

# Home Staging To Sell



Bring life to a monotone bathroom with contrasting draperies and towels. A towel rack hung upside-down is reversed, so towels can be displayed on the rack rather than the tub. A borrowed table adds elegance and carries the eye upward, making the room feel more spacious. The drapes give the bathroom an elegant feel.



A bench and umbrella pot that blend into the woodwork are replaced with contrasting furniture. The boldly colored chest and pillow combine to provide a focal point.



Kitchen Counters are transformed from utility to a welcoming oasis.

Books and photos go into storage, replaced with accent pieces and flowers that brighten the dark shelves.

Surfaces are decluttered and red accents added to enliven a seating area.



**Power Tip:** Place an accent by a home's feature, to draw the buyers eye to that part of the room.

Odd numbers create visual interest. This principle is applied with three grass bundles on the fireplace hearth. A painting retrieved from storage and a larger rug improve the balance of and add warmth to the mantle area.



# Staging Problems

## **Bedrooms**

Arrange moving boxes into the shape of a bed, and then I dress it up with nice bedding. It takes about half an hour and it's really inexpensive.

Go to the thrift store and buy large stuffed animals and scene toys (town scene, western scene, train set) arrange them in the room to look colorful and fun.

Borrow an oversized chair from another room and small table. Dress the table with a nice cover, stack 3 books and 1 lamp on the table next to the chair. It will make a nice sitting area

Most master bedrooms look dated and boring. Buy a new comforter and lots of pillows. Couch pillows are inexpensive way to dress up a bed. Bare minimum make all your pillow cases match.

Hide your dirty laundry, misc papers, bills, and letters. Many people are uncomfortable looking at other people private information.

## **Floor Imperfections**

Put ice cubes over carpet dents caused by furniture, this will bring the carpet back to its natural form.

If the carpet is separating from the hard surface, buy a transition piece from the hardware store (about \$5) and screw it down.

It is always a good idea to have the carpets cleaned. You don't realize how much the color will change to a brighter more beautiful carpet.

## **Small Rooms**

Large furniture or a lot of furniture make rooms look smaller. Avoid putting furniture by doorways. Mirrors and glass table tops also make rooms look bigger. Bright lighting will make a room appear larger so new bulbs should be on your list

## **Windows**

Try to keep window curtains open or use sheer curtains to allow the most natural light.

## **Don't of home staging.**

Don't place large area rugs in empty rooms

Don't lean pictures that were meant to hang on the floor.

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