

## Bedrooms

### **Goal:** Restful and Private

This room should be relaxing, peaceful and spacious. It is important to present a calm space to create a feeling of rest. Buyers buy the way they want to live – not how they actually live. No laundry or work space – we are selling a bedroom. Keep only absolute necessities on night stands and dressers. Review, sort and organize your closets. Remove any items which could be donated to free up space. Buyers will be looking in the closets.

### **Really Clean**

- Carpets, walls and baseboards
- Light switches and fixtures
- Windows and doors until sparkling
- Electronics
- Make the bed everyday

### **Remove or Store**

- All personal and family photos (clear shelves and bedside tables)
- All knick knacks, collections and personal items
- Laundry hampers and dirty clothes – put in washing machine
- Clear end tables of all unnecessary items – including medication
- All signs of pets, including water dishes and toys
- Ashtrays
- Personal hygiene products
- All valuable items to protect them (if necessary, take them to a safety deposit box)
- Clearing off of drawers
- Use space under the bed to store extra books, magazines, larger blankets and lines if necessary
- All off-season clothes. Reduce the amount of clothes stored in the closets by half. (Buyers are mentally moving their clothes into your closets during open houses – make room so they imagine their belongings in your closets.)

**Replace or Repair**

- Doors that do not swing/slide smoothly
- The bedspread or duvet if necessary or if it is dated
- Light fixtures that do not work, are dated or are too small
- Carpet if necessary
- Trim or edging that may be damaged

**Review & Detail**

- Spaces are spotless and clutter free
- Wall hangings and pictures need to be at eye level
- Window treatments should not distract from any potential view, should not be dated or dominate room
- Open up the blinds/drapes for every open house
- Play soft, relaxing music that is easy on the ears, while showing
- Add neutral pillows and throw rugs for a comfy feel