

Home Staging Services Rearrangements

"Rearrange you'll love the change"
home staging ezine - - - June 1, 2011



This waterfront home had evolved to five levels. It took two summers for the right buyers to find it.

Seven Ways to Create an Unsellable Home

You might want to avoid these.

If you are planning on living in your home for the next five years or more, you can customize a little and add improvements without worrying about recovering their costs on resale. Still, you or your heirs will probably have to sell the place someday. Here are five things you should avoid because they will make the inevitable sale much more difficult.

1. Add numerous levels to your home. Sunken this, raised that, multi-level the other; split level is one thing but when moving from room to room is like a constant rock climbing excursion it becomes a problem. It is certainly an eliminator of any potential buyer with mobility issues. And, it makes the home seem chopped up and smaller.

2. Build an unpopular addition. If you want to add a 30 by 50 room for some specific purpose, perhaps a yoga studio or a daycare, you are not creating a room that most people will be able to

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use. Fewer potential buyers means a harder to sell house.

3. Convert the garage. To get a permit for a garage conversion you may have to make some hard to reverse changes. Unless you have another garage, you have just downgraded your property to one with no garage. Most garage conversions are not attractive enough and well enough integrated into the overall floorplan to make the space gained equal the garage lost.

4. Remove period details such as woodwork to modernize. If your home is a older, much of it's value and charm may be in its period details. Stripping them out would be a mistake. Modernizing the function while keeping the period look would be much preferable. This concept applies both inside and out. There is a fine line between minor updates and ruining the original architecture.

5. Turn a three bedroom home into a one bedroom. Most buyers need at least two bedrooms and families need at least three. Buyers would rather buy a place with the right number of rooms than go to the trouble of changing yours back.

6. Use outdated or inferior materials or allow shoddy workmanship. If you are going to make a change, do it right and use materials which will stand the test of time.

7. Remove the last bathtub in a family style home and replace it with a shower. While many of us seldom use our tubs and some of us have difficulty getting in and out of tubs, it's still not a good idea to get rid of all of them if the potential buyers could be families. Have you ever tried bathing a baby or toddler in a shower?

In short, the danger is in making your home so unique that it suits very few buyers, and doing it in hard to reverse ways. When it's time to sell you may have to wait a very long time until that special buyer shows up. The only other option is to cut your price ridiculously.

Kingston Housing Market

CMHC Spring 2011.

It's been a brisk Spring for home sales in Kingston. However, the Spring 2011 report from



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Financing Available

Cash strapped and needing to get top dollar for your house? It could be worth borrowing to complete the necessary staging work. Staging has a very high return on investment. Since it usually cuts selling time in half, it can substantially lower your holding costs. See if the numbers make sense for you on this [downloadable spreadsheet](#).

Recent Blogs:

[Organizing for a Move? 7 Tips to Help You Get Started](#)

Getting ready for a move, especially a downsize, can seem overwhelming. These tips will help whittle the job down to size.

[Off-Site Storage 7 Things to Consider](#)

If you have too many belongings and too little space, you might have wondered about renting a storage unit. Here are some things to think about as a starting point.

Best Tips of the Month:

Tall lamps which shine light upwards make a ceiling seem higher. However, they will also emphasize its imperfections.

Canada Mortgage and Housing predicts a 3.4% decline by the end of the year. This is because pent up demand has been mainly satisfied.

Next year demand will rebound they predict. In 2012 the statisticians expect strong job gains for Kingston, and that will offset the damper of an eventual increase in interest rates. Kingston's unemployment rate is expected to be at a relatively low 6% and that will attract new residents to our area.

Listings will slightly outpace sales. This will keep price increases modest, in line with inflation. The 2012 price increase is estimated to be about 2% as the market stabilizes.

Housing starts in 2011 will remain strong, especially in apartment construction. In 2012 they are expected to inch down in line with demographic demand.

Mortgage rates in 2012 are predicted to be around 4.2% for three year and 6.3% for five year. Increases in mortgage rates are dependent on economic recovery, including the worldwide economy. Therefore the rate increases could be later if recovery lags.

As of yesterday the Bank of Canada is holding off on any increase. Current thoughts are that increases in the prime rate may not be announced until this Fall.

After washing the windowsills inside and out, apply a heavy coat of car wax. It will cause rain or condensation to bead, protecting the surface from damage.

Keep extra trash bags at the bottom your wastebasket to save some steps when replacing them.

Two parts hot water and one part liquid fabric softener makes a great wallpaper remover. Score the vinyl surface. Spray on the mixture and let soak for 20 minutes before scraping of the paper.

A section of white picket fence or a piece of lattice fastened to the wall can make a fun headboard.

Matching the colour of your bedspread to the colour of your walls will make your bedroom seem larger. It's not the colour that shrinks a space, it's the contrast.

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