



Staging Your Home For Sale Into Fall & Winter

Your house is on the market and you did your best to keep up the curb appeal for potential buyers. The trees were full of leaves, lawn was neatly trimmed, the gardens overflowed with flowers, birds at the feeder and a garden gnome greeting potential buyers to fall in love with your house. But now the leaves are falling and the flowers are gone and the garden gnome shivers in the cold. How do you keep your home looking its best as buyers drive up to your door?

A few simple things can help keep your house looking great and help attract an offer:

- **De-clutter your yard:** Put away the summer lawn furniture and prepare your gardens for winter. Disconnect hoses from the faucets and storing them neatly in the garage or shed. This will keep the hoses from freezing and splitting the casing and allows pipes inside the wall to drain so that water doesn't crack them.
- **Seal coat your blacktop drive:** The heat of summer may cause asphalt to expand and crack. If not repaired, water can get into them and freeze making the problem worse.
- **Clean your gutters:** This task is especially crucial because of freezing and thawing. If your gutters are clogged with debris, standing water freezes and forces its way up under the roof shingles or into the eaves, which

introduces moisture that can eventually rot the roof decking.

- **Schedule your annual furnace check up:** Make sure that all your mechanical systems are in good working order since you know this is one area that potential buyers are sure to inspect.
- **Make sure deck and porch boards are secure:** This is a great time to make any late season repairs to decking so that it weathers the heavy snow with ease.
- **Prune back trees:** Not sure how or when? Contact a local Master Gardener or nursery for tips on pruning your trees and shrubs.

Once the snow flies you'll want to make sure that your home is still appealing from the road. Make sure your driveway and all sidewalks are shoveled. Keep a bag of salt on hand in case any surfaces become icy.

Your home can look just as appealing to potential buyers in the fall with these few easy steps. Looking for more great ideas on how to stage your property for the current real estate market? Contact your local Realtor.

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