

Prepare Your Mount Forest Home for Sale

The Room-by-Room Home Prep Checklist
for Wellington North Home Sellers

Kevin Flaherty, Broker

Flaherty Team | 38 Years Experience | Over \$500M in Real Estate Sold
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How you prepare your home directly affects how it presents in our Video Narrated VR Animated Online Showings -- the marketing tool that puts your home in front of thousands of buyers, including those relocating from the GTA.

Kitchen Prep Checklist

The kitchen is one of the most scrutinized rooms in any home. Buyers want to see clean, functional, and clutter-free space. Work through the items below to make your kitchen shine before listing day.

Clean & Declutter

- Clear all countertops -- store small appliances, mail, and clutter
- Deep clean inside and outside of all appliances
- Degrease the stove, oven, range hood, and backsplash
- Clean and organize the inside of the refrigerator and freezer
- Empty and wipe down the inside of cabinets and drawers
- Organize the pantry so it appears spacious and tidy
- Scrub the sink and polish the faucet to a shine
- Wipe down cabinet fronts, handles, and light switch plates
- Mop floors and clean grout lines
- Empty the garbage and recycling; clean the bins

Repair & Refresh

- Fix any dripping faucets or slow drains
- Tighten or replace loose cabinet hinges and handles
- Re-caulk around the sink and countertop edges if worn
- Ensure all appliances are in good working order
- Replace burnt-out bulbs; use bright, consistent lighting
- Touch up or repaint worn cabinets in a neutral tone
- Repair any chipped or peeling paint on walls and trim
- Check for and resolve any leaks under the sink

Bathroom Prep Checklist

Bathrooms should feel clean, bright, and spa-like. Even small details such as fresh towels and a clean shower curtain make a strong impression on buyers.

Clean & Stage

- Remove all personal toiletries from counters and shower
- Deep clean the toilet, tub, shower, and sink
- Scrub tile, remove soap scum, and clean grout lines
- Polish mirrors, faucets, and chrome fixtures
- Hang fresh, matching towels (display only -- not for use)
- Install a clean, neutral shower curtain
- Store everyday items out of sight in cabinets or bins
- Mop floors and clean baseboards
- Empty wastebaskets and keep them tidy

Repair & Refresh

- Fix running toilets and any dripping taps
- Re-caulk the tub, shower, and sink where needed
- Replace cracked or missing tiles and grout
- Ensure the exhaust fan works and is free of dust
- Check for and repair any signs of water damage or mould
- Replace burnt-out vanity and overhead bulbs
- Touch up paint in neutral, moisture-resistant tones
- Confirm all drawers and cabinet doors open smoothly

Bedrooms & Living Areas Checklist

These rooms should feel open, restful, and easy for buyers to imagine as their own. Neutral, tidy, and well-lit spaces photograph beautifully and show even better in person.

Bedrooms

- Make all beds with clean, neutral bedding
- Clear nightstands and dressers of clutter
- Organize closets -- remove excess so floors are visible
- Remove personal photos and unique wall decor
- Open blinds and curtains to maximize natural light
- Repair cracks, nail holes, and scuffs in walls
- Apply fresh, neutral paint where colours are bold or dated
- Steam-clean carpets or clean hard flooring
- Ensure all light fixtures and lamps work

Living & Dining Areas

- Remove oversized or excess furniture to open up the space
- Arrange furniture to showcase the room's size and flow
- Clear coffee tables and surfaces of magazines and clutter
- Dust shelves, electronics, ceiling fans, and vents
- Clean windows inside and out; open window treatments
- Repair and repaint worn trim, baseboards, and walls
- Remove or store any items you plan to take (fixtures, drapes)
- Neutralize odours from pets, cooking, or smoke
- Add subtle, neutral decor to define awkward spaces

Exterior & Curb Appeal Checklist

Buyers often drive by before booking a showing. A tidy, welcoming exterior earns the in-person visit and sets the tone for everything inside.

Exterior & Yard

- Power wash the driveway, walkways, and siding
- Mow the lawn, edge beds, and trim overgrown shrubs
- Weed garden beds and add fresh mulch
- Clean gutters and downspouts
- Paint or refresh the front door and trim
- Ensure house numbers are visible from the road
- Add seasonal planters or flowers near the entrance
- Clean exterior light fixtures; replace burnt bulbs
- Tidy outbuildings, decks, and patio furniture
- For rural homes, ensure the approach and gate are accessible

Decluttering & Depersonalization Checklist

Removing 30 to 50 percent of your belongings helps rooms feel larger and lets buyers picture their own life in the home.

- Remove 30-50% of belongings from every room
- Pack away family photos and personal collections
- Clear all countertops, shelves, and surfaces
- Organize and thin out closets, cabinets, and storage
- Pre-pack out-of-season clothing and rarely used items
- Remove excess furniture to create open sightlines
- Store valuables, medications, and personal documents securely
- Tidy the garage, basement, and storage rooms

The Pre-Showing Routine

Keep your home show-ready at all times. Run through this quick routine before every showing so buyers always see your home at its best.

- Turn on every light in the home
 - Open all blinds and curtains for natural light
 - Make all beds and fluff pillows
 - Clear and wipe down all countertops
 - Put away dishes; empty the sink and dishwasher
 - Empty all trash and recycling bins
 - Put toilet seats down and close shower curtains
 - Pick up toys, shoes, and loose clutter
 - Set a comfortable temperature (warm in winter, cool in summer)
 - Secure pets and remove pet bowls, beds, and litter boxes
 - Hide valuables, mail, and personal documents
 - Do a final walk-through and lock up as you leave
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Ready to Prepare Your Home for Sale?

Kevin Flaherty, Broker | Flaherty Team
38 Years Experience | Over \$500M in Real Estate Sold | 99.2% Sale-to-List Ratio

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Home Evaluation: flaherty.ca/homeeval

Book a Call: flaherty.ca/kevinscalendar

Book a Zoom: flaherty.ca/kevinscalendar-zoom

This checklist is provided by the Flaherty Team for informational purposes. Every home is different -- contact us for advice specific to your property and the current Mount Forest market. All statistics referenced are based on career averages and may vary by property type and market conditions.