

Selling Your Charlottesville Home: Project Wrangling Tips

If you are planning on selling your Charlottesville home—perhaps as early as this Spring—you’ve already begun to give thought to getting it in shape for photography and showings. Some of the most obvious projects will be the most important (cleaning and de-cluttering are among those). You might tackle some of the areas that will require deep cleaning early on, but for the most part, those activities can be scheduled closer to launch: the day when your agent posts your Charlottesville listing.

On the other hand, there are some projects you can think about tackling right away. Depending on your own DIY enthusiasm, time availability, and the degree of rehabilitation each area needs, your first decision will be whether to call upon one of Charlottesville’s professionals or to handle the task yourself. That’s a decision that shouldn’t be overly influenced by your own personal pride of ownership. It’s only natural to want to take pride in the property you are about to show off to the world—but resist the temptation to start making major renovations right before selling your home.

Since selling your home is first and foremost a business transaction, make a cool assessment on that score. The business equation is satisfied when you refrain from making improvements that won’t return all—or at least a significant portion—of their expense.

Although every home is unique, some of the areas where meaningful but cost-effective improvements can often be made are:

- Kitchen and Bath Hardware (clean or upgrade)
- Entryway Enhancements
- Window Treatments (clean or replace)
- Interior Paint (accent or whole room)
- Floor Restoration
- Landscape Improvements

For projects where the pros will be needed, there’s no reason to put off calling them in for a bid—and sooner rather than later. The best ones (if you ask me for recommendations) are often booked well in advance, especially as springtime nears.

For the areas which can be comfortably handled yourself, one piece of advice that’s easy to agree with is about scheduling. Plan on spacing the projects out over the time available rather than waiting until the last minute to tackle them all at once. That not only prevents a maddening log jam in your schedule—it also accommodates the reality that superior results for some projects can only be achieved in stages.

When you tap me to help with selling your Charlottesville home, that becomes my major focus, every step of the way, from planning to closing. I hope you’ll give me a call for a no-obligation consultation on how we can achieve the results you’re hoping for!



kw | charlottesville

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!

For more information contact me at:

Seth Batton, Realtor

3510 Remson Ct., Suite 301

Charlottesville, VA 22901

(c) 540-241-1877

(w) 434-220-2200

SethBatton.com

seth@FindHomesInCharlottesville.com



Copyright 2017 Keller Williams® Realty, Inc. If you have a brokerage relationship with another agency, this is not a solicitation. All information deemed reliable but not guaranteed. Each office is independently owned and operated.