smell is being masked.

5. Plumbing and fixtures

Polish taps and sinks, remove mineral deposits and check for drips, slow drains and loose fixtures. Confirm that hot and cold water work properly. Have leaks or plumbing issues repaired rather than relying on cosmetic fixes.

6. Lighting and finishing touches

Replace burned-out bulbs, open curtains and keep surfaces tidy. Make beds, fold towels neatly and give each room a clear purpose. A few simple touches can make a space feel calm and inviting.

Your showing-day checklist

- ☐ Clear countertops and put away personal items
- ☐ Vacuum, sweep and wipe down surfaces
- ☐ Open blinds and turn on appropriate lights
- ☐ Empty garbage and address odours
- ☐ Tidy bathrooms, bedrooms and entryways
- ☐ Secure valuables, medications and pets

Let’s schedule a discovery call.

I can help you prioritize improvements and create a preparation plan that suits your home, your timeline and the Niagara market.

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