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Review Home Staging with Elements of Feng Shui

My recent visit to Las Vegas was interesting to say the least. I noticed a lot of construction along the 215 corridor but house prices seem to be at an all time low. Good news for investors, but not for home sellers.

I decided for this column I would again offer up more tips on home staging to get the best value for your property. Many of these tips I offer are very similar to the principles of Feng Shui.

So here it goes:

- Staging involves improving landscaping; rearranging interiors and adding live plants (ivy is a good choice) and other natural elements.
- Bring in the colors of nature, like the greens from greenery or the earth tones of browns and golds. These colors actually “warm” up your rooms from the monochromatic outdoor desert landscape. The more traditional teals and turquoise with mauve are outdated.
- Revitalize your furnishings with slipcovers or get rid of older pieces entirely. If they are family heirlooms then put them in storage until your home sells.
- Keep your front entrance pristine by dusting off the front door, walkway, and outdoor light fixtures.
- Make a “vignette” or cluster of items in odd numbers rather than in pairs. For example, consider candleholders in varying styles and heights. This will add interest to a console, coffee table or mantle.
- Now that the temperature cools off in the evenings consider “airing” out your home of musky odors from a summer of air conditioning when your home was always airtight.

As Barbara Schwarz, a noted stager from the Bay Area practices, use the four C’s: the house that is **clean**, **clutter-free**, needs **color** and showcased **creatively**. If you have walls and surfaces with family photos remove those as best you can so a prospective buyer can envision their family in your space.

- And a little known piece of advice in the Feng Shui world is to refer to your home on the market as the “property” instead of the word “home”. Start to disengage your emotions from your home.
- Set an intention on where you are going.
- Put together a collage of where you want to move to whether it be photos of scenery, a new house photo or info about the place you are moving to. Visualize yourself in that new area/home.
- If your house shows it has been loved and maintained than it will attract a buyer.

Good luck! I will be in Las Vegas mid-November if you would like a staging consultation on your property. Call me directly at **702-245-6855**.