

## Dining Room

**Goal:** Room should look and feel spacious and elegant

This is a room the buyer needs to imagine sitting down to enjoy special meals with family and friends. A place they can not wait to entertain in!

### **Really Clean**

- Carpets, walls and baseboards
- Light switches and fixtures
- Old wood cleaned and revitalized with orange oil
- Windows and doors until sparkling
- Dining room table and remove the tablecloth. Keep it free from clutter.

### **Remove or Store**

- All knick knacks, collections and personal items
- Reduce china cabinets and hutches
- Ashtrays
- Glassware – keep to a minimum
- All personal photos and family pictures (clear them off shelves, tables and buffets)
- Extra table leaves from the table
- Extra dining chairs store or use in other rooms
- Leave only 1/3 of the items currently out on display
- Silverware at place settings
- Minimize distractions by packing away china and glasses from hutches and cabinets
- Valued light fixtures – if not staying with the house

### **Replace or Repair**

- All doors that do not swing/slide smoothly
- Light fixtures do not work
- Carpet if needed
- Trim or edging may be damaged

**Review & Detail**

- **Wall hangings and pictures need to be at eye level, reduce to one large picture or a smaller group of three**
- **Window treatments should not distract from any potential view, should not be dated or dominate the room**
- **Adjust the table to create better traffic flow**
- **Open up the blinds/drapes for every open house if view permits**