



Preparing Your Luxury Home for Twilight Photos

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A twilight photo session is an excellent way to highlight the features of your luxury home's exterior and present a more dramatic view of the home for buyers. Here are some tips to make sure your home is ready for its twilight close-up:

- * Someone who is familiar with all of the interior and exterior lighting and pool features should be present at the photo session, i.e. a homeowner, real estate broker or caretaker.
- * Turn on all interior and exterior lighting, including landscape and pool lighting. Be prepared to turn off flood lighting upon photographer request – these lights can be harsh and detract from the desired effect.
- * Turn on any other special exterior features, such as waterfalls and fountains, and consider lighting fires in outdoor fireplaces.
- * Remove covers from outdoor furniture and add chair cushions. Straighten pool and lounge chairs and arrange any side tables. Consider staging any tables with fresh, clean rolled towels or refreshments. Open pool umbrellas.
- * Add flowering or other plants to empty planters. Remove dead plants.
- * Turn OFF yard irrigation and do NOT water flowers less than one hour prior to the photo session. Driveways and patios that are partially wet / partially dry are not optimal for pictures.
- * Remove grill covers (if the grill is in good condition).
- * Park your vehicle(s) in the garage with the garage door closed, or park on the street *away* from the front of your home.
- * Pick up any toys from the yard, i.e. plastic children's toys, balls and soccer goals.
- * Arrange for professional lawn care to occur at least a day prior to the session. If appropriate, replace mulch or other landscaping enhancements.
- * Sweep porches, patios, driveways and front walkways if necessary.

Questions? Please contact your real estate agent or Julie@CharlotteRealEstatePhotos.com or 704.287.9628