

Sep3,20223:22pm

Purchased by **Nora Crosthwaite - Home Sweet Des Moines**



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 www.homesweetdesmoines.com/

Your Expert
Stager

Denice
Gienapp



Your Stager Says:

It has been a joy to be a part of your home. I hope these suggestions will be helpful

CoverPhoto:



Details:

Are there shedding pets in the home?

Yes

Are you looking for design help for your personal use?

No

Are you staging your home in order to sell it?

Yes

First Bathroom



Your stager says:

- Stow all personal items (toothbrush, toothpaste, razor, etc.) under the sink or out of sight.
- Check all light bulbs in lamps and fixtures to ensure they work.
- Streamline counters - Only 1-2 decorative items
 - I suggest for Showings and Open Houses - you have a set of white towels for a fresh look. All personal towels should be put away. Target, Bed Bath and Beyond, TJ Maxx, all have a good selection of fluffy white towels. Target: <https://www.target.com/p/antimicrobial-bath-towel-total-fresh/-/A-81961297?preselect=81781574#ink=sametab>
 - Consider a storage unit under the sink to store toiletries, cleaning supplies so they are easily accessible and organized: https://www.amazon.com/Organizer-Bathroom-Multi-purpose-Storage-Countertop/dp/B09T3W8LHF/ref=sr_1_31?crd=3O5MN7QGRA9TJ&keywords=dollar+store+items+baskets&qid=1662120910&srefix=dollar+store+items+baskets%2Caps%2C109&sr=8-31
 - Place a white hand towel on the towel ring next to the sink
 - I suggest removing items from the back of the toilet.
 - Above the toilet, I recommend a small print - flowers, abstract. I suggest, nothing with words.
 - Below is an option for a decorative addition to the vanity:



pretty and small decorative addition to the vanity

- Other items?
 - For Showings and Open Houses, I suggest removing shampoos and other personal items from the shower and tub.

Second Bathroom



Your stager says:

- Stow all personal items (toothbrush, toothpaste, razor, etc.) under the sink or out of sight.
- Check all light bulbs in lamps and fixtures to ensure they work.
- Streamline counters - Only 1-2 decorative items
 - Replace the non-working light bulb in the fixture above the sink
 - All of the suggestions for the first bathroom are also good options for this bathroom, as well
- Other items?
 - Again, a small print would look attractive behind the toilet

Third Bathroom



Your stager says:

- Stow all personal items (toothbrush, toothpaste, razor, etc.) under the sink or out of sight.
- Check all light bulbs in lamps and fixtures to ensure they work.
- Other items?
 - I suggest a decorative item or two on this vanity. A tray similar to suggested for first bathroom, would look attractive.



Example



Another thought, with shelves behind toilet and print on wall

- I suggest either removing the shelves from behind the toilet or lowering each of them
- A large print would look nice, as an alternative. There is a large selection of prints at AtHome.
- Again, I suggest white towels.

First Bedroom



Your stager says:

- Furniture Pieces and Placement
 - I think a smaller chair would look nice in that corner with, perhaps, a small table next to it for morning coffee. Here is an option from Wayfair: <https://www.wayfair.com/furniture/pdp/zipcode-design-liam-32-w-barrel-chair-w005062311.html>
 - I suggest moving the print, center over the bed
 - Beds should always be dressed for potential buyers. Fluffy white bedding has been a good choice for selling. Here is an option from Target: <https://www.target.com/p/truly-soft-everyday-comforter-set/-/A-77861648?preselect=77402475#lnk=sametab>
 - Bedroom Decor Item Changes
 - In regard to the nightstands and what to have on them - I suggest only the lamps. Remove photos and personal items for a clean look. You will want lamps to be in proportion to the size of the nightstand. The ones you have chosen are nice.
 - Check all light bulbs in lamps and fixtures to ensure they work.
 - Other items?
 - You could add a small dresser on the wall where the print is, now. Here is an option from Wayfair: <https://www.wayfair.com/furniture/pdp/17-stories-kedrian-3-drawer-315-w-chest-w001350679.html>
- Closet:
- I suggest removing the extra hangers from the rod and stowing them away.
 - Be sure the closet is neat and tidy. Close drawers
 - It is a great walk-in and will be an asset.

Second Bedroom



Your stager says:

- Furniture Pieces and Placement
 - I suggest centering the bed a bit more on the wall. It appears crowded toward the closet.
 - I suggest the bed shelving be virtually empty - particularly of personal items. You could consider a small vase and a couple of books.
 - Remove items from the top of the dresser. Perhaps add a decorative item or two to the top. You might consider a mirror over the dresser. https://www.amazon.com/POZINO-Decorative-Farmhouse-Bathroom-Entryway/dp/B09LTVYS4R/ref=sr_1_191?crd=2359HNK40TKFW&keywords=round+mirror+30+inch&qid=1662163204&sprefix=round+m%2Caps%2C155&sr=8-191
 - Another thought would be to switch the dresser and the bookshelves
- Bedroom Decor Item Changes
 - Consider prepacking a few items from the shelving unit and clearing items from the top.
- Other items?
 - I suggest opening the blinds to let in the light. You might consider removing the curtains.
 - All rooms should be tidy and neat, and all personal items stowed. Close drawers

Third Bedroom



Your stager says:

- Bedroom Decor Item Changes
 - I suggest removing most items from the walls
 - You could center the print of Des Moines over the loveseat. The print is somewhat small, but if place low on the wall, it should work
 - Straighten and open the blinds
 - Be sure the desk is neat and personal items and photos are prepacked
 - Check the tv console for any unnecessary items
- Other items?
 - Consider a couple of new colorful pillows for the sofa. You could choose colors from the print for pillow choices

First Dining Area



Your stager says:

- Dining Area Decor Item Changes
 - Is it possible to relocate the trash receptacle and recycling? (Perhaps a smaller trash that could fit under the sink)
 - I suggest prepacking the mobile.
 - If possible, replace the vertical blinds. There are drapes made for sliders. See this option from Amazon: https://www.amazon.com/NICETOWN-Patio-Sliding-Door-Curtain/dp/B015KMICNE/ref=sr_1_5scrid=2HF5L51P6H7G7F&keywords=sliding%2Bglass%2Bdoor%2Bdrapes&qid=1662164626&prefix=sliding%2Bglass%2Bdoor%2Bdra%2Caps%2C128&sr=8-5&th=1
 - When anticipating prospective buyers, remove all personal items from the table.
 - You might also consider a small area rug under the table. This would warm and define the dining space. Here is an example from AtHome: <https://www.homedepot.com/p/Artistic-Weavers-Yamikani-Aqua-5-ft-x-7-ft-Abstract-Area-Rug-S00161017865/310235685>
- Other items?
 - You might consider a contemporary print for the wall to complement the table and chairs. Again, AtHome has an extensive selection of prints. Here is one to consider: https://www.athome.com/glass-framed-gold-black-abstract-wall-art-21x25/124319358.html?rec=true&nav=rec_product1_rr

Kitchen



Your stager says:

- Stow all personal items (papers, appliances, etc) out of sight.
- Stow trash can in pantry or out of sight.
- Streamline counters - Only 1-2 decorative items or small appliances.
 - I recommend removing all items from the island. Add a tray with decorative items. Here are two examples:



Example 1



Example 2

- Clear refrigerator of all pictures, magnets, etc.
- Other items?
 - I do think a print would look nice on the wall next to the island. AtHome: https://www.athome.com/tracey-boyd-glass-framed-abstract-plant-print-17x21/124332870.html?nav=left_nav Also from AtHome: https://www.athome.com/tracey-boyd-glass-framed-abstract-leaf-print-wall-art-17x21/124332859.html?nav=left_nav

First Living Area



Your stager says:

- Furniture Pieces and Placement
 - It appears the bar stools are counter height, and this is a bar height counter. Consider new stools - with backs. I believe two would work nicely. Marketplace is a good spot to shop. I found these on Marketplace (\$75)



Marketplace

- The blue chair looks lonely in its current location. I suggest moving it closer to the sofa to form a conversation area. A small table between the chair and sofa would add a spot for beverages and small decor. I actually have this table, that I think would look nice next to the chair. I don't need it anymore. You may have, if you like



table, if you want.

- Against the wall behind the chair, I suggest an entry table. Here is an example of the look:



Entry table and decor

- Living Area Decor Item Changes

- Regarding the living room cabinet (under the window). Remove all items and store. Add decorative items:



ideas for decorating living room cabinet



Another look

- Other items?

- You might consider changing out the throw pillows. Add a pop of color. Draw from wall art.

Stairs



Your stager says:

- Notes from your stager
 - I think the print is nice here and adds color to the neutral hallway. Another thought is to switch this print with the one in the living room. Note: the current print over the sofa is a bit high on the wall
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