

# Lake Sherwood Association Real Estate Report Feb 2016

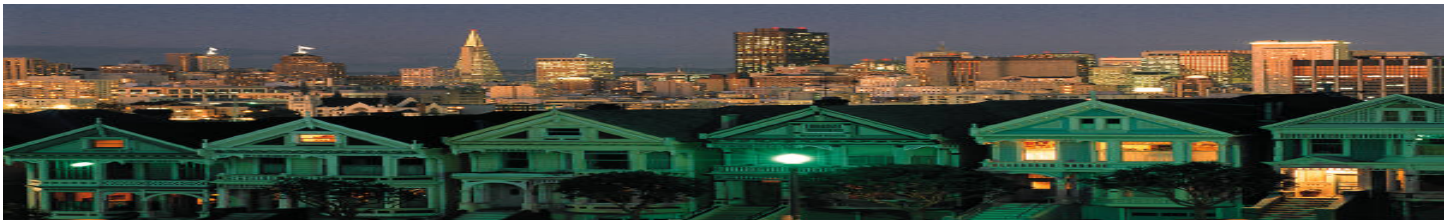
LSA

February 2016

## STAGING TIPS THAT HELPS HOMES SELL QUICKLY:

Try these five staging and organizing tips to help you reach a faster sale.

1. **Purge from the top to bottom** – Do a proper sort and purge, getting rid of outdated clothing, duplicate items and rarely used gadgets. To keep this task from turning into a source of serious frustration, tackle one room (or even one drawer) at a time.
2. **Pack Up Everything but the Essentials** - /start pre-packing your home, storing non-essentials or out of season gear in the garage or off site. The idea is to give potential buyers a sense of space, which can't be done if your home is overloaded with clutter.
3. **Fix Glaring Problems** – Remove our of style wallpaper, replace broken light fixtures, update cabinet and drawer pulls and refresh dated window treatments. Simple fixes like these can make your home stand out from the competition.
4. **Depersonalize** – Remove family pictures and personal collections and replace them with neutral artwork and simple accessories. The idea is to give potential buyers a neutral canvas so they can imagine their belongings in your home.
5. **Go for Polished** – Research the latest design trends and stage your home to match. Professional stagers recommend tailoring the design style to your target demographic. For example, if you're in a family neighborhood, style the bedrooms for children, even if none live in your home.



**SOLD**

**DETAILS**

Filed January 7, 2016 – Lot 108A 11906 Lake Sherwood Ave  
N. \$338,000.00

3502 total living area – 5 Bed Rooms 2.5 Baths \$97.00  
sqft. Updating needed.