

SHOWING-READY, ROOM BY ROOM

Showcase Your Home Like a Pro

A clean, calm home makes it easier for buyers to notice the space - and imagine living there.

**Clear the view**

Open walkways and reduce surface clutter so every room is easy to read.

Clean before styling

Fresh floors, glass, counters and fixtures matter more than extra decor.

Keep it comfortable

Use balanced light, fresh air and a pleasant temperature - never heavy scent.

**1. Entry & first impression**

- ◇ Sweep the path, steps and front landing.
- ◇ Clean the door, handle and nearby glass.
- ◇ Put away extra shoes, coats and delivery items.
- ◇ Use one simple welcome detail, then stop.

**2. Kitchen**

- ◇ Clear most counters and hide the dish rack.
- ◇ Wipe appliances, cabinet fronts and hardware.
- ◇ Empty the sink, dishwasher and garbage.
- ◇ Keep only a small, intentional counter setup.

**3. Living & dining**

- ◇ Open pathways and remove unnecessary small furniture.
- ◇ Align cushions, throws, chairs and table settings.
- ◇ Hide remotes, chargers, loose cables and pet toys.
- ◇ Keep the dining table simple and mostly clear.

**4. Bedrooms**

- ◇ Make every bed and use tidy, balanced bedding.
- ◇ Clear floors, bedside tables and dresser tops.
- ◇ Reduce personal photos and highly specific decor.
- ◇ Organize visible closets so they feel easy to use.

THE FINISHING DETAILS

Comfort, care & a clean exit

The goal is not perfection. It is a home that feels cared for and easy to understand.



5. Bathrooms

- ◇ Dry sinks, counters, mirrors and shower glass.
- ◇ Hide toiletries, bath mats, laundry and cleaning products.
- ◇ Set out fresh towels and close toilet lids.
- ◇ Empty bins and check for drips or odours.



6. Light, air & temperature

- ◇ Open blinds or curtains unless a view needs softening.
- ◇ Turn on lamps and replace burnt-out bulbs.
- ◇ Ventilate before the showing and set a comfortable temperature.
- ◇ Choose fresh air over strong candles or sprays.



7. Storage & utility areas

- ◇ Neaten closets, pantry shelves, garage edges and laundry space.
- ◇ Group similar items and keep floors visible where possible.
- ◇ Do not create overfilled hiding spots buyers may open.
- ◇ Keep panels, equipment and access points clear.



8. Privacy, pets & the final walk

- ◇ Secure valuables, medication, documents and spare keys.
- ◇ Arrange for pets to be safely away when possible.
- ◇ Remove pet bowls, litter, bedding and obvious odours.
- ◇ Leave before buyers arrive so they can look comfortably.

The 10-minute showing reset

- ◇ Open window coverings and switch on key lights.
- ◇ Clear counters, sinks and high-traffic surfaces.
- ◇ Straighten beds, cushions, chairs and towels.
- ◇ Check bathroom mirrors, toilet lids and bins.
- ◇ Put away dishes, laundry, shoes and pet items.
- ◇ Take out garbage and quickly refresh the air.
- ◇ Secure private items and turn off screens.
- ◇ Walk the home once from the buyer's point of view.

One last look.

Your home does not need to look empty. It should feel calm, cared for and ready for a buyer to picture what comes next.