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7 tips for staging your home

Cortland County Board of Realtors®
 — The Voice of Real Estate



Cortland County Board of Realtors

The first step to getting buyers to make an offer on your home is to impress them with its appearance so they begin to envision themselves living there. Here are seven tips for making your home look bigger, brighter, and more desirable.

- 1. Start with a Clean Slate**
 Before you can worry about where to place furniture and which wall hanging should go where, each room in your home must be spotless.
- 2. Stow Away Your Clutter**
 It's harder for buyers to picture themselves in your home when they're looking at your family photos, collectibles, and knickknacks. Pack up all your personal decorations.
- 3. Scale Back on Your Furniture**
 When a room is packed with furni-

ture, it looks smaller, which will make buyers think your home is less valuable than it is.

- 4. Rethink Your Furniture Placement**
 Highlight the flow of your rooms by arranging the furniture to guide buyers from one room to another.
- 5. Add Color to Brighten Your Rooms**
 Brush on a fresh coat of warm, neutral-color paint in each room. Ask your real estate agent for help choosing the right shade. Then accessorize.

6. Set the Scene
 Lay logs in the fireplace and set your dining room table with dishes and a centerpiece of fresh fruit or flowers. Make your bathrooms feel luxurious by adding a new shower curtain, towels, and fancy guest soaps (after you put all your personal toiletry items out of sight). Judiciously add subtle potpourri, scented candles, or boil water with a bit of vanilla mixed in. If you have pets, clean bedding frequently and spray an odor remover before each showing.

7. Make the Entrance Grand
 Mow your lawn and trim your hedges and turn on the sprinklers for 30 minutes before showings to make your lawn sparkle. If flowers or plants don't surround your home's entrance, add a pot of bright flowers.

For more information, to find a local Realtor®, local listings, CCBR Affiliate Members or Appraisers, please visit www.cortlandmls.com.

4 steps to patch up drywall

If you want to repair dents and shallow holes in drywall, here are four simple steps to ensure you get the best possible result.

- 1. Sand down the edges.** This step ensures the wood putty or spackling compound adheres to the wall. Use a fine-grit sandpaper (120 or 150) to lightly sand the area around the hole.
- 2. Clean the surface.** Once you finish sanding, vacuum up dust and debris clinging to the wall, then wipe down the area with a damp cloth. Be sure to let the wall dry completely before you apply the filler and paint.
- 3. Apply enough product.** Use a trowel to completely fill the hole with wood putty or spackling compound. The product should overflow slightly around the edges. Once it dries, you can sand down the filler until it's smooth and blends in with the wall. If the hole isn't completely filled, you'll need to repeat this step until the surface is even.
- 4. Repaint the entire wall.** While it might be tempting to only paint the affected area, the repair work will likely be noticeable if you do. For seamless results, take the time to repaint the entire wall.

To find all the materials you need to complete this repair, visit your nearest hardware or home improvement store.



WINDOW TREATMENTS



Shining a light on solar shades

From blinds and curtains to shutters and drapes, there's no shortage of materials that can be used to enhance the look of your windows. One practical option is to install solar shades.

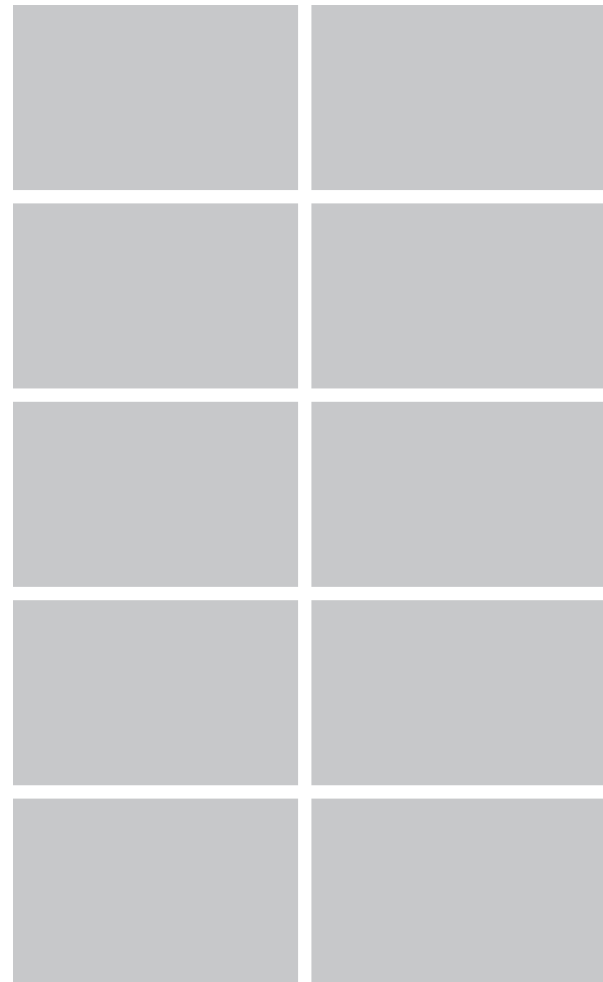
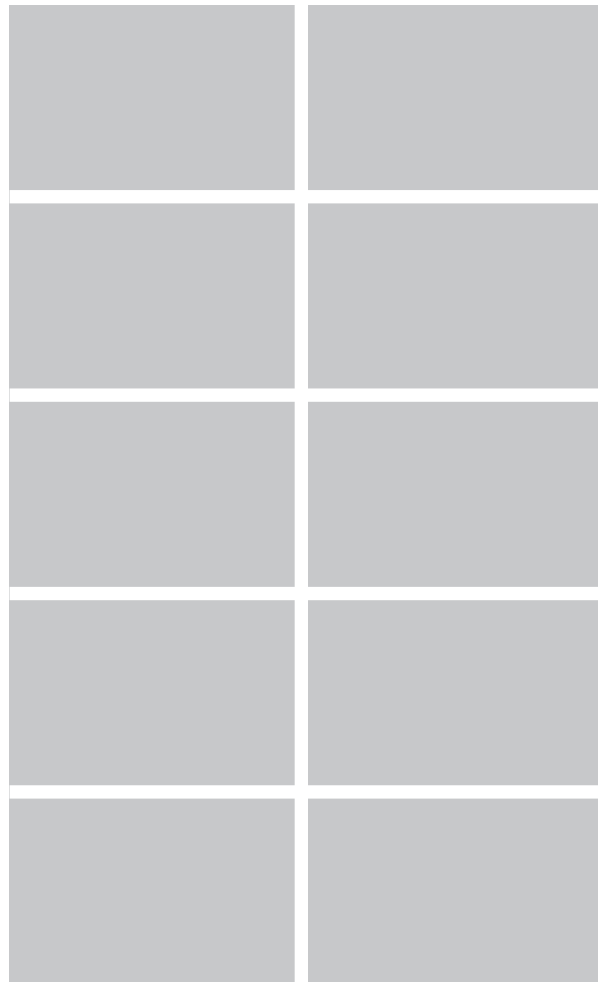
Solar shades are available in a range of opaqueness levels, allowing you to select a loose or tight weave depending on what you use the space for and how much light you need. Visit the stores in your area to find the right product for every window in your home.

Here are some of the benefits of this roll-up window covering.

- They protect against harmful rays. Solar shades are made of a tightly woven fabric designed to block out the sun's UV rays. The perforated material allows you to safely enjoy natural light in your home.

- They offer privacy with a view. Solar shades provide a decent view of the outdoors while preventing others from seeing into your home. They also reduce glare.

- They help conserve energy. Solar shades help keep your home cool on hot days, thereby reducing the strain on your air conditioner. This lowers your energy bills and helps protect the environment.



<p>CORTLANDVILLE</p> <p>Completely remodeled Cape Cod home nestled on a wooded lot! S1342142</p> <p>\$289,900 Nicki Wynn</p>	<p>TAYLOR</p> <p>Secluded property in just over 28 acres of wooded land that was previously used for Froggy Bottom Raceway S1341218</p> <p>\$132,900 Pamela Cullip</p>	<p>YAMAN REAL ESTATE</p> <p>"The Premier Name in Real Estate" (607) 753-9644</p> <p>For a complete list of homes for sale, visit: www.yaman.com</p>		<p>MORAVIA</p> <p>Historic home built in 1874 with just over 7,400 sf of living space situated on .9 of an acre—truly amazing! S1325326</p> <p>\$498,500 Tim Alger</p>	<p>OXFORD</p> <p>Spectacular country cottage at Lake Gerry with features that are perfect for entertaining! S1332014</p> <p>\$74,500 Ashley Warfield</p>																							
<p>HOMER</p> <p>State-of-the-art, huge and historic home with breathtaking backyard, pool and a lot more! S1341387</p> <p>\$449,000 Nicki Wynn</p>	<p>PREBLE</p> <p>Enormous SBR/3BA home offers great features for entertaining including an awesome stone pizza oven! S1342255</p> <p>\$309,000 Tim Alger</p>	<table border="0"> <tr> <td> Pamela Cullip Salesperson 261-0439</td> <td> Colleen Nash Sales Person 315-560-8299</td> </tr> <tr> <td> Jamie Yaman Principal Broker 423-1369</td> <td> Tim Alger Assoc. Broker 423-6174</td> <td> Susan Briggs Assoc. Broker 745-3355</td> <td> Amy Cobb Assoc. Broker 423-6766</td> <td> Steve Cinquanti Assoc. Broker/ Commercial Sales 423-7800</td> <td> Nikki Davi Salesperson 423-1507</td> <td> Ingrid Dunham Salesperson 591-9216</td> </tr> <tr> <td> Jeff Guida Assoc. Broker 315-727-9917</td> <td> Terry Howell Assoc. Broker 423-2385</td> <td> Tracy Koenig Salesperson 423-9745</td> <td> Sandy Ludwig Assoc. Broker 745-5181</td> <td> Connie Mack Assoc. Broker 745-8802</td> <td> Ashlyn McCarty Salesperson 591-3469</td> <td> Linda Muirhead Salesperson 423-4256</td> </tr> <tr> <td> Karina Murphy Salesperson 379-9815</td> <td> Joan Plew Assoc. Broker 275-7072</td> <td> Becca Quinlan Salesperson 591-3301</td> <td> Sue Sherman-Broyles Salesperson 227-0532</td> <td> Ashley Warfield Salesperson 745-8531</td> <td> Pam Williams Salesperson 745-3731</td> <td> Nicki Wynn Assoc. Broker Sales Manager 745-3942</td> </tr> </table>		 Pamela Cullip Salesperson 261-0439	 Colleen Nash Sales Person 315-560-8299	 Jamie Yaman Principal Broker 423-1369	 Tim Alger Assoc. Broker 423-6174	 Susan Briggs Assoc. Broker 745-3355	 Amy Cobb Assoc. Broker 423-6766	 Steve Cinquanti Assoc. Broker/ Commercial Sales 423-7800	 Nikki Davi Salesperson 423-1507	 Ingrid Dunham Salesperson 591-9216	 Jeff Guida Assoc. Broker 315-727-9917	 Terry Howell Assoc. Broker 423-2385	 Tracy Koenig Salesperson 423-9745	 Sandy Ludwig Assoc. Broker 745-5181	 Connie Mack Assoc. Broker 745-8802	 Ashlyn McCarty Salesperson 591-3469	 Linda Muirhead Salesperson 423-4256	 Karina Murphy Salesperson 379-9815	 Joan Plew Assoc. Broker 275-7072	 Becca Quinlan Salesperson 591-3301	 Sue Sherman-Broyles Salesperson 227-0532	 Ashley Warfield Salesperson 745-8531	 Pam Williams Salesperson 745-3731	 Nicki Wynn Assoc. Broker Sales Manager 745-3942	<p>TAYLOR</p> <p>Peaceful and quiet country home situated in just over half an acre! S1339162</p> <p>\$127,800 Amy Cobb</p>	<p>HOMER</p> <p>Adorable Cape Cod home just a few minutes from Homer and Cortland. S1339560</p> <p>\$139,000 Pam Williams</p>
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<p>CORTLAND</p> <p>Stunning Tudor with a separate Ranch style home. S1269630</p> <p>\$639,900 Terry Howell</p>	<p>PREBLE</p> <p>Spacious 2-unit multi-family home in a great commuter location, fantastic owner occupied or great investment! S1339200</p> <p>\$147,000 Nicki Wynn</p>	<table border="0"> <tr> <td> Karina Murphy Salesperson 379-9815</td> <td> Joan Plew Assoc. Broker 275-7072</td> <td> Becca Quinlan Salesperson 591-3301</td> <td> Sue Sherman-Broyles Salesperson 227-0532</td> <td> Ashley Warfield Salesperson 745-8531</td> <td> Pam Williams Salesperson 745-3731</td> <td> Nicki Wynn Assoc. Broker Sales Manager 745-3942</td> </tr> </table>	 Karina Murphy Salesperson 379-9815	 Joan Plew Assoc. Broker 275-7072	 Becca Quinlan Salesperson 591-3301	 Sue Sherman-Broyles Salesperson 227-0532	 Ashley Warfield Salesperson 745-8531	 Pam Williams Salesperson 745-3731	 Nicki Wynn Assoc. Broker Sales Manager 745-3942	<p>CORTLANDVILLE</p> <p>Barn with lots of potential uses in just above 1 acre of land. S1341423</p> <p>\$100,000 Jeff Guida</p>	<p>PITCHER</p> <p>3BR home w/hwd floors, cathedral ceilings, natural light nearby to state land! S1309737</p> <p>\$169,900 Pam Williams</p>																	
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Ways to modernize in your kitchen



Does your kitchen look like it's from another decade? Unless you're going for a vintage esthetic, it's time to bring the space into the 21st century. Here are five ways you can modernize the appearance of your kitchen.

1. Flooring

As a gathering place in your home, the kitchen's floor gets a lot of wear. If yours is faded, scratched or stained, you have two options. Either you can repair it — swap out cracked tiles or sand and varnish hardwood — or replace the entire surface. To help you make a decision that suits your needs and budget, seek advice from a professional.

2. Paint

Whether the colors in your kitchen are out-dated or the walls have faded over time, a fresh coat of paint is an affordable way to breathe new life into a space. Consider repainting the cabinets as well as the walls. You can easily add a modern flair to your kitchen by choosing a second, bolder color for the island or lower cabinets.

3. Countertops

Even if the material is timeless, years of preparing meals on them can leave kitchen countertops looking a little worse for wear. Replacing them with a pristine surface can instantly change the look of the room. Visit specialized stores in your area to discover the wide range of materials, colors and textures available.

4. Appliances

The stovetop, oven and range hood, along with the fridge, microwave and dishwasher, are focal points in a kitchen. If yours are scratched, mismatched or out-dated, consider selling or donating them so you can invest in newer models. To get the most out of your purchase, be sure to select Energy Star certified appliances or smart devices.

5. Decor

A variety of accessories can be used to transform the look of your kitchen in the blink of an eye. Visit local home decor shops to find curtains, blinds, mirrors, light fixtures and more to provide the wow effect you want. Smaller items such as island centerpieces and plants can be rotated with the seasons to freshen up the space every few months.

From upgrading the sink and faucet to replacing cabinet hardware and installing a new backsplash, there are plenty of ways to modernize your kitchen. For best results, enlist the help of an interior designer.

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