

## Staging the Masters Bedroom!



The problem with this bedroom is it is personalized to someone's love of red. Imagine the walls in a creamy dreamy off white...see how the punches of red in the pillows and lamp shades would pop and the bedroom would look much larger than it does here. That is how you sell a bedroom!

Do you see anything wrong with this bedroom?



Absolutely nothing! This master bedroom is staged perfectly. The neutrals let the space flow and the throw on the bed adds some personality yet it is not personal. The area rug adds a pattern that sets the tone for the room as being inviting for both male and female. The small cabinet at the foot of the bed displays a nice accessory and is used for storing personal items quickly while this home is on the market. The arrangement of the furniture and art has balance and provides a restful space for visitors as well as the homeowners. This is one arrangement to copy!

The Drama in this room is...



***Dreamy Bedroom***

Too overwhelming, isn't it. A beautiful room indeed but where are the walls? What are the dimensions of the room? What condition are the walls in? Is my furniture going to fit in here?

When staging a bedroom, it is wise to place your bed at the obvious headwall and not under or in front of a window as shown here. The confusion of the furniture placement will turn away a potential buyer because they are too overwhelmed and unwilling make these decisions for themselves. You must help them see exactly what they size room they are getting.

The volume of fabric is beautiful and romantic, of course, but not when you are selling your house. Keep it simple!

Is Asian a good idea in Home Staging?



In this case, it is not bad. The art is too large and overpowering. It tends to make you want to leave the room in a hurry. That is too bad because the bed coverings are so beautiful with rich colors but you can't see it or enjoy it.

What is with the screen behind the bed...are they hiding something? Maybe the screen is an inexpensive way to achieve an Asian feeling?

Anyway, this bedroom would turn most people off so if you have tried and missed like this homeowner, it is best that you strip it down to the bed and furniture and reduce the quantity of paintings on the wall to one large piece over the bed.

My suggestion would be paint the walls in a warm beige or yellow.

## Contemporary with attention to details



This is a good example of simplicity and style. When a home seller pays this close attention to the small things like the way the wire wall hanging is there but not there, the bed pillows are banded and placed in a purposeful way the bedding is simple and of high quality. This shows a home buyer that this home has been cared for.

The best advice to give you if you are on a tight budget and your bed coverings are in good condition, make or buy good quality pillow cases that will not be used and display them on the beds as in this photo.

Can dark walls hurt a home that's for sale?



Sometimes! This bedroom has really great light pouring in from the window. The center of the room is light, the carpet is light, and the walls are filled with shelves showing a wide range of color accents that give the room an interesting mood. Not a depressing mood but a strong sense of self mood.

A bedroom decorated in this manner could actually be the wow factor that sells an otherwise ordinary home.

Shelving can be installed very inexpensively and the paint is a moody blue. This effect can be duplicated very easily if you have similar basic elements mentioned above. Go for it!

**Great use of space and color!**



Why? In a small room such as this, a feeling is projected of joy, light heartedness, youth, and appears to have plenty of room for everything one would need in there.

The iron bed is perfect for a small space and the custom partition raised the eye and sends back a message of completeness. The walls a painted a creamy yellow that matches the dust ruffle on the bed and the partition and pillows. This room is simple and sweet.

All the accent colors come from the plaid pillow on the bed. The partition is made of 3 pieces of plywood 18"x60", 4 piano hinges, matching creamy yellow fabric stapled onto the plywood panels and 1/2 yard each of accent color hot glue gunned to the panels. Easy to do and well worth it!

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