



LUXE COASTAL STAGING, LLC

THE ADVANTAGE



MAKES YOUR HOME CLEAN & ORGANIZED
OPTIMIZES YOUR VALUE
STRIVES TO MAKE ROOMS LOOK BIGGER
ADDS FUNCTIONALITY TO EACH ROOM
MODERNIZES YOUR HOME

WWW.LUXURYSHORELIVING.COM

HOME WITH MECHELLE

FEATURED
PROPERTY

TIPS FOR
SELLERS

SEASONAL
STAGING TIPS



SELLER TIPS

DECLUTTER AND DEPERSONALIZE

One of the most important steps in preparing a home for sale is to declutter and depersonalize the space. Remove personal items, excess furniture, and any clutter that can distract potential buyers. This allows them to envision themselves living in the space and helps create a clean and spacious atmosphere.

ENHANCE CURB APPEAL

The exterior of a home is the first impression buyers will have, so it's crucial to enhance curb appeal. Make sure the landscaping is tidy, and the entryway is inviting. Consider adding fresh flowers, a new coat of paint to the front door or updating the house numbers to create a welcoming first impression.

HIGHLIGHT THE HOME'S BEST FEATURES

Identify and highlight the best features of your home. Whether it's a beautiful fireplace, a spacious kitchen, or a stunning architectural detail, make sure these features are showcased and emphasized during the staging process. Use furniture placement, lighting, and accessories to draw attention to these areas and create a focal point that will leave a lasting impression on potential buyers.

FEATURED PROPERTY

STANDOUT FEATURES

Spacious floor plan
Freshly painted
Luxurious and modern
fixtures throughout.



After our
recommendations from
our staging consultation
and a full stage, we were
able to highlight all of this
homes beautiful features.



SEASONAL STAGING TIPS

EMBRACE NATURAL LIGHT

Natural light is abundant and can make a space feel bright and airy. open up curtains and blinds to let in as much natural light as possible. consider removing heavy drapes or replacing them with sheer curtains to allow for maximum sunlight. additionally, strategically place mirrors to reflect light and create the illusion of a larger space.



HOME STAGING CHECKLISTS

START WITH A CLEAN SLATE

STORE AWAY YOUR CLUTTER

SCALE BACK ON YOUR FURNITURE

RETHINK FURNITURE PLACEMENT

STAY WITH A NEUTRAL COLOUR PALLETTE

FRESHEN UP THE SPACE WITH A FRESH COAT OF PAINT

ALLOW AS MUCH LIGHT AS POSSIBLE FOR PHOTOS



HOME STAGING CHECKLISTS

- WASH BASEBOARDS
- WASH WINDOWS
- REPAIR ANY LEAKY FAUCETS, TORN SCREENS, ETC
- CLEAN MIRRORS AND GLASS
- CLEAN WALLS
- CLEAN LIGHT FIXTURES
- CLEAN APPLIANCES (INSIDE AND OUT)
- DEPERSONALIZE AND REMOVE EXCESS DECOR
- DECLUTTER ALL CLOSETS AND STORAGE SPACES
- PRESSURE-CLEAN EXTERIOR
- SPRUCE UP LANDSCAPING
- PUT ON A FRESH COAT OF PAINT

THE BENEFITS



HOME STAGING COMES WITH MANY BENEFITS



- HOME STAGING PROVIDES A CLEAN PALETTE - DEPERSONALIZED & ORGANIZED
- STAGING CAN MAKE A HOME APPEAR 'MOVE-IN' READY
- STAGING A HOME MAKES IT EASIER TO MARKET!
- IT MAKES LISTING PHOTOS MORE APPEALING AND EYE CATCHING FOR BUYERS SHOPPING ONLINE



BOOK A CONSULTATION TODAY!

If you're interested in a free 30-minute introductory consultation or would like more information, secure your spot and contact me at:

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