

Why Selling Your Charlottesville House Goes Smoother...with *Kids!*

If a National Association of REALTORS® expert is to be taken literally, there is one unlikely factor that could lessen the stress level associated with selling your Charlottesville house.

Just have some kids around.

That may not sound logical—but weirdly enough, it really could make sense. The expert whose thoughts spawn this deduction is the home improvement specialist writing for the NAR's magazine. Last week, Stephanie Booth observed that sometimes “raising kids actually makes your house *cleaner*” (Ms. Booth's italics). As someone who walks through nearly a hundred occupied homes every month I have to agree!

If you have small kids, you're already thoroughly familiar with the accompanying housekeeping side effects (and how quickly a day's cleaning efforts can become obsolete within an hour of playtime). Ms. Booth recalls her own memories—like the sound of “the slow wheezing death of a vacuum cleaner” after ingesting one too many lego blocks, or the omnipresence of the crumbs, smears, and smudges that need corralling at regular intervals. But those facts of parental life give truth to some other logical consequences:

- Nothing grosses you out anymore
- You dare not stop vacuuming
- You stay organized because you must
- You've read every cleaning hack on the web

Since one of the requirements for the speedy selling of your Charlottesville house involves presenting house hunters with a spick-and-span interior, having dealt with kids' messes on a daily (or hourly, depending on their ages) basis can put you at the head of the pack. Since “staying organized becomes a survival skill” in a hot real estate market, as the author points out, you are forced to “become a pro at speed-cleaning.” And that's a skill that owners who don't have kids at home (or who have forgotten what it was like) would have trouble matching.

All kidding aside, when you enlist me to help with selling your own Charlottesville house, we'll sit down to agree on an advance warning timetable—one that ensures that even if you don't have the “advantage” of having small kids to keep you at the top of your speed-cleaning game, you'll have ample time to prepare for showings with minimal stress. Experience confirms that after we have created a smoothly running system for managing showings, good results are bound to follow.

To discuss other ways to get ahead of the curve for selling your Charlottesville house, give me a call!



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SETH BATTON

REALTOR, ABR®, e-PRO®, GREEN®

Born and raised in the Shenandoah Valley of Central Virginia, I love everything outdoors. Most of my free time is spent hiking, rock climbing, playing water sports, or cooking out on the back deck with friends. As a child, my parents built me with the core values of a southern gentleman. Trust starts with honesty and honesty builds integrity. I'm a technology guru! One of my favorite hobbies is restoring old homes in depressed neighborhoods to meet the needs of our generation today. My mission is to build a career worth having, a business worth owning, and a life worth living. Being GREEN® is more than just the resource efficiency of your home. It's a lifestyle choice! Let's discuss how to minimize your carbon footprint in everyday life by simplifying your daily commute, decreasing your household energy costs, and boosting the efficiency and sustainability of your daily routine!

I'm an Accredited Buyer's Representative (ABR®) with the National Association of Realtors. Which means I have extensive training to help walk you through the home buying process from start to finish. From lenders and home inspectors to mortgage agents and closing companies, together we will find the best home for your family's needs!

As an e-PRO®, I can show your home to over 500 million visitors today. And you don't even need to vacuum! Curb appeal isn't just about looking good from the street. It's about looking good from the digital highway!

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