



# Grande Prairie Real Estate.com



***"My business relationships are based on trust. There can be no surprises. This is what sets me apart."***

--D'Arcy Donald

For more information on these topics email D'Arcy Donald at [darcy@darcydonaldrealty.com](mailto:darcy@darcydonaldrealty.com)

## Visit [GrandePrairierealestate.com](http://GrandePrairierealestate.com) for helpful information:

- **56 Types Of Turbulence** - *common issues encountered when selling a home.*
- **A Realtor Is A Professional** - *ongoing education, standard forms, code of ethics.*
- **Adding Value To Your Home** - *landscaping, maintenance, renovations, painting, clutter.*
- **Creating Curb Appeal** - *clean yard, repair, eliminate clutter, coordinate exterior, painting tips.*
- **GST And Real Estate** - *GST on new homes, resale homes, renovated homes, land, rent.*
- **Moving Checklist** - *utilities, bills, change of address, bank accounts, medical records.*
- **Preparing For An Open House** - *floor coverings, walls, ceilings, baseboards, doors, lighting.*
- **Preparing Your Home** - *creating a buying mood, cleanliness, lots of space, well maintained.*
- **Real Estate Terminology** - *amortization, broker, brokerage, easement, qualifying, realtor.*
- **Seller Checklist** - *things to do when trying to sell a home.*
- **What Is A Home Inspection** - *what is covered, why get an inspection, where to a get one.*
- **What Is Property Disclosure** - *who benefits, how is it used, what types.*
- **Why Use A Realtor** - *separates lookers from buyers, marketing plan, negotiate sale price.*

### **PRIVACY POLICY**

**D'Arcy Donald absolutely will not sell or distribute your personal information under any circumstances. No email addresses will be sold to/or exchanged with third-parties...**

This complimentary form is provided by D'Arcy Donald Realty



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# ADDING VALUE TO YOUR HOME

We're REALTORS®  
Real Estate Is Our Life.

## Planning to sell in the near future?

Here are some inexpensive touches that create eye appeal for prospective buyers.

- **Landscaping**

Your front lawn, flowerbeds, porch, sidewalk and driveway should be well maintained, neat and uncluttered. Decks, fences, and gates should be in good condition.

- **Painting**

Touch up floorboards. Repaint unsightly walls and doors.

- **Repairs**

Nagging little jobs you have been putting off should be done now:

- broken or cracked windows
- holes in screens
- broken door handles, light switches
- leaking faucets or toilets

*Note:* Major defects such as a leaking roof, or problems with the heating or electrical system, must be disclosed to the buyer. If you don't choose to spend money on such repairs, it could be reflected in a lower sale price.

- **Removing clutter**

Too much furniture and clutter or crowded storage space will not allow buyers to visualize your home as theirs. Have a garage sale, or store some belongings off-site.

## Looking at a longer-term investment?

If you plan to live in your home for some time, you will be faced with other decisions about adding value to your home. What will make you the most comfortable and, at the same time, give you the greatest return on your investment?

- **Maintenance**

Keeping your home in good repair is your best investment:

- roofing, eavestroughs, and windows
- a new coat of exterior paint
- regular upkeep on the heating and electrical system
- appropriate flooring in high traffic areas

- **Renovations and additions**

Not all renovations and additions are equal. Be wary of items that a future buyer might consider expensive to maintain.

Stick to practical items:

- a garage
- a patio or deck
- an extra bathroom or bedroom
- skylights
- a central vacuum system

Remember that your REALTOR is experienced in market valuation and is always ready to give you advice on adding value to your home.

This brief overview is just a start. Your REALTOR will have many more suggestions that will help you get top dollar for your home.



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