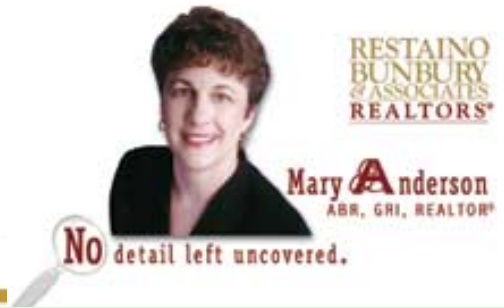


HOME YOUR HOME



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ROOMS THAT WORK

When selling a house, it is important to think about what potential buyers might find appealing. In general, most would say they're looking for a large kitchen, extra space in the master bedroom and good closet space. Maximizing what you have in these areas is a good start to giving your house a leg up on the competition. But as telecommuting has become more popular in the workforce, many — if not all — homeowners are looking for an area set apart to work from home.

If your house doesn't have a den and you've yet to designate office space in your home, don't fret. Many places in your home could be fashioned into an office: a sunroom, extra bedroom, attic or basement. If there's no clear space, designating an area that is part of a larger room may give potential buyers an idea of how they could incorporate a home office into the living space. For example, a desk could be pushed against a wall in a breakfast nook or an area of the living room. It should be something that blends into the décor of the room. As easy as it is to have a home office added to your house, it will pique homebuyers' interest and could even add to your asking price.

HOME, ANONYMOUS HOME

There are so many things to keep in mind when you are preparing your house for sale, from keeping it spotless to maximizing the lighting. But one of the most simple and effective tips to keep in mind is to make your home look and feel like anyone could live there.

Too many family photos on the wall or displaying your children's artwork on the refrigerator really personalizes a house — which is great if you're living there but can be a little off-putting to potential buyers, who may find it difficult to envision their belongings in your home.

Make a move before you move. Pack up all family photos (unless they will leave a gaping space on the wall), sports trophies, collectible items, knickknacks and personal souvenirs that really tell a lot about your personality. Doing this will eliminate your personal mark in the house, leaving it open to a potential buyer's own interpretation of the space.

However, be sure not to just place your boxes in the basement, attic or garage (which can make these areas appear cluttered and less spacious). Ask a friend to store them for you or rent a storage area for a few months until you move. Removing clutter is part of the house-selling process anyway, so in doing this, you'll quickly be a step ahead of the buying/selling game.

