

# Alliston Home Preparation Guide

## Your Room-by-Room Checklist for a Successful Sale

Alliston, Ontario | New Tecumseth

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This evergreen guide helps Alliston homeowners prepare their home for sale with room-by-room checklists, curb appeal tips, and documentation requirements. Use it alongside a property-specific evaluation from Kevin Flaherty to build your preparation plan with confidence.

### What's Inside:

- Room-by-room preparation checklist (kitchen, bathrooms, bedrooms, living areas)
- Curb appeal checklist
- Pre-listing repairs checklist (what to fix vs. what to skip)
- Documentation gathering checklist
- Photography and showing preparation checklist
- Week-by-week preparation timeline
- Next steps and how to get started

### **Kevin Flaherty | Broker | Realtor Since 1988**

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## Kitchen Preparation Checklist

*The kitchen is the most scrutinized room in any home. Buyers open cabinets, check appliances, and judge cleanliness. Make it spotless and spacious.*

- Clear all countertops - leave only 1-2 decorative items
- Deep clean inside all cabinets and organize contents neatly
- Clean the oven, stovetop, and range hood thoroughly
- Wipe down the refrigerator exterior and clean inside
- Ensure all cabinet doors and drawers close properly
- Replace any burnt-out under-cabinet lighting
- Fix dripping faucets and ensure the sink drains quickly
- Remove magnets, photos, and clutter from the refrigerator
- Clean the dishwasher interior and remove any odours
- Update cabinet hardware if dated (inexpensive, high impact)

## Bathroom Preparation Checklist

*Bathrooms must feel clean, bright, and spa-like. Address any mold, mildew, or grout issues before showings begin.*

- Recaulk tub, shower, and sink edges with fresh white caulking
- Remove all mold and mildew from grout lines and corners
- Replace any cracked or discoloured grout
- Ensure all faucets, showers, and toilets work properly
- Display fresh, neutral-coloured towels (white or light grey)
- Clear countertops of personal items (toothbrushes, medications)
- Clean mirrors until streak-free
- Replace dated light fixtures or add brighter bulbs
- Ensure the exhaust fan works and the room ventilates well
- Remove bath mats and replace with clean, neutral options

## Bedroom Preparation Checklist

*Bedrooms should feel restful and spacious. Remove excess furniture and personal items to let buyers imagine their own belongings in the space.*

- Make beds with clean, neutral bedding (white or light colours)
- Remove excess furniture to make rooms feel larger
- Clear nightstands and dressers of personal items
- Organize closets (remove 50% of contents to show space)
- Ensure all light fixtures work and provide adequate light
- Remove personal photos and excess wall decor
- Address any scuff marks or nail holes in walls
- Clean windows inside and out for maximum natural light

## Living Areas Preparation Checklist

*Living rooms, family rooms, and dining areas should feel open, bright, and welcoming. Define each space with a clear purpose.*

- Remove bulky or excess furniture to open up the floor plan
- Ensure every room has a clear, defined purpose
- Clean all flooring thoroughly (steam clean carpets if needed)
- Dust all surfaces, ceiling fans, and light fixtures
- Open blinds and curtains to maximize natural light
- Add simple greenery or fresh flowers for warmth
- Remove personal collections and excess decor
- Ensure the fireplace is clean and presentable

## Curb Appeal Checklist

*First impressions happen at the curb. Buyers decide within 10 seconds whether they want to see the inside. Make those seconds count.*

- Power wash the driveway, walkways, and front porch
- Paint or stain the front door (a fresh colour makes a statement)
- Update house numbers and mailbox if dated
- Trim all shrubs, hedges, and overhanging branches
- Edge the lawn and remove weeds from garden beds
- Add fresh mulch to garden beds for a polished look
- Replace or clean exterior light fixtures
- Ensure the doorbell works and the front entry is welcoming
- Remove any dead plants, broken pots, or seasonal clutter
- Clean gutters and ensure downspouts direct water away from foundation

## Pre-Listing Repairs: What to Fix

*Focus on repairs that remove buyer objections. These are the items that signal neglect and give buyers leverage to negotiate your price down.*

- Fix all dripping faucets and running toilets
- Repair cracked or peeling caulking around tubs, sinks, and windows
- Replace burnt-out lightbulbs throughout the home
- Patch nail holes and touch up scuffed or marked walls
- Ensure all doors and windows open, close, and lock properly
- Repair any cracked or broken tiles
- Fix squeaky hinges and sticky drawers
- Address any visible water stains on ceilings or walls
- Ensure smoke and carbon monoxide detectors work
- Repair or replace damaged weatherstripping on exterior doors

## Repairs to Skip (Low ROI)

*These renovations rarely return their full cost. Save your money and let the buyer customize to their own taste.*

- Full kitchen renovation (cabinets, countertops, layout changes)
- Complete bathroom remodel (unless severely outdated)
- Installing a swimming pool or hot tub
- Highly personalized upgrades (custom wallpaper, bold tile)
- Partial room upgrades that create mismatched finishes
- Major landscaping overhauls or hardscaping projects
- Converting rooms to non-standard uses (removing closets, etc.)
- Replacing functional but dated HVAC systems

## Documents to Gather Before Listing

*Having these documents ready before your first showing reduces buyer hesitation, speeds up conditional periods, and keeps negotiations focused on value.*

- Property survey or reference plan
- Property tax bill and assessment notice
- Utility records (hydro, gas, water) for the past 12 months
- Renovation permits and inspection certificates
- Warranty documents for roof, HVAC, windows, or appliances
- Septic records and well water test (rural properties)
- Status certificate (condos and townhomes)
- Community fee schedule and rules (Briar Hill)
- Mortgage statement and payout information
- Insurance history and claims (if relevant)
- HOA or community association documents (if applicable)
- Receipts for recent upgrades or improvements

## Photography and Showing Preparation

Professional photos and Video Narrated VR Animated Online Showings are where buyers decide if they want to visit in person. Every detail matters.

- Open all blinds and curtains to maximize natural light
- Turn on all lights (including lamps and under-cabinet lighting)
- Remove all personal photos from walls and surfaces
- Clear all countertops, tables, and desks completely
- Hide all garbage cans, recycling bins, and cleaning supplies
- Remove pet beds, bowls, and toys from visible areas
- Close all toilet lids
- Ensure all beds are made with fresh, neutral bedding
- Remove vehicles from the driveway for exterior photos
- Mow the lawn and tidy the yard the day before photography

## Week-by-Week Preparation Timeline

Use this timeline as a planning framework. Start 4-6 weeks before your target listing date to avoid rushing.

### Week 1: Evaluate and Plan

Complete your home evaluation with Kevin Flaherty. Identify the buyer pool, set priorities, and create your preparation task list.

### Week 2: Declutter and Organize

Pack away personal items, excess furniture, and off-season clothing. Rent a storage unit if needed. Donate or discard items you no longer need.

### Week 3: Repairs and Deep Cleaning

Address all items on your repair checklist. Hire professional cleaners for a deep clean including windows, carpets, and hard-to-reach areas.

### Week 4: Staging and Final Touches

Arrange furniture for optimal flow. Add fresh towels, greenery, and neutral decor. Complete curb appeal improvements.

### Week 5: Photography and Launch

Prepare for professional photography and Video Narrated VR Animated Online Showing. Go live with marketing.

## Next Steps

- Request your free home evaluation at [flaherty.ca/homeeval](https://flaherty.ca/homeeval)
- Book a call or Zoom with Kevin to discuss your property and goals
- Use this checklist to begin preparation before your evaluation appointment
- Visit [flaherty.ca/new-tecumseth-real-estate-market](https://flaherty.ca/new-tecumseth-real-estate-market) for current market conditions
- Ask Kevin which improvements will support your price and which will not

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