



Caledon Home Presentation Checklist

Pre-Listing Preparation Guide for Caledon & Bolton Home Sellers

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Use this checklist 2-4 weeks before listing your Caledon home. Presentation directly impacts buyer perception, showing feedback, and final sale price. Complete each section to maximize your home's market appeal.

1 Curb Appeal & Exterior First Impressions

- Mow lawn & trim edges** — Caledon properties often have larger lots; keep grass neat
- Clean driveway & walkways** — Power wash if needed, especially after winter
- Paint or clean front door** — First thing buyers touch; make it inviting
- Refresh mulch & garden beds** — Caledon buyers expect maintained landscaping
- Clean gutters & downspouts** — Shows ongoing maintenance
- Replace burnt-out exterior bulbs** — Ensure all outdoor lighting works
- Store garden tools & hoses** — Remove visual clutter from yard
- Clean windows inside & out** — Especially front-facing windows

EXTERIOR NOTES


2 Entryway & Common Living Areas

- Declutter all surfaces** — Countertops, tables, shelves completely clear
- Deep clean floors & carpets** — Professional cleaning recommended
- Maximize natural light** — Open all blinds/curtains, clean windows
- Remove personal photos & memorabilia** — Help buyers envision their life
- Arrange furniture for flow** — Create clear walking paths
- Add neutral décor accents** — Throw pillows, simple artwork
- Eliminate pet odors** — Deep clean, air out, use neutralizers
- Set comfortable temperature** — 20-21°C for showings

LIVING AREA NOTES

3 Kitchen — The Heart of the Home

- Clear ALL countertops** — Only keep 1-2 decorative items max
- Empty sink & dishwasher** — No dishes visible during showings
- Replace old cabinet hardware** — Quick update if dated
- Fix dripping faucets** — Small repairs signal good maintenance
- Clean appliances inside & out** — Oven, fridge, microwave spotless
- Organize pantry & cabinets** — Buyers may peek inside
- Add fresh fruit or flowers** — Simple, welcoming touch
- Clean under-sink area** — Remove cleaning supplies, organize

 **Caledon Tip:** Many Caledon homes feature large country kitchens. Highlight any unique features like walk-in pantries, butcher block islands, or farmhouse sinks — these are major selling points for area buyers.

4 Bedrooms & Private Spaces

- Make beds with neutral bedding** — Hotel-quality presentation
- Organize closets** — 30% empty space shows storage capacity
- Neutral paint if needed** — Light gray, beige, or white
- Remove under-bed storage** — Shows floor space
- Clear nightstands & dressers** — Minimal items only
- Remove excess furniture** — Makes rooms feel larger
- Blackout curtains tidy** — Ensure they open/close smoothly
- Fresh linens & pillows** — Crisp, clean, inviting

5 Bathrooms — Sparkle & Shine

- Scrub every surface** — Grout, tiles, fixtures spotless
- Fresh white towels only** — Hotel-style display
- Re-caulk if moldy** — Fresh caulk looks new
- New shower curtain/liner** — Inexpensive refresh
- Remove all personal items** — Toothbrushes, razors, toiletries gone
- Fix leaky faucets** — Replace washers if needed
- Clean mirrors streak-free** — Windex until perfect
- Empty trash & hampers** — Nothing personal visible

6 Basement, Storage & Utility Areas

Declutter & organize — Box and label stored items


Check for moisture/mold — Address any issues before listing

Clean furnace & water heater — Wipe down, remove dust

Organize tools & equipment — Pegboards or storage bins

Ensure proper lighting — Replace burnt bulbs, add lamps

Sweep & clean floors — Even unfinished basements

 **Caledon Tip:** Many Caledon homes have walkout basements or in-law suites. If your basement has separate entrance potential, highlight this — it's a major value add for multi-generational families or rental income seekers.

7 Outdoor Spaces & Property Features

Clean deck/patio surfaces — Power wash, stain if needed

Stage outdoor furniture — Create inviting outdoor living space

Clean pool/hot tub — If applicable, crystal clear

Tidy sheds & outbuildings — Organize, sweep, declutter

Mark property boundaries — Clear lines, visible corners

Highlight unique features — Ponds, trails, mature trees, views

OUTDOOR FEATURE NOTES

8 Photography Day Preparation

Complete all sections above first — No exceptions

Turn on ALL lights — Every lamp, overhead, under-cabinet

Open all blinds/curtains — Maximum natural light

Remove cars from driveway — Clean exterior shots

Fresh flowers in key rooms — Kitchen, living room, master

Set dining table simply — Placemats, simple centerpiece

Remove pet beds & bowls — Temporarily hide during shoot

Vacuum just before photographer arrives — Fresh lines in carpet

9 Showing Day Quick Checklist

Every Room

- Lights on
- Blinds open
- Trash empty
- Toilet lids down

Entry & Living

- Shoes hidden
- Coats in closet
- Cushions fluffed
- Magazines tidy

Kitchen

- Countertops clear
- No food smells
- Sink empty & dry
- Appliances wiped

- Towels neat
- No dishes in sink

- Music soft/off
- Temperature comfortable

- Fresh hand towel
- Fruit bowl fresh

Bedrooms

- Beds made perfectly
- Closets organized
- Laundry hidden
- Jewelry stored
- Phones/chargers away
- Windows clean

Bathrooms

- Toilet lid down
- Fresh white towels
- Soap dispensers full
- Personal items gone
- Fan on low
- Mirror streak-free

Exterior

- Garage doors closed
- Cars in garage/street
- Patio furniture neat
- Garbage bins hidden
- Garden hose coiled
- Outdoor lights on



10 Final Walk-Through Verification

- | | |
|----------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|
| <input type="checkbox"/> Walk through front door with fresh eyes — what do you notice first? | <input type="checkbox"/> Check every room for clutter, odors, or distractions |
| <input type="checkbox"/> Test every light switch — all working? | <input type="checkbox"/> Open and close every door, drawer, cabinet smoothly |
| <input type="checkbox"/> Check for pet hair, dust on baseboards, smudges on walls | <input type="checkbox"/> Smell test — any cooking, pet, or musty odors? |
| <input type="checkbox"/> Temperature comfortable throughout? | <input type="checkbox"/> Curb appeal strong from the street? |

Ready to List Your Caledon Home?

Kevin Flaherty has helped hundreds of Caledon & Bolton homeowners maximize their sale price through strategic presentation and marketing.

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