

Quick Review of Staging  
xxxx Cathay Way  
Aurora, Colorado 80013

May 17, 2013 afternoon

I looked at this house with the realtor from Re/Max. It is very nicely staged; I think you would be pleased. Presumably they have sent you pictures. Since I am considering downsizing from my existing house, they were pleased to show me this one and I get the extra bonus of seeing what \$200,000 would buy in this neighborhood.

First – the con. The lawn needs mowing and a little additional bark mulch along the front sidewalk wouldn't cost you much and would look nice. Maybe you have been having it mowed and it has just grown but would be good to get it mowed early am before your open house. Our weather has been cool and rainy and yards have really grown. My lawn was mowed on Tuesday and already looks shaggy.

Other than that it looks great.

The living room has size appropriate furniture that makes the room look bigger and inviting. There is a plant on the end table and a vase. Pictures over fireplace and over little nook in entry way (where I would put a little bench/shoe holder). Eating area has a small black table with matching chairs, very modern and looks great. Appliances clean and shiny, smooth top stove spotless. Refrigerator has a scratch, not a big deal but maybe a decorative magnet would detract from the scratch.

The upstairs bathroom looks particularly great, the tile work is great. The towels look new and inviting and there is a very decorative attractive vase. The garden level bathroom also looks fresh and inviting.

The draperies on the garden level family room are very modern and pulled back emphasizing how light and airy the room can be.

Useful notes throughout the house explain that the washer/dryer are included as is the refrigerator, top of the line Maytag.

The realtor also thought it looked good, felt that the only thing left to do was perhaps replace the carpet although she said it would be fine for a year or so. Another realtor whom I talked with while setting up the appointment but who couldn't make it today also said she thought it was well priced and would sell quickly.

The house next door is for sale and someone was looking at it while I was at your house.

Hope this is helpful,

Lynnette  
Lynn@JusttheWriteWord.com