



The Top Ten Things to Enhance Curb Appeal

The number one consideration you need to address when selling your home is curb appeal. How attractive is your property and your home when people drive by? It has often been said that 'you only get one chance to make a first impression' and this is especially true when selling your home. Here are some tips to really spice up your curb appeal!

1. Walk around your house and take digital pictures inside and out.

You'd be amazed at the number of items you'll see that need some attention. You may have walked by that loose downspout a 100 times without noticing it, but it will jump out at you in a picture. One picture really is worth 1000 words.

2. Clean up the clutter.

Trash, debris, bikes, roller skates, you-name-it, they all need to be picked up and squared away.

3. Clean the gutters.

Have you ever seen plants and trees growing in the gutters? Nothing can destroy curb appeal quicker.

4. Paint.

The cost in time and money is nothing compared to how it can add value to your selling price. A [quality](#) paint job will get you 10 times your money back. Note: the operative word is quality.

5. Power wash the exterior of the house.

The goal is to remove dirt and grime, but nothing else. Practice a bit on the back side of the house until you get the hang of it. Also be careful when power washing around bricks and mortar, because you could chip them.

6. Get rid of the 'mine field'. If you have dogs or other pets, be sure to police the entire yard before doing any showings.

7. Have a knock out front entrance.

If the storm door or screen door is dented, dinged, faded, or has broken glass or a torn screen...replace it. Paint the front door to give it a fresh clean look. Replace the door knob with a new shiny brass or nickel plated door knob and lock set.

8. Wow them with the walkway.

Be sure that the path has no loose material and that it is level and flat. Fill in any cracks. Pull any weeds. Light it up with some inexpensive solar fixtures.

9. Focus on the little things. A large new shiny mailbox, large reflective street numbers and a new front porch light will speak volumes about the quality of the house.

10. Have a friend do a walk around as a potential buyer.

Most of us have at least one picky, compulsive friend that usually drives us nuts. Now it's payback time. Get this friend to critique your curb appeal with the understanding that 'anything goes'.

Want to sell your house in a hurry, think about the curb appeal.