

## Upgrading Options for Bigger Profits



When home staging, If your are like most, you will want to get the biggest bang for your buck and upgrading is the way to do it. We have inserted many links to help you with your shopping. It can be a load off your mind if you can shop right from your computer and we have located many wonderful and reasonable web sites to serve your home staging requirements. Try selecting from the some of the following suggestions:

## **Decorative upgrades you can take with you while impacting the image of your current home:**

- Add beautiful wall hangings. The larger the better. A simple, colorful, piece of art is in many instances all you need on a wall in an entire room. If you can pull art, pillows and rugs together, the look is clean and exciting.
- Fluffy new bed coverings and pillows: dress your beds like you are selling them! You can look inside our shopping page for bed coverings that are perfect for home staging and around \$40.
- Decorative kitchen accessories: a plate stand with a colorful plate, silk greenery in baskets, a basket of fresh fruit or faux fruit, pasta in tall containers with raffia tied around the lid, cookie jar or canister set.
- Silk trees add warmth and interest in focal rooms such as the living room, family room, dining room entry. Ficus and palms are always warm and exciting...6' to 7' works well with 8' ceilings.
- Replace dated lamp shades or if you are crafty, cover them in a coordinated fabric or trim for your secondary rooms
- Up lights behind potted trees...the shadow looks great on the ceilings and feels dramatic for more than just home staging.
- Area rugs bring a world of color and style to a home without a big expense.
- To fix and repair your lawn [Click Here!](#) , here is an interesting site for you.
- For curb appeal...look no further! Take a look at this site for ideas to create an instant great first impression from minutes to a weekend. [Click Here!](#)

## **Upgrades increasing the value of your bottom line:**

- New 2 inch faux wood blinds or plantation shutters are a smart update. Shutters are even better as they add to the value of the house
- Replace the carpet with a Berber or Frazee neutral and durable
- Tile or marble bathroom floors, entry, kitchen/dining room. We found this really cool tool to use to **calculate** tile, wallpaper, paint etc.
- Counters in granite or new tile
- Paint dining room walls in a moody color such as sage or Tuscany yellow. Check out our link to figure your color scheme. Select your favorite color from your clothing or a rug or piece of art...then click on "color scheme" and you will find a whole selection of wall colors and accent colors to choose from with confidence. Figure how much **paint** you need here...and best of all, you can play with wall and trim color. Amazing!
- Replace all light fixtures with current styles
- New door pulls on all cabinets add new life to cabinets
- Frame bathroom mirrors or replace with framed mirrors (Home Depot has a fabulous new stick-on frame kit that looks great and is inexpensive).

- Kitchen appliances are very important to a home buyer as you know...if you cannot afford to replace your appliances with stainless steel, try replacing the face of the dishwasher with a stainless steel cover. Your stove can be updated by replacing the burners if electric. Your sink is inexpensive to replace with a stainless steel version set onto the counter and new faucet.
- New **Kitchen and bath cabinets** are a crowd pleaser.
- New crown moldings and base moldings.
- Paint the interior and exterior of the entire property in neutrals. Generally a blank canvas is easier to sell to the masses than selling a painting. Try this link for **exterior color schemes**.

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