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# **SCISSORTAILS NEWS**

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## **Stage the Halls: Dress Up Your Home for Sale This Holiday Season**

**Create a festive, buyer-friendly environment with these seven winter staging tips** By FrontDoor.com | Published: 10/22/2009



Don't let the thought of [selling your home](#) during the winter months dampen your holiday spirit. Look on the bright side: Decked out in lights and garland, homes often look -- and show -- their best during the winter. That being said, it's important not to go overboard when staging for the holidays.

Skip the life-size, inflatable Santa and go for decor that's neutral, understated and classic. Try these seven tips to get your buyers in the right spirit:

**Add holiday adornments.** The less-is-more mantra of [home staging](#) may tempt you to forgo holiday cheer this year. But a few subtle touches like a pinecone centerpiece, an evergreen wreath or a pot of cider simmering on the stove can create a warm and festive feeling in your home. Avoid overtly religious flourishes, which may be off-putting to some buyers.



**Complement your palette.** Before you start untangling your tinsel, make sure your holiday collection matches your current decor. If your living room has a clean, blue-and-white color scheme, skip the clashing red garland and opt for white snowflakes, silver candles and blue glass ornaments. If you've got an earthy color scheme, accent with rich tones like cranberries, forest greens and gold.



**Accentuate the positive.** Too many trimmings may distract buyers, but the right accessories can draw attention to your home's best features. Try hanging a few tasteful ornaments from your mantel to highlight an elegant fireplace, or dangling mistletoe in an arched doorway.



**Go light on lights.** Leave the giant inflatable snowman in storage this year. One man's "merry" is another man's "tacky," so tone down any garish light displays while your home is on the market. (No, your neighbors didn't pay us to say that.) Instead, use simple string lighting to play up your home's architecture or draw attention to the gorgeous fir tree in your front yard.



**Mind the tree.** A tall Christmas tree can help you show off your two-story great room, but make sure the wide base won't overwhelm the floor space. If your living area is on the small side, save space with a skinny tree. Swap the gaudy heirloom ornaments and trim your tree in a cohesive theme such as all red and gold ornaments, or icicle lights and silver tinsel.



**Crank up the heat.** Chilly weather presents the perfect opportunity to create an inviting environment for potential homebuyers. Buyers will be grateful for a place to escape from the cold, so before showings, turn the thermostat up a couple of degrees to make it extra toasty, or light a fire in the

fireplace for an extra homey touch. Just remember, when you encourage buyers to spend more time in your home, you also give them more time to admire its best features.



**Offer tasty bribes.** Finally, serving food and drinks is another great way to get buyers to stick around and check out your home. Try warm treats such as cookies, hot chocolate or apple cider.

## The Christmas Tour of Homes

Want to spend a great Sunday afternoon touring homes decorated for Christmas?

The Christmas Tour of Homes will be December 13 from 1:00 – 5:00 p.m. Sunday afternoon and will give you some great decorating ideas and get you in the Christmas spirit. Six homes and the Cherokee Museum will be on the tour.

Tickets will be \$7 and can be bought at Thorns, Fosters, Main Street, Chamber of Commerce and at each home. Proceeds to benefit the Christmas decorations & lighting on the Perry downtown square.

For more information go to the City of Perry website: [www.cityofperryok.com](http://www.cityofperryok.com)

**Merry Christmas and Happy New Year!**  
**Betty, Bill & Teresa**

# FEATURED LISTINGS



10807 Frontier, Perry, OK

Minutes from Stillwater,  
Perry and I-35

Residential - Single Family  
4,000 sq ft.  
5 Bedroom | 4 Baths  
Large family room w/fireplace  
Large kitchen with deck  
Concrete safe room w/steel door

Price: \$450,000  
Year Built: 2001  
Acreage: 9.56 wooded  
Heating: Forced Air  
Cooling: Central

Features: Extremely well built and beautiful home by Griffin Construction.

Tastefully decorated with all the extras for quality living and entertaining.

Two separate living and entertaining areas, quiet and private.

Lawn sprinkler system. Kennel.

30 x 48 insulated shop with air conditioned living quarters.



25750 County Road 110  
Perry, OK

Residential - Single Family  
3121 sq ft.  
4 Bedroom | 2 Baths  
Large open floor plan  
Sun Room

Price: \$369,000  
Year Built: 2000  
Acreage: 14.8  
Heating: Heat Pump  
Garage: Attached -2 car

Features:

2nd floor bonus room  
30 x 40 shop building  
15 x 45 horse shed

This beautiful home is tastefully decorated and is located on 14.8 Acres. Geothermal for low utilities. Built in 2000 it is neat and ready to move into. Large finished attic bonus room ready for entertaining or special hobbies. Must see!

The property has been currently appraised at \$400,000.



1410 Fairway Drive  
Perry, OK

Residential - Single Family  
Brick veneer / 1867 sq ft.  
3 Bedroom | 2 Baths | 1 Half-bath  
Utility / Spacious office / Fireplace  
Storm shelter / Outbuildings / Fence

Price: \$167,000  
Year Built: 1996  
Lot: Large  
Heating Fuel: Natural Gas  
Garage: Attached -2 car

Features:

Living room entertainment center with speaker selector box connections that turn speakers on in garage and on patio.

Kitchen and dining area has brick built in oak cabinets with wine rack, plate rack, lazy susan and more.

Double sided gas fireplace is a welcoming addition to kitchen and living room

Two inch wood blinds throughout the home.

Tiled master bath with shower & whirlpool tub.

Country club living in this beautiful home. Jump in your golf cart and play. This lovely home is pristine and ready to move into!



1105 Rose Terrace  
Perry, OK

Residential - Single Family  
3 Bedroom | 1 Full Bath  
999 sq ft. - single story  
Very large lot  
Single car garage

Price: \$79,900  
Year Built: 1974  
School District: Perry  
Heating: Forced Air  
Cooling: Central

This is a neat little house with an open plan, three bedrooms and utility. Outside there is a slab patio and metal fence. Unless you want to change the paint, it is ready to move into. Neat and clean. Large garage and/or add-on to this home. Many possibilities at a great price.

# FEATURED LISTINGS



406 W. Ivanhoe  
Perry, OK

672 sq ft. - single story  
Lot approx. 50' x 162.5'  
Carport

School District:  
Heating:  
Heating Fuel:

Perry  
Wall Furnace  
Gas

Exterior features: Porch.



702 Canary Lane Enid, OK

Residential - Single Family  
3 Bedroom | 2 Baths  
1700 approx sq ft.  
Garage: 2 car attached with carport  
Exterior: Brick Veneer  
Roof: Composition

Price: \$115,000.00  
Property Tax:  
Year Built:  
School District: Enid  
Heat/Air: Central  
Lot: Corner

Features: Fireplace, Storm shelter, Privacy fence in backyard  
This home is located on a beautiful corner lot. It has a concrete circle drive and large pecan trees in the backyard. Inside you will find the comfort of a wood burning fireplace surrounded by a rock wall and cathedral ceiling. The large open living area flows through to the dining and kitchen. This prime property also has a private water well with automated watering system, storage shed, and storm shelter.



1003 Perry Ave. Perry, OK

Commercial - Office Space  
5200 sq ft.  
Bathrooms: 4  
Exterior: Metal & Glass  
Roof: Metal  
Parking: Asphalt 21 - 30 spaces

Price: \$225,000.00  
Year Built: 1982  
Heating: Forced Air  
Cooling: Central  
Lot dimensions: 25 x 140  
Foundation: Slab

Features: Very unusual and beautiful building. Built in a modern style entirely of metal and glass in 1982. Has 7 spaces on each level. Is currently being leased in 5 of the lower spaces. Telephone system. Commonly known as The Octoplex.

Directions: From downtown Perry South on 7th St follow HI 77 to 1003 Perry Avenue. Building on right at 11th St.



1412 N 5th St., Perry, OK

*Income Producing*

Commercial - Storage Units  
Building 1 - 50 x 100 ( 5000 sq ft)  
Building 2 - 20 x 50 ( 1000 sq ft.)  
Price: \$125,000  
Lot: 1.26 acres  
Taxes (2006): \$525.75

Features:

On 1.26 acres this income producing property has plenty of room for expansion.

The large unit stays 100% rented and the smaller one about 80% rented. The large unit has 20 rental units and rents for \$45 a month and the smaller one, which also has 20 units, rents for \$20 a month. The rents have only been raised once since it was purchased in 1979.

This property has the potential of producing much more than it is currently making.

# FEATURED LISTINGS

Property Location	Price
Land - 160 acres at Lucien	\$240,000
Land - 160 acres at Garber	\$240,000
2 Lots at Lake Eufala	\$7,000 ea
Corner Lot at 1909 Eagle Lane, Perry, OK (across from Perry Golf & Country Club)	\$22,500

Call us for more information on these listings:

1. **“NEW” 300 Acres more or less**-9601 S. “R” Street in Ponca City. Currently is growing alfalfa and Bermuda grass. Has large brick house, large barns, shop, machine shed, grain storage, corrals and pens. \$1,410,000.00
2. **½ Section in LeFlore County** Scenic timber covered mountain with great wildlife traffic. Near Lake Wister State Park, Quachita National Forrest, Winding Stair Mountains and Talimena State Park. \$512,500.00
3. **100 Acres in Kay County** Bluestem and mansica – lunia winter grass. New brick house- 4 bedrooms, 3 ½ baths with 3 car attached garage and “geo thermal” heat & air system. Outbuildings \$750,000.00
4. **Commercial Development Land in Blackwell** I-35, Exit 222 and highway 11 interchange. Price available upon request
5. **760 acres more or less in Haskell & Latimer Counties** Ranch land with quality 3 bedrooms/2 bath brick home with several barns, corrals and 20 acre Quinton City Lake. Also has a rock quarry. \$8,005,000.00
6. **“NEW” 240 acres of recreational beauty** This property has a flood control lake and creek and a balance mix of grass, timber and water. Possession can be at closing. \$244,000.00
7. **“NEW” 28.29 acres more or less** - Commercial Property in Webbers Falls, OK Very good location with great exposure. \$425,000,000.00



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