

YOUR 2026 FOOTHILLS HOME-PREP CHECKLIST

15 High-Impact Moves Before You List

Tailored for Catalina Foothills homes

— where desert curb appeal, smart staging, and proactive prep make the difference.

FIRST IMPRESSIONS

1. Power-wash driveway, walkways, and stucco exterior
2. Refresh desert landscaping — trim palo verde, agave, and ornamental grasses
3. Replace faded house numbers and upgrade exterior lighting

INTERIOR RESET

4. Deep-clean all flooring, grout, and tile (especially Saltillo)
5. Neutralize bold paint colors — warm whites and desert tones sell faster
6. Declutter every room to 60% capacity — less is more in the Foothills

STAGING THAT PAYS

7. Stage the primary living areas — staged homes sell for 6–10% more nationally
8. Style the outdoor living space as a "bonus room" — buyers expect it here
9. Highlight mountain views with intentional furniture placement

PRE-INSPECTION POWER

10. Schedule a pre-listing inspection to eliminate surprises
11. Address HVAC, roof, and plumbing items before buyers see them
12. Compile a "Proof of Care" binder — receipts, warranties, service records

DESERT-READY DETAILS

13. Inspect stucco for thermal cracks, UV chalking, and monsoon staining
14. Check roofline for tile shifts, flashing gaps, and debris buildup
15. Confirm irrigation system is functioning — drip lines, timers, coverage



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