SASKATOON SELLER GUIDE

PREPARING YOUR HOME FOR SALE

A practical guide to repairs, decluttering, cleaning and presenting your home before it reaches the market.



JOSEF LYWAK

REALTOR®
BOYES GROUP REALTY

Preparing well does not mean renovating every room. The goal is to remove distractions, address concerns and help buyers see a home that has been cared for.

This guide gives you a practical order of work so you can focus your time and budget on the details most likely to improve the showing experience.

PREPARE WITH PURPOSE - NOT PANIC.

Focus on repairs, presentation and the details buyers notice first.

639.317.7700 | josef@lywak.ca | lywak.ca

START WITH A PLAN

Four Priorities Before Listing

A clear preparation plan keeps small tasks from becoming overwhelming and directs your effort toward the details buyers are most likely to notice.

1 Repair what matters

Address safety, function, active leaks, visible damage and unfinished work before spending money on purely decorative changes.

2 Reduce visual clutter

Create breathing room on counters, shelves and floors so buyers can understand the layout, storage and usable space.

3 Clean beyond the surface

Windows, trim, fixtures, grout, appliances and overlooked corners influence how carefully maintained the home feels.

4 Present a clear purpose

Arrange each room so its function is obvious, traffic paths are open and the strongest features remain easy to see.

WHERE TO START

- Walk through the property as if you were seeing it for the first time.
- Write down repairs, cleaning tasks and presentation improvements separately.
- Prioritize issues that could create concern about safety, maintenance or cost.
- Confirm which improvements support the listing strategy before spending heavily.

USE YOUR TIME AND MONEY WISELY

The most expensive project is not automatically the most valuable. Preparation should support buyer confidence and the home's overall presentation.

- Finish incomplete work before beginning optional upgrades.
- Choose neutral, broadly appealing finishes when touch-ups are needed.
- Avoid highly personal renovations that may not return their cost.
- Leave enough time for contractors, drying, cleaning and final corrections.

FIX WHAT BUYERS NOTICE

Repairs, Maintenance and Curb Appeal

Work from the outside in. Buyers begin forming an opinion before they reach the front door, then continue looking for signs of care throughout the home.

1 Safety and function

Check handrails, steps, locks, doors, windows, plumbing fixtures, smoke alarms, lighting and anything that does not operate as expected.

2 Visible unfinished work

Patch damaged walls, secure loose hardware, replace failed bulbs and complete small projects that may suggest larger maintenance concerns.

3 Exterior condition

Clear gutters, wash siding where needed, repair obvious damage and make sure the roof, walkways and drainage areas appear cared for.

4 Front entrance

Clean the door, porch and hardware; confirm the lock works smoothly; add a simple mat or seasonal planter for a welcoming arrival.

DRIVE-UP APPEAL

Stand across the street and compare the property with nearby homes. Trim overgrown shrubs, cut and edge the lawn, clear leaves and debris, and make sure landscaping complements rather than hides the house.

Seasonal flowers or simple planters can add colour, but a clean, maintained exterior matters more than expensive landscaping.

COMMON ITEMS TO REVIEW

- Leaking faucets or visible water stains
- Scuffed walls, trim and damaged flooring
- Loose handles, hinges and cabinet hardware
- Burned-out bulbs and mismatched lighting
- Cracked caulking or worn grout
- Doors, windows or locks that stick

Ask before replacing major systems solely for the sale. The right decision depends on condition, cost, disclosure obligations and the listing strategy.

PREPARE FOR PHOTOS AND SHOWINGS

Make Each Room Clear, Bright and Useful

Buyers need to understand the space quickly. A calm, clean presentation helps the home's layout and strongest features lead the conversation.

1 Declutter

Reduce crowded surfaces, oversized furniture and excess decor. Pack early and leave enough in place for the home to feel comfortable.

2 Depersonalize

Store highly personal collections, sensitive documents and valuables so buyers can focus on the property and you can protect your privacy.

3 Define the rooms

Give every room a clear function. Avoid making bedrooms, offices or dining spaces feel like storage areas or unfinished projects.

4 Improve light and flow

Open blinds, clean windows, replace failed bulbs and create clear walking paths. Consistent lighting helps rooms connect visually.

ROOM-BY-ROOM PRIORITIES

- Kitchen: clear most counters, clean appliances and organize visible storage.
- Bathrooms: remove daily products, refresh towels and clean glass, grout and fixtures.
- Bedrooms: simplify furniture, make beds neatly and keep closets reasonably organized.
- Living areas: reduce decor, open traffic paths and highlight natural light or focal features.
- Basement and utility areas: improve access, lighting and general organization.

PHOTO AND SHOWING DAY

Complete the final reset before photographs and repeat a lighter version before each showing.

- Put away dishes, laundry, toiletries, cords, bins and pet supplies.
- Turn on lights, open window coverings and check for burned-out bulbs.
- Empty garbage, manage odours and keep the temperature comfortable.
- Secure medication, documents, jewellery, keys and other valuables.
- Leave the property during the appointment whenever possible.

FINISH WITH CONFIDENCE

Your Pre-Listing Checklist

Use this timeline to organize the final weeks before launch. Adjust it with your REALTOR® based on the property, market and available time.

2-4 WEEKS BEFORE

- [ ] Confirm the preparation plan and target launch date
- [ ] Book contractors or service appointments
- [ ] Complete priority repairs and exterior work
- [ ] Begin packing, donating and off-site storage
- [ ] Gather permits, warranties and property information

3-7 DAYS BEFORE

- [ ] Deep clean the home and wash interior windows
- [ ] Complete touch-ups and remove remaining clutter
- [ ] Arrange furniture and simplify decor
- [ ] Prepare pets, valuables and showing logistics
- [ ] Complete the final exterior and entrance check

PHOTO DAY

- [ ] Clear surfaces, sinks and bedside tables
- [ ] Make beds and set out clean towels
- [ ] Open blinds and turn on every light
- [ ] Hide bins, cords, pet items and cleaning supplies

BEFORE EACH SHOWING

- [ ] Complete a quick tidy and odour check
- [ ] Adjust lighting, blinds and temperature
- [ ] Secure valuables, medication and documents
- [ ] Take pets and leave before buyers arrive

NOTES AND QUESTIONS

PREPARE YOUR HOME WITH A CLEAR PLAN.

Focus your time, budget and energy on the details that support a confident launch.

BOOK A SELLER CONSULTATION: 639.317.7700 | josef@lywak.ca | lywak.ca