

Flair Style Co.

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March 2018

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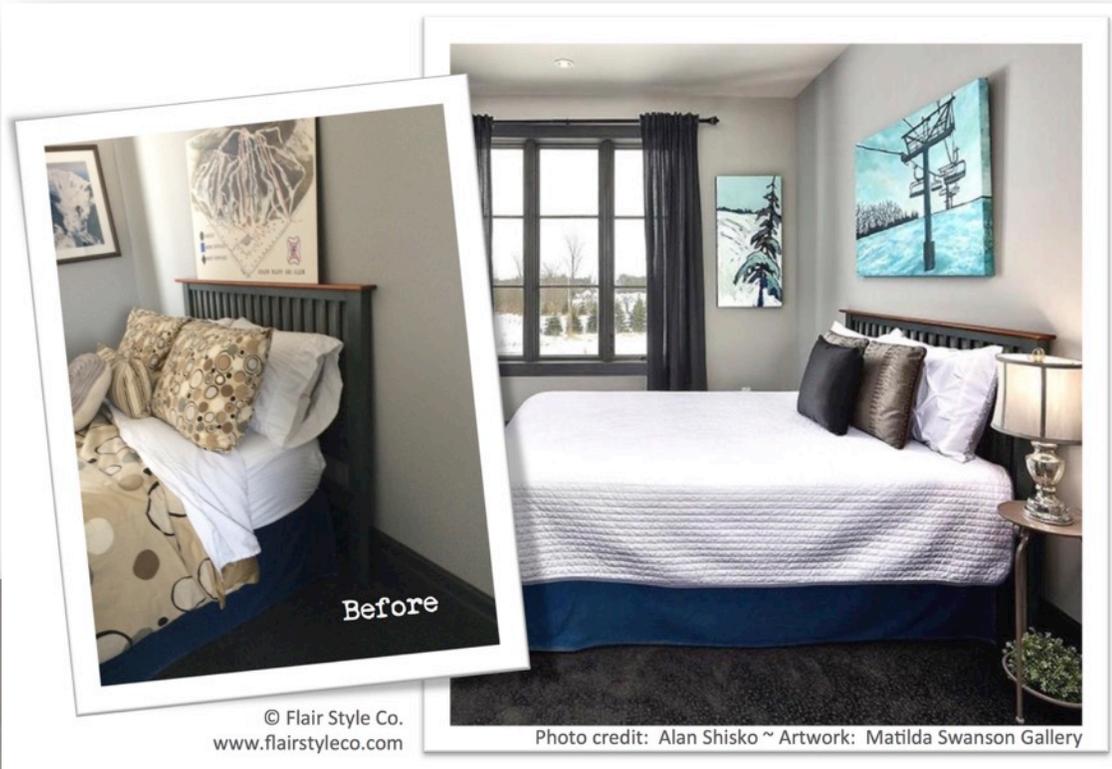
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Home Staging

Before & After



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Photo credit: Alan Shisko ~ Artwork: Matilda Swanson Gallery



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Photo credit: Alan Shisko
Artwork: Shelagh Fox

I often need to create bedroom settings (either in vacant homes or if there's a need to change an office back into a bedroom, etc). Blow-up mattresses make this possible which is how I created this bedroom. Banker's boxes create the base and then one double mattress sits on top of the boxes. Put the bedskirt on top of it and then place the second mattress. Top it off with a quilted coverlet, pillows and a throw. The artwork acts as a headboard. Helps the potential buyer to visualize the space and its intended use.

Here's another example of a bed I created with two twin pop-up mattresses.



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Photo credit: Alan Shisko
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This is an office setting that I staged in a vacant room. Less is always more when it comes to staging. The focus is showing the function of the room in a basic, but appealing, way.

'Floating' Your Furniture

The term 'floating' (as it relates to furniture placement) was new to me until I started staging. It's basically just a term used to describe pulling furniture away from the walls to create a setting using your sofa, table, chairs and then (sometimes) anchoring it with an area rug. Here are some of the best reasons why you would do this (*note that these are photos I found online*):

1. Create Better Traffic Flow

Sometimes you have to show people how to walk through a room. Floating the furniture can create aisles that make it obvious where foot traffic should go.



2. Divide a Room

Furniture provides a convenient way to section off different zones within one room. This pic shows a couch being used to divide the kitchen from the living room area.



3. Create an Intimate Setting

When visiting with guests, you don't want to be further apart than about eight feet. This makes it tough if all of your seating is pushed against the wall (much more so in a room this size).



4. Take Advantage of a Focal Point

It's always important to pick a focal point in a room and arrange furniture around that feature. When that focal point is in the middle of a big space, seating needs to be brought in closer to accommodate conversation.



5. When There's No Wall Space

And sometimes there's just no wall to be had so you have no choice but to position the furniture in the middle!

Before You List ... Declutter!

A messy home is an immediate red flag to buyers. Not only does it make the home less appealing, but it also gives buyers the impression that the home hasn't been well cared for.

That said, one of the most important home staging tips is to *declutter* your home.

Even the most organized homes can benefit from some decluttering to help them show better. This means not only tidying up, but going a step further and clearing out as much stuff as possible.

Clear off shelves and surfaces, leaving only a few things out for decorative purposes. For example, in the kitchen, put away countertop appliances to maximize the perceived counter space. Shelves should be cleared too (remove at least 50-75% of what is displayed on them). This will instantly make a room feel larger and more open.

Clean out closets and organize them. Don't declutter your home by putting everything into the closets thinking buyers won't see it. Most buyers will look inside closets and cabinets to see how much storage space the home has. If they're overflowing with stuff, it will seem like the storage space isn't efficient. Think of this as an opportunity to get a head start on your move by packing some stuff early!

Handmade Decor

Jan's been chalk painting !! Here are some of her beautiful creations. She loves to paint vintage finds like silver trays, vases, dishes, etc and often includes beautiful transfer designs on them as well. She uses Annie Sloan chalk paints and waxes. Designs are available for purchase in our [Etsy](#) shop. I use some of the neutral-coloured vases for staging.

Chalk Painting



Egg Candleholders

A pretty design, easy to make! We embellished plain brown paper mache eggs with vintage laces, ribbon flowers and pearl loops (pearls strung onto thin wire). A gathered lace rosette gets hot glued to the top of the glass candleholder. Then, glue the egg into the centre and voila! Use varying heights and designs of candleholders to create variety. The colour and style possibilities are endless! Can be enjoyed year round ...



Seasonal Decorating



This is one of the prettiest collections of decorative Easter eggs that I have seen. I hope you enjoy browsing through them as much as I did ... so inspiring! Here's the link:

<https://www.homestoriesatoz.com/easter/25-unique-easter-egg-ideas.html>

Decorative Urn



I staged a home in Owen Sound this month that needed some curb appeal. The problem was time of year and figuring out what would be appropriate (weather, theme, etc). I kept it simple using a grey urn, green spheres, pussywillows and some white wooden picks that I found locally. The nest with eggs adds a springtime feel. The birch ribbon works for Spring, Fall or Winter!





Flair Style Co.

Transforming homes into
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