

North Oakville Home Seller's Prep Checklist

A Step-by-Step 4-Phase Timeline to Maximize Value & Outshine the Market

Phase 1: Deep Clean & Declutter (6–8 Weeks Before Listing)

- [] **Clear Countertops:** Strip kitchen and bathroom counters down to 1-2 curated decorative items.
- [] **Depersonalize Spaces:** Pack away family photos, personal collectibles, and highly specific decorations.
- [] **Streamline Storage & Closets:** Purge closets and pantries by 30% to 50% to visually maximize storage capacity.
- [] **Deep Clean Hard Surfaces:** Scrub grout lines, polish window glass inside/out, and eliminate pet or cooking odors.
- [] **Sort and Off-site Move:** Box up non-essential belongings and shift them into local off-site storage or a garage corner.

Phase 2: Minor Repairs & Maintenance (3–4 Weeks Before Listing)

- [] **Apply Neutral Paint:** Refresh main traffic walls with light, warm neutral paint finishes (e.g., soft greiges, warm whites).
- [] **Fix Hardware & Fixtures:** Swap out dated cabinet pulls, tighten loose doorknobs, and replace any leaking faucets.
- [] **Standardize Lightbulbs:** Replace burnt-out bulbs with matching warm white LED variants (2700K to 3000K) across rooms.
- [] **Repair Visible Drywall Damage:** Patch wall dings, settle cracks, and eliminate old ceiling water spots to prevent inspector red flags.
- [] **Test Mechanical Systems:** Ensure your HVAC, furnace, garage doors, and windows open smoothly and work perfectly.

Phase 3: Strategic Staging (1–2 Weeks Before Listing)

- [] **Apply the 30% Space Rule:** Remove excess, oversized, or non-functional furniture to clear walking pathways.
- [] **Float Furniture Layouts:** Pull couches and chairs slightly away from walls to anchor conversation spaces beautifully.
- [] **Establish Focal Points:** Orient room arrangements toward structural highlights like fireplaces or scenic ravine views.
- [] **Stage Spa Bathrooms:** Hang fresh, crisp white towels, clear out daily toiletries, and place a tiny faux plant by sinks.

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- [] **Maximize Light Penetration:** Pull blinds entirely up, tie back dark drapes, and turn on ambient lamps for visitors.
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Phase 4: Boost Curb Appeal (Final Days Before Listing)

- [] **Manicure Lawn & Gardens:** Mow lawns, edge walkways sharply, and lay down clean, dark black mulch.
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- [] **Power Wash Pathways:** Clear dirt, grime, and salt stains off the main driveway, sidewalk, and front porch steps.
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- [] **Elevate the Front Entry:** Polish the front door handle, clean light fixtures, and layout a fresh, premium welcome mat.
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- [] **Hide Utilities & Trash:** Stow recycling bins, trash cans, garden hoses, and pet bowls completely out of sight.
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- [] **Clear the Driveway:** Park all family vehicles off-site during listing photography and home open houses.
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Prepared specifically for North Oakville's competitive market conditions. Hand off to listing media when complete.