



Orangeville Highest ROI Improvements Checklist

This checklist is designed to help Orangeville home sellers focus on the improvements that often create the strongest buyer response, online engagement, emotional connection, and perceived value before listing a property for sale.

1. Online Shortlisting & Photography

- Improve natural lighting before photography
- Open blinds and curtains
- Replace burnt-out bulbs
- Reduce clutter in all main rooms
- Clear kitchen counters
- Remove excess furniture
- Improve room openness and flow
- Organize storage-heavy areas
- Improve curb appeal for first listing photos
- Pressure wash exterior surfaces if needed
- Clean windows inside and out
- Ensure the front entry feels welcoming

2. High ROI Improvements

- Touch up paint where needed
- Use neutral paint colours if repainting
- Repair visible wall damage
- Fix squeaky doors or hinges
- Repair leaking faucets

- Replace broken or dated light fixtures
- Deep clean bathrooms
- Deep clean kitchen surfaces
- Improve landscaping and lawn appearance
- Replace outdated cabinet hardware if necessary
- Improve flooring appearance
- Repair damaged trim or baseboards

3. Buyer Confidence & Presentation

- Eliminate strong odours
- Improve overall cleanliness
- Organize closets and storage areas
- Reduce visible pet evidence
- Create a calm and bright environment
- Improve room functionality
- Ensure each room has an obvious purpose
- Reduce highly personalized decor
- Check that major systems are functioning
- Improve visual consistency between rooms

4. Things to Evaluate Carefully Before Overspending

- Major kitchen renovations
- Luxury bathroom remodels
- Highly personalized upgrades
- Large projects immediately before listing
- Very expensive custom finishes
- Over-improving beyond neighbourhood expectations
- Projects that delay your listing timeline
- Upgrades buyers may not notice online

5. Online Presentation Reminders

- Remember buyers shortlist homes online first
- Prioritize visual clarity and emotional comfort
- Focus on buyer perception, not just renovation cost
- Presentation often affects perceived value
- Strong online representation can increase showing requests
- Buyers cannot appreciate value if they never visit the home
- Professional presentation should support both online and in-person buyer confidence

Need help deciding what improvements are actually worth doing before selling?

Book a Call with Kevin Flaherty
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Not intended to solicit properties already listed for sale.