

## Good Enough to Sell

After inheriting a condo, the owners aren't sure if they should rent or sell. Their agent advises them to stage – regardless. She also advises them to leave the furniture to save on the cost of staging.

In 2 hours home stager, agent and assistant completely transform this property for \$0. The home looks good enough to sell, and it rents on the first listing day.

Home seller is shocked – and thrilled – at speed and results of transformation. Selling or renting, it pays to stage.



The bedroom has only a bed, window treatments, matching dressers & lamps, white quilt and bed pillows – but no pillow cases

- Dated sheers are removed and pillows from den are added to window seat to draw attention to this special feature
- Pink quilt and 3 green throw pillows are borrowed from den
- Green sheet from den is wrapped around bed pillows to create a make-shift coordinating pillow case
- Art from living room works perfectly over the bed

Den is completely made over. Only the built-in remains from the original configuration:

- Twin bed is removed and replaced with 2 chairs and a floor lamp
- Top of hutch is removed, and base – previously in the living area – is added to this space
- Freestanding corner desk is removed and used in kitchen as table
- Vase and art, found in garage, finish off this space



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Three areas are created in this open living space:

- Living area to the right is created with a chair, sofa, rug, coffee table, side tables and lamps
- Dining area to the left
- A desk in between these spaces creates a comfortable work area
- Only essential pieces are kept
- Dated floral window treatments are removed, changing the entire look and feel of the room
- Art over couch is found in garage to replace piece moved to the bedroom



No time to remove wallpaper, instead we do all we can by:

- Decluttering
- Keeping the fresh white towels
- Adding art (again, found in the garage)

Oversized deck is arranged to show both living and dining areas. Even with only 4 chairs, buyers can see the potential this large outdoor living area has to offer.

