

**Timely Results. Always.**

## **Sellers Tips**



**604-209-1475 Cosmo VALENTE**

### **Curb Appeal**

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**Roof and chimney** - Shingles should be intact with none missing and mortar between the bricks should be secure. Although expensive to replace, a roof or chimney in disrepair often discourages potential homebuyers.

**Exterior siding** - If your siding needs to be painted, it is well worth the expense and time. Choose a color that is fairly neutral and that coordinates with homes in your immediate vicinity. Power washing dirty siding can make a house look almost new again.

**Gutters** – You should repair and clean gutters. Weeds growing from your gutters are a good example of a negative first impression. Nothing says "poor maintenance" like weeds in a gutter.

**Windows and Trim** - If the paint on the trim or windows is peeling, scrape and paint. Replace any broken glass and finally clean the windows inside and out.

**Front Entry Door** - If your front door has not been painted in 3-4 years, consider a fresh coat of paint. Depending on the style of your home, a contrasting color from your siding may add visual interest. The front door should welcome buyers into your home. A nice looking wreath in tune with the season gives a warm homey touch.

**Shutters** - If applicable, repair and paint if needed. Usually, a contrasting color matching the front door or a neutral color works best.

**Foundation** – You should repair visible cracks. Basement windows should be repaired if cracked, cleaned and trim painted if necessary. It sometimes helps to paint the exposed foundation on the exterior of your home but you should avoid loud colors.

**Porch** – Once again, repair and paint railings, posts and steps. Place a few nice chairs and a table with plants if space permits. Place a welcome mat by the door. Hanging flower baskets add a nice touch but don't forget to water them. An inexpensive idea to dramatically enrich your curb appeal is to add a brass mailbox, a new brass porch light, brass house numbers and a brass kick plate. For less than \$80.00 dollars you will transform the look of your home.

**Landscaping** - Now that the house's exterior is in good shape it is time to concentrate on the landscaping around your home. Your goal is to have the landscaping complement your home, not detract from or compete with it. Homebuyers should not have to look through overgrown shrubs or trees to see your home. Anything overgrown or so large that it blocks windows, doorways or sidewalks should be trimmed back or removed. Any diseased or dying plants should be removed.

Remember, your landscaping should enhance your home, not overpower it. Keeping everything trimmed and neat will give your home the "curb appeal" needed to make someone want to take a closer look.

