



Beekeeper Realty - Home Staging Checklist

Welcome to the Beekeeper Realty home staging process! We know that preparing your home for the market is a big job, but every step you take right now is a direct investment in your final sale price. While this master list covers the proven fundamentals of staging, remember that every single home is unique.

Our ultimate superpower at Beekeeper Realty is walking through your property with you, room by room, to create a custom, itemized to-do list tailored specifically to your home and your sale goals. Until we schedule that in-person walkthrough, grab a clipboard and use this guide to tackle the basics.

By depersonalizing, decluttering, and deep cleaning, you are creating the blank canvas buyers need to fall in love. Checking these boxes doesn't just mean checking off chores — it equals maximizing your equity!

General/Whole House

- Replace burned-out bulbs:** Ensure every single light fixture in the house has working bulbs to make spaces bright.
- Open the window treatments:** Pull up all blinds, shades, and curtains fully to let in maximum natural light for photos and showings.
- Pack up the family photos:** Remove all personal framed photographs house-wide so buyers focus on the house, not your family.
- Dab, don't patch (unless painting):** If removing art leaves small nail holes, do not patch them unless you are repainting the whole wall; instead, dab the hole with a paint-dipped Q-tip to camouflage it.
- Deep clean everything:** Vacuum, mop, dust, and wash the windows until the house sparkles. (Remember: photos don't pick up dust, but buyers will notice during showings!)
- Neutralize odors:** Do not cook strong-smelling foods (like fish, onion, or garlic) prior to showings.



Exterior & Curb Appeal

- ❑ **Sweep it clean:** Sweep or shovel the front walk, steps, driveway, and deck (remove all snow, ice, and debris).
- ❑ **Stage the outdoor living:** Neatly arrange your deck and patio furniture to showcase outdoor entertaining spaces.
- ❑ **Maintain the yard:** Mow the lawn, trim the edges, rake the leaves, and weed all rock beds and driveway cracks.
- ❑ **Clear the clutter:** Remove empty planting pots, garden hoses, wood piles, and yard toys from the perimeter of the house.
- ❑ **Clean the glass:** Wash all exterior windows and glass storm doors.

The Entryway

- ❑ **Clear the floor:** Remove all floor rugs and overlapping runners, leaving only one simple doormat at the door.
- ❑ **Thin out the coats:** Pack away off-season coats from the closet or wall pegs to show ample storage space.
- ❑ **Hide the shoes:** Remove all loose shoes from the floor; keep only what fits neatly out of sight in a bin or closet.
- ❑ **Clear the landing:** Remove keys, mail, and decorative clutter from entry tables, leaving only a lamp or one simple piece of decor.

The Kitchen

- ❑ **Clear countertops completely:** Remove absolutely everything except for 1 or 2 daily use essentials (like a coffee maker).
- ❑ **Strip the refrigerator bare:** Remove all magnets, photos, and papers from the front and sides, and completely clear off the top of the fridge.
- ❑ **Hide the cleaning supplies:** Remove all dish towels, sponges, aprons, and soap dispensers from sight.
- ❑ **Put away the knives:** Remove all knife blocks and cooking utensils from the counters.
- ❑ **Add a pop of color:** Place a simple bowl of fresh fruit (stick to one color, like all lemons, all oranges, or all green apples) on the island or counter.
- ❑ **Clear the kitchen desk:** Remove all personal mail, bills, and financial documents from the kitchen command center.
- ❑ **Hide the trash:** Remove freestanding garbage and recycling cans, or hide them under the sink.
- ❑ **Scrub the appliances:** Deep clean the sink, stove, microwave, and refrigerator (inside and out) until they gleam.



Living & Family Rooms

- ❑ **Expose the hardwood:** Remove throw rugs and area rugs to highlight beautiful flooring and make the room feel larger.
- ❑ **Clear the flat surfaces:** Remove all remotes, magazines, and clutter from coffee tables and end tables, leaving only a lamp or a single coffee table book.
- ❑ **Thin out the built-ins:** Pack away at least 2/3 of your books, games, and knick-knacks from built-in shelving and cubbies.
- ❑ **Clear the mantel:** Remove family photos and small items from the fireplace surround, leaving only 1 to 3 simple decor pieces.
- ❑ **Hide the pet gear:** Remove all dog crates, kitty condos, litter boxes, pet beds, and squeaky toys.
- ❑ **Remove the throws:** Pack away blankets and fabric throws draped over the couches and chairs.
- ❑ **Improve traffic flow:** Remove extraneous, bulky furniture (like oversized ottomans or extra side chairs) to open up the walking paths.

Bathrooms

- ❑ **Hide the personal care products:** Completely clear the vanity countertops, the bathtub ledges, and the shower shelves of all shampoos, soaps, toothbrushes, and loofahs.
- ❑ **Remove the rugs:** Roll up and remove all fabric bath mats and toilet lid covers to make the floor space look crisp and large.
- ❑ **Swap the towels:** Remove all wet, daily-use bath towels. Leave only clean, dry, neatly folded neutral hand or bath towels (or no towels at all).
- ❑ **Hide the unmentionables:** Remove plungers, toilet brushes, and wastebaskets from sight.
- ❑ **Clear the toilet tank:** Remove all items (like tissue boxes, extra toilet paper, or plants) stored on top of the toilet tank.
- ❑ **Secure medications:** Hide away all prescription medications.
- ❑ **Scrub the grout:** Deep clean the shower glass, tub, toilet, and sink, paying special attention to hard water spots or mildew in the caulking.

Kids' Rooms & Guest Rooms

- ❑ **Box up the toys:** Neatly store all loose toys (like Legos and blocks) in opaque bins.
- ❑ **Clear the floor space:** Remove bins, dirty clothes, and extra items from the floor to maximize the square footage.
- ❑ **Depersonalize the walls:** Remove highly personalized name signs, wall decals, and posters.
- ❑ **Move the big toys:** Relocate bulky play items (like tents, play kitchens, or basketball hoops) to a dedicated lower-level playroom or pack them away entirely.
- ❑ **Clear the desks:** Remove homework, papers, and clutter from kids' desks or guest room workspaces.



Primary Bedroom

- ❑ **Clear the dressers:** Remove all jewelry, perfumes, photos, and clutter from the tops of dressers and nightstands, leaving only matching bedside lamps.
- ❑ **Make a hotel bed:** Make the bed neatly with neutral bedding, ensuring the mattress is completely hidden from view.
- ❑ **Clear the floor:** Remove all laundry hampers, slippers, scales, and storage bins from the floor and out from under the bed.
- ❑ **Thin out the closet:** Pack away all off-season clothing and shoes so the closet appears 1/3 to 1/2 empty, showcasing its storage capacity.
- ❑ **Remove hanging items:** Take down bathrobes or clothing hanging on the back of the bedroom or closet doors.

Closets, Basements & Storage

- ❑ **Organize the utility room:** Neatly arrange laundry detergents and paint cans on shelves, and clear off the tops of the washer and dryer entirely.
- ❑ **Clear the basement floor:** Remove loose items, boxes, and debris from the floor in unfinished storage spaces, stacking them neatly against the walls.
- ❑ **Maximize the garage:** Neatly stack storage bins, throw out old furniture meant for disposal, sweep the floor, and arrange items so buyers can clearly see two cars can fit.

Before you tackle this entire list... let's talk! This is a comprehensive master checklist, but here's our biggest secret: you probably don't need to do everything on it. Every home is completely unique, and knowing exactly where your effort will get the highest return on investment is what we do best.

When you partner with Beekeeper Realty to sell your home, a customized, in-person staging walkthrough is included as part of our full-service listing package. We step in and give you the exact blueprint for your specific property, telling you what to tackle—and more importantly, what to completely ignore—so you can secure top-dollar offers without wasting your time.

Ready to skip the guesswork, minimize your stress,
and maximize your equity? Call or text us today

