

# Shelburne Pre Sale Checklist Flaherty

52-Point Pre-sale Checklist for Shelburne, Ontario Home Sellers

Use this checklist before photography, before showings, and before MLS launch. It is designed to help you prepare your Shelburne home with fewer rushed decisions, fewer buyer objections, and a clearer launch plan.

**Prepared by Kevin Flaherty and the Flaherty.ca Home Selling System Team. Call 226-270-6433 or visit [Flaherty.ca/homeeval](https://flaherty.ca/homeeval) for a free, no-obligation opinion of value.**

<b>Location</b> Shelburne, Ontario	<b>Coordinates</b> 44.078298, -80.204644
<b>Best Use</b> 6–8 weeks before listing	<b>Offer</b> 52-point pre-sale checklist

## How to Use This Checklist

Start with value and timing before you spend money. Then work through exterior presentation, repairs, cleaning, staging, rural or edge-of-town documentation, media day, showings, and offer readiness. If you are not sure which items matter for your property, ask Kevin before paying for major work.

The checklist mirrors the Shelburne preparation page at </how-to-prepare-your-house-for-sale-in-shelburne> and supports Kevin's Video Narrated VR Animated Online Showing process.

### 1. Strategy, Value, and Documents

- 1. Book a current Shelburne opinion of value before choosing repair or staging expenses.
- 2. Confirm your target list date, preferred closing date, and move-out constraints.
- 3. Ask your lender for a written mortgage payout and penalty estimate.
- 4. Choose a real estate lawyer and confirm closing-document requirements.
- 5. Gather the latest property tax bill and utility-cost information.
- 6. Find the survey, title documents, easement details, and any shared-access information.
- 7. Collect renovation receipts, permits, warranties, and appliance manuals.
- 8. List all rental equipment, including water heater, furnace, propane, security, or water systems.
- 9. Write a feature list covering upgrades, neighbourhood benefits, commute routes, and storage.
- 10. Set a preparation budget that prioritizes visible, high-confidence improvements.

### 2. Exterior and Curb Appeal

- 11. Power wash the front walk, porch, siding, deck, and garage door where needed.
- 12. Trim shrubs, edge lawns, remove dead plants, and refresh mulch or planters.
- 13. Repair loose railings, damaged steps, cracked caulking, and unsafe entry details.
- 14. Clean windows, screens, tracks, exterior lights, and house numbers.
- 15. Make the front door welcoming with clean hardware, fresh paint if needed, and a simple mat.
- 16. Remove unused items, garbage bins, toys, tools, and seasonal clutter from exterior photos.
- 17. Prepare the backyard, patio, shed, fence, and deck so buyers can understand outdoor value.
- 18. Confirm snow removal, lawn care, or leaf cleanup will stay current during the listing period.

### 3. Repairs and Maintenance

- 19.** Replace burned-out bulbs and use consistent warm-white lighting throughout the home.

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- 20.** Repair dripping taps, running toilets, loose handles, squeaky hinges, and sticking doors.

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- 21.** Refresh stained caulking in kitchens, bathrooms, showers, tubs, and around sinks.

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- 22.** Patch wall damage and complete neutral touch-up paint in high-visibility areas.

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- 23.** Service or document furnace, air conditioning, water heater, fireplace, and sump pump status.

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- 24.** Address basement odours, moisture signs, damaged flooring, and poor lighting before showings.

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- 25.** Fix obvious safety concerns such as handrails, trip hazards, exposed wires, or missing covers.

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- 26.** Keep receipts and dates for completed work so Kevin can present the maintenance story clearly.

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## 4. Cleaning, Decluttering, and Staging

- 27. Remove at least one-third of visible items from counters, shelves, closets, and storage rooms.
- 28. Pack personal collections, excess family photos, valuables, and distracting decor.
- 29. Deep clean kitchens, bathrooms, floors, baseboards, switches, vents, windows, and appliances.
- 30. Stage the foyer so buyers get a strong first impression immediately.
- 31. Clear kitchen counters and show storage capacity in cabinets, pantry, and drawers.
- 32. Simplify living-room furniture to show traffic flow and room size.
- 33. Prepare the primary bedroom with calm bedding, minimal furniture, and organized closets.
- 34. Make bathrooms feel bright, fresh, uncluttered, and hotel-clean.
- 35. Create a practical plan for pets, odours, litter boxes, food bowls, and pet damage.
- 36. Take a test photo of each room on your phone; if it looks crowded, remove more.

## 5. Rural or Edge-of-Town Shelburne Readiness

- 37. Gather well-water records, test results, pump information, and treatment-system details if applicable.
- 38. Collect septic pumping records, location information, service history, and known system details.
- 39. Document propane supplier information, tank ownership or rental status, and recent fill history.
- 40. Confirm WETT inspection information for wood stoves, fireplaces, or wood-burning systems.
- 41. Prepare survey, fence-line, drainage, driveway, outbuilding, and zoning information where available.
- 42. Identify conservation authority, easement, or land-use questions before buyers raise them.

## 6. Media Day and Online Showing Preparation

- 43.** Confirm every room is accessible for photos, measurements, floor plans, video narration, and VR presentation.

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- 44.** Open blinds, clean glass, hide cords, remove garbage cans, and clear vehicles from the driveway.

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- 45.** Prepare a written feature list for Kevin's narration, including upgrades and lifestyle benefits.

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- 46.** Decide inclusions and exclusions before the MLS listing is finalized.

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- 47.** Verify school, commute, neighbourhood, and amenity details that should be highlighted accurately.

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- 48.** Review pricing around buyer-search thresholds so the home appears in the right online searches.

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## 7. Showing and Offer Readiness

- 49.** Set realistic showing rules that protect your routine while accommodating serious Shelburne buyers.

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- 50.** Create a daily reset routine for beds, counters, floors, bathrooms, lights, pets, and entry areas.

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- 51.** Decide preferred closing date, deposit expectations, condition strategy, and negotiation priorities.

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- 52.** Schedule feedback and pricing review triggers at 7 days and 21 days so the listing does not drift.

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## Before You Launch

A prepared Shelburne listing should answer the buyer's practical questions before the showing: what has been repaired, what is included, how the home flows, why the location matters, and whether there are property-specific records such as well, septic, propane, WETT, survey, or rental-equipment details. That clarity gives the marketing a stronger foundation.

**Ready to find out what your home is worth in today's market? Book your free, no-obligation Opinion of Value with the Flaherty Team.**

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Not Intended To Solicit Properties Already Listed For Sale.