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## Staging your home: How to make it stand out

Even a modest makeover can help your home sell faster

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CTW Features

When a home is staged before being listed for sale, it involves several tactical maneuvers, such as rearranging furniture for maximum walkability from room to room, painting walls a neutral color instead of a bolder, showy shade, and removing items that are cluttering the rooms, which makes them look smaller. A properly staged home creates a look that highlights what's great about the space and downplays what's not. Below, tips on making your home look sellable, inside and out.

### Address curb appeal

If the exterior of your home looks neglected or drab, it won't make a good first impression on prospective buyers. A few worthwhile fixes: repainting the front door, repairing a broken fence or steps and, if you've got a porch, replacing worn-out sofa cushions and planting colorful flowers in containers. Keep up with cutting the grass and trimming the hedges so your property always looks well taken care of.

### Declutter to open up the space

When a room has too much stuff—multiple sofas, shelves crammed with books, closets overflowing with clothes and shoes—it can shrink visually and seem a lot smaller than it is. Make a serious effort to pare down your belongings so your house can breathe.

### Reposition furniture for best traffic flow

When a sofa, bed, or chair interrupts a room's natural flow, some buyers will be turned off. Look around your



space: Can people easily walk around without knocking into furniture? If not, try moving pieces around for better flow.

### Prioritize the kitchen and bathrooms

They're the rooms that most interest buyers so make sure yours look amazing. Paint the walls a neutral color (cream, tan, white), install updated lighting and cabinet pulls, and give the rooms a thorough cleaning. Nice touches: new fluffy towels for the bathrooms, a small coffee bar on the kitchen countertop.

### Make necessary repairs

Fixing anything that's broken, such as windows and doors, before listing your home is crucial because visitors will try to open and close them to see if they're working properly.

### Remove all signs of you

It will be easier for buyers to picture themselves living in the house if they don't see pictures of you everywhere. Remove all photos, kids' artwork, framed diplomas, and anything else of a personal nature.

### Add pops of color

While neutrals make sense on the walls, you can have some fun with color everywhere else: throw pillows, area rugs, side tables, towels.

### Fill your home with irresistible scents

Chocolate-chip cookies baking in the oven, a vase filled with fresh lavender, or the smell of pine emanating from a diffuser will create aromas that will make visitors feel happy, relaxed, or content while checking out your home!

## Hot Property

### Charming Marmalade Duplex in Downtown

169 W 400 N  
Salt Lake City, UT 84103

This turnkey investment opportunity presents a stunning Marmalade house situated just below Utah's capital.

Each of the two units features 2 bedrooms and 1 bathroom, offering independent living spaces. Fully furnished with essential kitchen items, linens, irons, coffee makers, and complete furniture and decor sets. Enjoy entertainment with flat screen TVs in every living area and bedroom. Amenities include central air, stackable washer/dryer units, and smart thermostats. One unit occupies the upstairs while the other resides on the main floor, both with dedicated off-street parking. The main floor unit boasts a serene patio area, a small garden, and a storage shed. Experience downtown Salt Lake City living, with close proximity to shops, Temple Square, City Creek, and the Capitol. Currently, both units are leased with over 30 days' notice for termination. New owners can opt to continue the current leasing arrangement. Buyers are encouraged to verify all details, including square footage, independently.

Please see HOT PROPERTY, F2

