

# More Inexpensive Updates



## More Inexpensive Updates You Can Do Yourself

You can refresh your surroundings easily and inexpensively.



Cathy Staup is  
your key to  
Staging and  
Updating your  
home!  
206-276-1070

- 1. One of the easiest ways outside of paint is fabric.** New coverings on pillows, dining chair cushions or window coverings can all change the look and feel of a room. If having custom curtains or drapes made, order an extra yard or two of the fabric to use in places within the room to tie the décor together. The same goes for custom ordered upholstery pieces, order a couple of extra yards and have pillows made. Area rugs laid down over carpet works as well as over hardwoods, especially in the dining areas. It adds color, pattern and reduces the neutrality. This is an easy way to bring out your personality.
- 2. Rearrange your furniture in the living and bedrooms.** Change the master bed orientation – stagers do it all the time. Try placing it at an angle in a corner and move the other furnishings around it. Try different configurations in the rooms and leave it for a day or two to get used to the feel and flow of energy. Rearranging the furniture also changes the wear pattern in your carpet lengthening the life of it.
- 3. Eliminate unused or not liked pieces both large and small.** Reduce and recycle. A lot of homes are over-decorated and over furnished. Craigslist is just one big garage sale and you will get more for your furnishings on craigslist than in a garage sale, not to mention state-wide exposure. Just because it was a gift, a hand-me down or free doesn't mean you have to keep it if you are tired of it or your family has outgrown the usefulness.
- 4. Instead of large media storage cabinets free up floor space with wall cabinets or shelves.** Think flat screen mounted on the wall for other furniture. Installation is easier than you think and the room will feel instantly larger.
- 5. Can a wall be removed? Re-think your space.** Open small rooms to make a larger space. Sometimes moving a door can open an opportunity for an inexpensive remodel. Do you have an extra unused bedroom? Re-purpose a room; an unused dining room can be an office, study, media or craft room. It is your home, live in it how it works best for your lifestyle.



A deep cleaning can work wonders!

- 6. You can buy a kit to re-face your cabinets instead of replacing them.** You can paint or stain them a darker color especially if they are good quality just tired or dated.
- 7. I see beat up doors all the time. Replace old doors or at least paint them.** Old doors really stand out as neglect and give the impression of age to a home. The same goes for wood trim in bad shape. Paint the doors and trim a color lighter than the walls and the room will “pop”.
- 8. Steam clean dingy tiles** – high pressure steam removes grime and mildew from ceramic tile and grout lines. Rent a heavy duty steamer and use it on any tile surface in the house, including floors, showers and counters.
- 9. Clean food stains in stone counters with a poultice made of flour and hydrogen peroxide.** Mix to a consistency of peanut butter, spread it on the stain, cover with plastic and let it sit overnight. Gently scrape it off the next day.
- 10. Re-face your appliances.** Many older models have reversible panels with white on one side and wood look or black or beige on the other side. Updating the dishwasher or trash compactor can be as simple as flipping over its existing center panel. If your refrigerator doesn't have a reversible front you can buy custom stainless steel or acrylic frame and panel kits.
- 11. Re-fresh the look of your range with new cook top parts.** It will extend the life of it plus it will work better. You can buy new burners and chrome drip bowls from the manufacturer or on-line or even appliance stores.
- 12. Plastic appliances like toasters can be made to look modern and new by coating them with Liquid Stainless Steel** which offers a brushed metallic look and can withstand high temperatures. Scuff the glossy surfaces such as plastic or brass with fine-grit sandpaper before painting so it adheres well.



Think about the outside just as much as the inside

- 13. Re-vive hardwood floors rather than a full expensive refinishing job.** Minwax makes a hardwood reviver product that you squirt on a clean floor and spread out in a thin layer using a painters pad or synthetic applicator attached to a long handle. Let it dry a couple of hours to be able to walk on it and in 24 hours you can put your furniture back.
- 14. Make a patchwork rug out of carpet remnants or sample pieces.** Cut the carpet into strips or squares and use double sided carpet tape to seam the pieces together and hold them tight to the floor. This works especially well in an entry or mudroom.
- 15. Add wall sconces in a hallway or stairwell.** You can hook them up without an electrician using a low-voltage Flat Wire system. There are no poking holes in your walls or fishing electrical wires with the kit. All you need to do is plug a transformer into a standard wall outlet and connect the paintable, paper thin wiring to the sconces. Instant light and architectural detailing.
- 16. “Decorate” your outside space, deck or patio with container plantings and/or, inexpensive yard art.** Move them around often and change the plants throughout the year. Herbs are super easy, beautiful and useful in cooking. Why pay \$2+ when you can grow your own? I’ve also seen garage sale items used really creatively outdoors.
- 17. Mount a granite or tile shelf near a BBQ area.** You can buy stone remnants just like carpet remnants very inexpensively or even free. Go to a home improvement store and buy the corbels, choose metal ones and mount the shelf to the side of the house or deck. Super easy, useful and it will look beautiful.
- 18. Move unwanted or old furniture outside.** I mounted a large framed “free” mirror on the side of our storage shed in the back garden. It’s been hanging out there 8 years and still looks great. It has created an illusion that my garden is intriguing and larger than it really is plus I don’t have to look at a blank wall.

**Enjoy your home and live in it for your lifestyle – not the way it is “suppose” to be used.**



## Bio of Author

Cathy Staup is an experienced Broker in Washington State, a member of the Northwest Multiple Listing Service and a prestigious member of the President's Club. Experienced in all phases of sales and marketing single family, multi-family, condominium properties, manufactured homes, improved and unimproved land, new construction and

She is an approved instructor for the Washington State Housing Finance Commission which provides home buyer education services and down payment assistance for first time home buyers. Through teaching WSHFC classes she has gained a unique understanding of the challenges either first or third time home buyers face and is dedicated to making the experience as stress-free as possible. Cathy believes in the importance of informed and educated buyers or sellers.

Sellers have benefited from Cathy's marketing experience since 2002. Having lived in the greater Seattle area her entire life Cathy has lived in many neighborhoods and understands the local real estate market very well. This differentiates her from a lot of agents in the Northwest Multiple Listing Service. Cathy offers her experience, skills, motivation, attention to detail, follow through track record, and ability to provide the most service with the least amount of hassle for her clients.

In an effort to share her vast real estate experience she created the Positive Realty Show which airs on the Dr. Pat Show, KKNW 1150 AM.

For more information visit <http://www.positivepathhome.com>

Contact  
Cathy Staup  
today!  
206-276-1070