

Staging Advice for

11305 Three Sisters Lane

For questions or clarification contact Mollie Smith at molliemcgee1@gmail.com or 919-698-8681

General:

- Touch up paint
- Lower any extra high art that will remain on walls
- Consider replacing all builder grade flush mount light fixtures

Exterior:

- Sweep front walk, front porch, back porch, and deck
- Mow grass and pick up leaves if needed
- Tidy outdoor furniture and pillows on front and back porches

Foyer:

- Remove art above door
- Remove any personal photos

Dining Room:

- Consider styling with any extra furniture (also perfectly fine to leave as is)

Office:

- Remove art behind desk
- Remove office supplies and electronics from desk
- If moving accent chair to Primary Bath, consider placing a side table or plant in the corner where chair is now

Living Room:

- Remove family photos
- Consider adding accent rug
- Move white pillow from basket to sofa

Kitchen and Breakfast Room:

- Clear off counters as much as possible. (Utilitarian items like cooking utensils, appliances dishes, mail, etc)
- Style counters with decorative canisters and accessories as desired
- Wipe down all cabinet fronts, appliances, counters, windows, etc
- Lower art in breakfast room

Guest Room:

- Remove two mirrors (keep middle one above the bed)
- Remove curtains

Guest Bath:

- Clear counter as much as possible, okay to leave decorative items
- Store waste bin if possible

Powder Bath:

- Store soap and waste bin if possible

Upstairs Hallway:

- Lower art at top of stairs

Primary Bedroom:

- Remove wedding photo
- Remove curtains
- Arrange pillows as follows, from back to front- sleeping pillows, white euro pillows, blue accent pillows, blue and white lumbar pillow
- Clear off nightstands except for table lamps and one or two decorative objects
- Clear walkways in closets

Primary Bath:

- Store any toiletries in shower and bathtub if possible
- Remove baskets, waste bin, extra items on bathroom floor
- Place accent chair and side table in alcove under window
- Remove odds and ends in water closet (waste bin, wipes, etc)
- Place fresh and neatly folded towels on all towel racks

Laundry Room:

- Organize laundry supplies in baskets or bins on shelves
- Remove anything on top of washing machines
- Store hampers/large baskets

Kid's Rooms:

- Remove desks, desk chairs, and accent shelves
- Remove any personal photos
- Remove excess stuffed animals (one or two favorites are okay— its fun for the kid's to arrange them on their beds or chairs)
- Clear surfaces as much as possible, leaving lamps and a few decorative accessories

Kid's Bathrooms:

- Clear counter as much as possible, okay to leave decorative items
- Store waste bin if possible
- Open shower curtain in hall bath to display window
- Remove toiletries in shower if possible

Bonus Room:

- Move kid's desks and shelves into this room and stage as a school area