

Staging Your House For A Quick Sale

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When staging a home for sale, use neutral colors in flooring, upholstery and window dressing to enhance brighter accents.

(NAPSI)-"Home staging" is increasingly popular among homeowners seeking to sell their house. Curb appeal, clutter removal and a thorough cleaning are important, but a few extra steps can dramatically improve the appeal of your home to a buyer.

Design and model home expert Janice Jones, who oversees model home design and decorating for Pulte Homes, offers a few tips to help you create an up-to-date new and fresh look that can set your home apart from the competition:

1. Use Color: Adding the right punch of color to accent walls or trim can create depth, enhance kitchen cabinets or bring a boring bathroom to life. Jones encourages homeowners to find pops of color in accessories, such as throw pillows, coffee-table books and decorative canisters. The key is to experiment and not be afraid to add extras such as exciting wall art or a playful chair or an area rug. Different colors have different effects, Jones says:

- **Red** is stimulating and encourages self-confidence.
- **Orange** promotes happiness and celebration.
- **Yellow** is uplifting and light-hearted.
- **Blue** is calming in softer tones, promotes clarity in deeper ones.
- **Green** is the color of nature; it feels fresh and rejuvenating.
- **Aqua** is restful while pink is gentle and sweet-making a great pair.
- **Purple** tones bring out a sense of compassion.

2. Less Can Be More: When Jones decorates model homes, she takes care not to clutter spaces and aims to keep rooms inviting, comfortable and memorable. This requires appropriate-sized furnishings that allow for maximum seating without crowding. "Use fewer accessories and try not to overstimulate," she advised. "This makes living spaces appear much larger."

3. Focus on the Home: Homeowners achieve better results by displaying only their most important collectible treasures in a bookcase, a see-through furniture cabinet or open shelving. The focus should be on the house, not the current home owner's knickknacks.

4. Know the Latest Trends: Design trends have been moving toward simple clean lines, an organic approach and a more relaxed look overall. Flat-screen TVs, laptop computers and other technology have changed the need for heavy, deep pieces.

5. Even Small Changes Reap Rewards: Jones stresses that even a small decorating project can make a significant difference. "Interior design gives home sellers a great opportunity to make a good first impression," she said. "Simple staging can be livable as well as sellable."