

# The Vantage Home Staging Guide

Staging your home is one of the most effective things you can do to sell faster and for more money. It helps buyers picture themselves living there — and that emotional connection is what turns a showing into an offer.

### SELLS FASTER

Staged homes spend fewer days on market

### HIGHER OFFERS

Staged homes attract stronger bids

### BETTER PHOTOS

More online clicks before the first showing

## STEP 1 — DECLUTTER & DEPERSONALIZE

Remove family photos, personal collections, and anything that makes the space feel like your home rather than a buyer's future home. Clear all rooms, closets, and storage areas. Less is always more — open space feels larger and more inviting.

#### Quick Win

Rent a storage unit for a month. Getting excess furniture and boxes off-site transforms how spacious your home feels during showings — and buyers notice immediately.

## STEP 2 — DEEP CLEAN & REPAIR

Every surface should be spotless: windows, baseboards, grout lines, appliances. Fix minor issues — leaky faucets, cracked tiles, scuffed walls. Simple upgrades like new light fixtures, fresh paint, or updated hardware deliver outsized impact. Use subtle, fresh scents and ensure the home is well-ventilated.

## STEP 3 — STAGE ROOM BY ROOM

### Living Room

- Furniture for conversation flow
- Neutral tones & soft textiles
- Maximize natural light

### Kitchen

- Clear all countertops
- Bowl of fruit or fresh flowers
- Organize — buyers look inside

### Bedrooms

- Neutral hotel-style bedding
- Remove excess furniture
- Organize closets to show storage

### Bathrooms

- Remove all personal toiletries
- Fresh neatly-folded towels
- Minimal décor, one candle

### Dining Area

- Simple elegant table setting
- Good overhead lighting
- Tasteful centrepiece

### Home Office

- Clear the desk completely
- Neatly store all supplies
- Show functional workspace

### Outdoor

- Trim & landscape curb appeal
- Stage patio with clean furniture
- Welcoming front entrance

### Lighting

- Open all curtains & blinds
- Layer ambient + task + accent
- Warm bulbs throughout

### Colour & Scent

- Neutral paint colours
- Art & accessories sparingly
- Fresh linen or lavender scent

## STEP 4 — PHOTOGRAPHY & SHOWINGS

Once staged, hire a professional photographer — your listing photos are your home's first showing. For open houses, keep the space clean, well-lit, and welcoming. Offer a feature sheet highlighting recent upgrades. Consider 360° virtual tours to attract more online interest before buyers even visit.

## STAGING FOR EVERY BUDGET