

# Deanna Kallin

## Deo est Designs

Interior Design  
Home Staging  
Jewelry Designer

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March 8, 2019

### Home Staging Plan For :

8301

Creekside Circle #910  
Bloomington, Mn 55437

What a beautiful home. It will show well with some rearranging and simplifying of personal and decorative items. I have a list room by room of my suggestions to prepare it to photograph and show to help achieve a quick sale.

In regards to the staging process, I do offer this as part of my services. The staging process throughout will be a flow of accessories, removing some and moving others to different rooms. I have been as precise as I can in my notes but the process is really what dictates the best placement of things. After staging is complete, what remains can be put away in cabinets that have room or be packed. It would be a pleasure to stage your beautiful home to prepare it for photos if that would be helpful to you. I will included a bid for this service.

#### Entryway -

- Remove the large vase on the side table
- Move the lamp to the left side
- Remove the tray of stones and candles, replace with an accessory being moved from the living room.
- Remove the bowl of potpourri on top of the narrow chest of drawers

#### Dining Room -

- Remove bowl, mat and candles from the dining table, replace with the vase and black glass spiral "twigs" on coffee table
- Remove all accessories from the buffet except for the glass candle holders.
- To make a more dramatic statement there and to add height since there is no chandelier, move the sculpture of the Indian woman to the center of the buffet, still on its pedestal. Add the glass candles to complete.

#### Living Room -

- On side table under the mirror move the the orange vase with the twigs to the left of the mirror, grouped with the woman sculpture.
- Remove the colorful small vase and add to the coffee table in front of the grouping of chairs.
- Remove the candy dish, candle holder and bunny from the coffee table in front of the chairs.
- Move the humming bird sculpture from the pedestal to the coffee table, grouped with the box.
- Remove other items from the coffee table.

- Plants - cluster pedestals in a corner vs lining them up along the window to open the view up when the blinds are open. May need to group in 2 corners.
- Remove any "fading" leaves
- Remove all personal photos and potpourri bowl from built in shelves.
- Lightly restage shelves using books and removed accessories from other areas.
- Move 2 pedestals from under metal art on wall next to built ins and move to in front of windows for plant groupings to open up that wall and allow better viewing of the metal art.
- Remove rug runner in front of sliding door and put in kitchen in front of the sink.

#### Family Room -

- Remove throws from the sofa
- Move a couple of floral pillows to the guest room with the sleeper sofa, replace with the black pillows from the sleeper sofa.
- Remove all magazines and albums from the coffee table, leaving only the bowl.
- Nesting tables next to the sofa, remove silk arrangement, leave the stacked pigs and possibly a candle?
- Table between leather chairs, remove the digital thermometer, albums and plant.
- Move the plant to the kitchen table corner with the tall plant on a pedestal from the living room.
- Remove the natural wood end table next to the sofa, placing plant on table between red chairs.
- Replace wood table with the butler table, remove the cat.

#### Kitchen Table Corner -

- Remove butterfly accessories from the plants
- Add pedestal and large plant from living room to the corner, grouped with the tall plant
- Remove floral centerpiece and replace with the plant on the kitchen counter

#### Kitchen -

- Clear off entire side bar, leaving only the wine rack.
- Clear off all counters.
- Move knife block from the island to the right of the hanging spice rack.
- Leave paper towel holder and one soap dispenser to the left of the sink
- Leave Keurig and stage with coffee cup, sugar and creamer. Remove cutting boards and k cups.
- Remove everything from the window sill.
- Remove cutting boards and salt and pepper shaker from the island, leaving only the utensil holder and spoon rest.
- Clear off side counter. Move cookbook rack to the left and open the book on the rack. Minimize the hanging utensils.

#### Pantry -

- Tidy and organize.
- Remove things hanging on the side of the electronic

#### Guest Room with sleeper sofa

- Put sofa together with floral pillows from the family room and a throw draped over the arm.
- Put 1 floral ottoman from the office in front of the sofa
- Possibly hang a piece of art over the sofa, one of the pieces leaning against the wall in the office may work.
- Place glass accent table next to right sofa arm
- Remove personal items from the accent table
- Remove sun accent from plant
- Remove stuffed animal

#### Silver Bathroom-

- Remove air freshener and floral arrangement from back of toilet
- Add fluffy bath towel and hand towel to towel rod to the left of the sink
- Remove all accessories from the Bombay chest except for the tissue holder, hand mirror and butterfly candle.
- Leave soap dispenser and bunny on the vanity
- Restage the built in shelves - simplify and balance
- Remove all personal products from the shower, stage with nice bath products on a shelf if any.

#### Office -

- Remove round end table between the chairs and replace with triangle glass table and lamp.
- Remove the wind chime from the lamp with no accessories.
- Remove all personal items from the shelves and restage using art pieces on the floor leaning against the back of the shelves and appropriate accessories found on tables and floor in the office. Remove excess accessories.
- Clear off the desk - possibly bring in a plant from the other room
- Leave single ottoman under the desk or move against the wall.

#### Laundry Room -

- Put away all laundry supplies, hangers, etc.
- Place basket on the floor near the kitchen table on the laundry counter with a stack of towels in it.

#### Master Bedroom -

- Remove photos from armoire shelves, restating them from smaller accessories being removed from the living room and/ or office
- Remove throws from white chair
- Remove photos from corner skirted table.
- Move angel sculpture from right nightstand to the corner table
- Restage night stand

- Add a decorative pillow to the center of the pillows on bed.

#### Master Closets -

- Simple tidy, remove empty hangers

#### Master Bath -

- Remove personal products and add small accessories.
- Restage the shelves behind the tub using more formal accessories that were removed from the living and dining room
- Stage tub for a luxury bath - hang fluffy towel over the edge of the tub, loofah sponge, pretty soaps, candle, etc.
- Remove personal products from the shower
- Hang hand towels
- Lay wool rug folded at the corner of the tub in the center of the bathroom floor
- Fold towels on to the shelves above the tv
- Simplify toilet room. Remove air freshener, add a floral arrangement from family room to corner by mirror
- Remove everything from the back of the toilet, add the gold box from the counter.
- Remove the scale.

Let me know if you have any questions or how I can help.

All the best!

Deanna Kallin