

# homestaging



## Create an inviting bathroom

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The bathroom is considered secondary to the kitchen as a selling ticket; however, equal staging treatment is absolutely essential. Bathrooms must appear as clean, light and as spacious as possible, inviting buyers to luxuriate and pamper themselves there.

Your most intimate personal care products and accessories are a no-no at this time, so declutter and edit by removing toiletries, waste baskets, tissue boxes, scattered rugs, and toilet seat and tank covers. No bathroom can be too clean. Lightly-scented candles such as Magnolia or Gardenia provide a pleasing aroma that is not overwhelming.

Mirrors and glass must shine at their best with no streaks or finger prints. Grouting around tubs, showers and sinks must look new in appearance and not yellowed or stained. You can be sure that potential buyers will pay close attention to these details and them to a spa.

In bathrooms, the buyer is looking for counter and storage space. Do not go over the top with décor items on counter space – keep it simple and classy. The way your personal items are organized in drawers and cabinets say a lot to the buyer about the overall care for the home. Low

cost storage bins and baskets for personal items are a great investment and will even make you feel better about the bathroom's organization.

Mirrors enlarge a room, creating the perception of extra space and light, while at the same time provide a great décor item. For the finishing touches, use white and whiter towels, shower curtains and accessories. Walls must be neutral (antique white or cream) in colour. Buyers are not impressed with extravagant paint treatments (e.g. faux finishes). This type of finish is limited in appeal. Stack white towels on counters, paying close attention to symmetrical folding; add some greenery and voila – a Spa-like feeling.

The bathroom is the perfect place to showcase greenery. Plants thrive in humid conditions, so bathrooms are a prime spot for live plants and shiny, airy leaves create a tropical feel.

Is your bathroom fitted with a toilet and tub with colours from a lost generation? If so, invest in white or cream replacements for a big return. A whimsical word or interesting print adds to the atmosphere. When your bathroom is reflected on – what is the first word that comes to mind?



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