

ROC Real Estate & Rental

THE SKINNY ON HOUSING

The *Chicago Tribune* suggests these quick and easy home improvements to make your home better.

To launch your home makeover, start at the front door; repaint in a color that contrasts with the trim. Give the front of your home a good cleaning and replace any dated house numbers, light fixtures and handle sets. Stain or paint porches or steps to make the house appear more polished.

Remove any trees or shrubs that are in line with the front door to boost curb appeal. If your home lacks trees or shade, invest in the largest tree possible. Other easy improvements are sod and hardscaping. Add simple gravel or mulched walkways in the garden.

» Beginning Oct. 6, Nothnagle's our *Showcase of Homes* will also be aired on Channel 18 (Time Warner) on Saturday's at 11 a.m.

The show will still air in its normal time slot on WROC (Channel 8) on Sundays at 10:30 a.m. and again at 11 a.m.

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Pullout: GALLERY OF HOMES

Stage home for fall, and to sell

Seasonal touches may help entice buyers

Mary Chao
Staff writer

The brisk chill in the air means fall has arrived — and, if you have a home on the market, it means it's time to rethink your staging strategies, experts say.

Staging for the season will give your home a fresh, inviting look to entice prospective buyers, they say. And changing your scheme for fall doesn't have to be expensive.

Here are some tips on how to spruce up your home without spending too much:



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Home stager Leona Piro, of Mendon, stages a Victor home that is about to go on the market. KATE MELTON

Home and real estate calendar

Fall Pruning Workshop: Larry Grossman will offer an overview of what you should prune now (and how) along with what you should wait to prune until spring. Class will take place in the nursery gardens. 9 to 10 a.m. Sept. 22 or Oct. 13. Registration required. Grossmans Garden & Home, 1801 Route 250, Penfield. Free. (585) 377-1982, ext. 1 or www.grossmans.com.

Gro-Moore's Pumpkin Hollow Fall Family

Fun: Attractions (for families with children up to third grade) include the ABC's of Agriculture Maze, No Left Turn Maze, Haunted House, The Fun House for Kids, a goat petting zoo, pumpkin slide and many fall scenes to enjoy. Special weekend activities run from 10 a.m. to 5 p.m. Saturdays and Sundays and include John Deere Express Train Ride, the Black Hole, miniature golf, tractor-drawn wag-

ons, duck races, tattoo parlor, pumpkin painting, Trike Track, Straw Crawl for the little ones. 8 a.m. to 6:30 p.m. Monday through Friday; 8 a.m. to 6 p.m. Saturday and Sunday, through Oct. 28. Gro-Moore Farms, 2811 East Henrietta Road, Henrietta. (585) 359-3310 or www.gromoore.com.

Operating Rental Property for Landlords: 9 a.m. to 4 p.m. Sept. 22. Registration required. Housing Council, 75 Col-

lege Ave. Suite 142, Rochester. \$25. (585) 546-3700 or www.roclandlord.com.

Plant and Grow Fall Container Gardening Workshop: Bring your own container from home to plant in or choose something new from the fall collection. 9 to 10 a.m. Sept. 22. Registration required. Grossmans Garden & Home, 1801 Route 250, Penfield. \$7, plus materials used during class. (585) 377-1982, ext. 1 or www.grossmans.com.

Home Improvement Loan Orientation: Please bring identification and proof of income. 5 p.m. Sept. 26. NeighborWorks Rochester, 570 South Ave. Free. (585) 325-4170 or www.nwrochester.org.

The Secrets of Buying Bank-Owned: Sponsored by IS Levy Realtors and Associates. 7 p.m. Sept. 27. Registration required. DoubleTree Hotel, 1111 Jefferson Road, Henrietta. \$99. (585) 424-1300 or is@islevy.com.

Staging

Continued from Page 1

» If you need some color on your walls, try framing high-quality wrapping paper, says Leona Piro of Act Two Home Staging in Mendon. Paper such as the Caspari brand that can be found at Wegmans can easily be turned into wall art, she says. "I have a map design that I framed several years ago that is still one of my favorite office pieces," Piro says, adding that wallpaper also works well.

» Keep curb appeal in mind, says Sue Knowles of Partners in Simplicity in Fairport. Mums are inexpensive and give your landscape or front porch a fall look. Keep the entrance clean.

» In staging it's important to show rooms for their intended purpose, Piro says. So that extra bedroom being used for storage needs to turn back into a bedroom. A bed frame is easy to find used, and if you pair it with an inflatable mattress, you'll have a low-cost bed. Instead of a headboard, use a large piece of wall art hung low over the bed.

» Instead of bedding, consider a good set of freshly ironed sheets. Add a blanket folded horizontally in thirds and you have hotel-style bedding. Instead of pillow shams, tie a wide piece of ribbon in a coordinating color around the center of the bed pillows, Piro says.

» Scents are inviting to visitors, Knowles says. She suggests some candles in fall scents.

» Give your fireplace a warm and inviting look, says Sue Ververs of Nothnagle Realtors. Arrange your furniture around it.

» Quality and style of furniture are not nearly as important as the size and placement, Piro says. To furnish a room with mismatched pieces,

spray-paint them the same color to create a cohesive look. Replace the knobs or drawer pulls with inexpensive matching hardware.

» Change out the pillows and curtains for fall colors, Knowles says.

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