



Tips to Live in a Staged House

- ♥ **First Impressions are Key** – Curb appeal is the most important area to focus on in a house. Keep grass cut, weeds & leaves removed, shrubs and trees trimmed, mulch (black) freshened, garden areas edged, outdoor lighting added and working etc.
- ♥ **Let Your Eyes Be Your Guide** – walk room by room and try to see for the first time and ask: “What noticed first? Why? Should it be noticed?” There’s a principle item in every room...find it and highlight it!
- ♥ **Less is Always More** – Use the 3 in 3 rule...every 3 months find 3 items that have not been used, touched, etc. and assess what should be done with them. 4Rs apply: reduce, reuse, recycle, repurpose/reinvent
- ♥ **The Odd Man is In** – Symmetry is out...group items in odd numbers (typically 3s)
- ♥ **Don't be Afraid of Angles** – the best way to place furniture in a room is not necessarily to back it up against all the walls and keeping it square...experiment. Think about traffic flow.
- ♥ **Anchor Art** – hang at gallery height 54” from the floor, 6-8” above furniture
- ♥ **Think Marilyn Monroe** - Use the right proportions eg. size of furniture, also art above furniture should be no more/less than 2/3rds the size (can use more than 1 piece of art to achieve the size)
- ♥ **Let There be Light** – natural, artificial, decorative (mirrors, shiny furniture and accessories)



- ♥ **Don't Hide your Best Features** – fireplace, views/windows, staircase, etc. should have minimal items on and in front of them
- ♥ **Layer, Layer, Layer** – mix it up hard and soft, round and square, patterns and solids (adds interest and texture to a space)
- ♥ **A Place for Everything** – and everything in its place. Fight the clutter monster. Put things away. Organize, Organize, Organize...closets, bins, cabinets etc.
- ♥ **Life is About Balance** – 60/30/10 major to minor items/colours etc. Unify house colours
- ♥ **Keep a Clear Path** – continuous unobstructed flow from room to room and within a room is key
- ♥ **Be Fresh** – paint regularly, touch up scratches, clean scuff marks windows and carpets
- ♥ **Keep it Odor Neutral** – pets/perfumes/air fresheners/cooking smells/smoke – scent free vs. scented
- ♥ **Shop the House First** – Look for items being used in other rooms/for other purposes and see if they work better used somewhere else
- ♥ **Test Your Way to Success** – (do not use) but live with tags on purchased items for a few days, see items in different light/at different times then decide to keep
- ♥ **Move without Moving** – rearrange furniture, add new or change accessories with the seasons, add new paint colour...make your old house feel new to you on a regular basis.
- ♥ **No Black Holes** – the garage and basement should not be “indecision” areas for items
- ♥ **Have Fun** – Your house should be enjoyed - be creative, experiment, play etc.