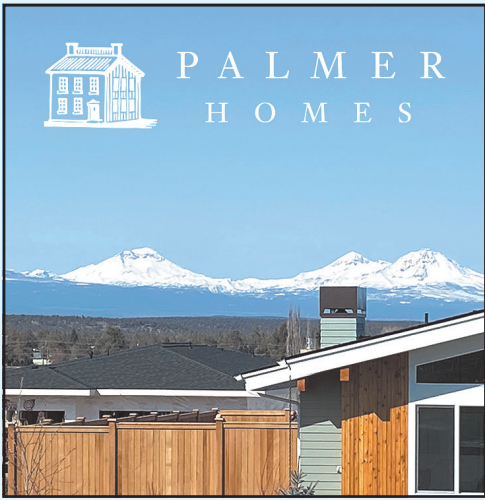


# REAL ESTATE



## Reverse Living with Mountain Views

Extra windows and a huge covered deck looking out to fantastic mountain views are highlighted in this lovely home. Massive THREE + CAR garage perfect for storage, extra toys or shop. Completion expected in early October for this 2625 sq ft light and bright home with reverse living to capitalize on the views. 4 beds 3 baths and a sizable utility room and mud room on a large home site. Built by award winning (2020 awards for Best Master Suite and Best Value) Palmer Homes in the sought after community of Redtail Ridge in SW Redmond. 3496 SW 44th St, Redmond. CCB# 185585

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## DESCHUTES RIVER & CASCADE MOUNTAIN VIEWS

Furnishings Included | 4 Bedrooms | Office | Theatre | Billiard Room  
20335 Arrowhead Drive | Offered at \$2,495,000



Located within the exclusive Deschutes River Ranch, featuring Cascade Mountain views, nearly 2 miles of private Deschutes River access, swimming holes, waterfalls, fishing & acres of open space. Truly special home combines a wonderful blend of contemporary & mountain home architecture. Well-considered floor plan encompasses inviting living areas, presenting superb design & an abundance of charm at every turn. Accentuated by floor to ceiling stone walls & exquisite wood accents that perfectly blend w/ the natural scenery. Floor to ceiling windows in elegantly rustic great room frame the outstanding panoramas & flood interiors w/ sunlight. Well-equipped chef's kitchen flows seamlessly into adjoining dining area. Owner's suite w/ cozy fireplace, balcony, steam shower & coffee bar. 3 guest rooms, office, home theater & billiard room. 1760 sq. ft., 4-car garage. Wonderful outdoor living areas w/ outdoor kitchen, fireplace & hot-tub.



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LUXURY  
*Collection*



# Staging a Home FOR SALE

**S**elling a house is both an art and a science. Studies have shown that professionally staged homes sell faster and for more than nonstaged homes, according to Trulia. Professional staging can get expensive, so do-it-yourself often becomes the only option. Do-it-yourselfers are also ripe for mistakes. Here are some tips from Trulia.

### BEAT-UP OR UGLY FURNISHING

Great staging – do-it-yourself or professionals — includes choosing furniture that shows your home at its best. Sometimes it's as simple as rearranging existing furniture to improve the flow of a room.

But with faded upholstery or nicked furniture, all the rearranging in the world won't help. You may need to rent some upgrades so to not scare off buyers. Check local stores or staging companies for rental

options. Or browse online for used furniture at great prices.

### OFF-PUTTING THEMES AND SCENES

Barb Schwarz, head of the International Home Staging Professionals Association, defines staging as "preparing a home for sale so the buyer can mentally move in." The goal is to help buyers visualize their new-and-improved lives within your home. With this in mind, some pro stagers will set up objects to communicate the lifestyle a home facilitates.

Avoid setting up too many lifestyle-specific scenes or run the risk of alienating prospective buyers. As you did with your furniture upgrades, create environments that are neutral and clean, with an eye to appealing to as many buyers as possible.

### CLUTTER-FILLED ROOMS

It doesn't take a truly filthy house to turn a buyer's impression

of your home from awesome to awful. The little messes that accumulate through daily living can be perceived by buyers as distracting at best — disgusting at worst.

### GLARING STAGING GAPS

Don't let there be one or two rooms that look as though you forgot about them. This goes for the garage, closets, cupboards, and drawers too.

Buyers like to open anything with a hinge to see the space inside. If all they see is junk, it creates the impression that the house lacks storage space.

Some homes have amazing curb appeal, but their interiors look as though someone's run roughshod over them. And the opposite also is true: Some look as if Martha Stewart handled the inside

and a junkman was in charge of the yard. Make sure the wrapping reflects what buyers will find inside.

### TOO MUCH PERSONALITY

Home decorating and home staging are two different things. When you decorate your home, you customize it with your specific tastes in mind. When you stage it, you aim to neutralize your home's look and feel so it appeals to as many buyers as possible. Barb Schwarz puts it this way: "Decorating a home is personalizing it. Staging a home is depersonalizing it."



## THE BOTTOM LINE

Selling your home will likely be one of the biggest transactions of your life. You can try to do it alone to save money, but hiring an agent has many advantages. Agents can get broader exposure for your property, help you negotiate, and dedicate more time to your sale. An agent brings expertise, knowledge and a sense of security.

[www.windermerecentraloregon.com](http://www.windermerecentraloregon.com)

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