



Home Prep Tips



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Utah's got it all—stunning landscapes, a booming economy, and a lifestyle that's tough to match. Whether you're hitting the slopes or enjoying city life, there's something for everyone, it's easy to see why so many are making the move.





Home Prepping Tips

Maximize Your Home's Value Before Selling

1. Declutter and Depersonalize

- Start by clearing out unnecessary items. A clutter-free home feels more spacious.
- Remove personal photos or unique decor. Allow potential buyers to imagine their life in the space.

2. Deep Clean Everything

- Clean carpets, windows, and every nook and cranny. A sparkling clean home gives a great first impression.
- Don't forget exterior spaces like patios and driveways!

3. Neutralize Your Color Palette

- *Consider* painting walls in neutral tones. It appeals to a broader audience and feels more modern.
- Add subtle decor with pops of color to keep things inviting.



4. Repair and Update

- Fix leaky faucets, squeaky doors, and any visible damages.
- Small upgrades like new light fixtures or cabinet handles can make a big difference.

5. Enhance Curb Appeal

- First impressions matter! Ensure your lawn is trimmed, bushes are neat, and walkways are clear.
- Add seasonal flowers or a fresh coat of paint to the front door.

7. Stage Strategically

- A staged home sells faster! Rent furniture or accessories if needed to make rooms look their best.
- Showcase potential uses for “awkward” spaces (e.g., a cozy reading nook).

8. Work with Professionals

- Hire professional cleaners, stagers, or photographers for top-notch results.
- Partner with Nest Realty for advanced marketing strategies like drone photography, virtual tours, and social media ads.



Maximize Your Home's Value

1. Boost Curb Appeal (ROI: 75% - 100%)

First impressions matter. An attractive exterior can make a lasting impact on buyers.

- Fresh landscaping: Trim shrubs, add colorful flowers, and lay new mulch.
- Repaint or replace your front door.
- Pressure wash the exterior and driveway.
- Install modern exterior lighting and house numbers.

2. Refresh the Kitchen (ROI: 60% – 120%)

The kitchen is a major selling point, and small updates can yield big returns. Here's some cost-effective updates:

- Replace cabinet hardware (knobs and pulls).
- Upgrade lighting fixtures to something modern.
- Repaint or refinish cabinets.
- Add a stylish backsplash.
- Replace outdated appliances with stainless steel or energy-efficient models.



“Investing \$2,000 in fresh paint and landscaping can add \$10,000 or more in perceived value. Focus on the areas that buyers care about most to get the best ROI and make your home stand out in the market.”

3. Update Bathrooms (ROI: 60% – 110%)

Buyers want bathrooms that feel modern and clean. Here's some quick fixes:

- Replace faucets, showerheads, and towel racks.
- Reglaze or regrout tiles.
- Install a new vanity and mirror.
- Repaint with neutral colors.

4. Apply Fresh Paint (ROI: 100%+)

Nothing transforms a home like a fresh coat of paint.

- Use neutral tones to appeal to a wide range of buyers.
- Touch up scuff marks and high-traffic areas.

5. Upgrade Flooring (ROI: 70% – 100%)

Worn or outdated flooring can be a dealbreaker for buyers.

- Replace old carpet with hardwood or luxury vinyl plank.
- Refinish scratched or dull hardwood floors.
- Deep clean carpets and grout.



6. Declutter and Stage (ROI: 300%+ in Perceived Value)

A clean and organized home feels larger and more inviting.

- Remove excess furniture to highlight space.
- Professionally stage your home or DIY with neutral decor.
- Add fresh flowers, mirrors, and throw pillows to brighten spaces.

7. Add Energy-Efficient Features (ROI: 50% – 100%)

Eco-friendly upgrades save buyers money on utilities and increase appeal.

- Install a smart thermostat.
- Replace old windows with energy-efficient models.
- Add attic insulation if needed.

8. Complete Minor Repairs (ROI: 100%+)

Buyers want a move-in-ready home, free from maintenance concerns.

- Repair leaky faucets, squeaky doors, and loose tiles.
- Replace burnt-out lightbulbs.
- Ensure HVAC systems are serviced and functional.



Want to Sell?

Tell us about your Nest
and we'll handle the rest!



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