



# PINE & PRAIRIE

## Home Staging & Design

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### ◆ In Home Staging & Styling Consultation

This is a one-time, in-home consultation where I walk through the property with the homeowner, offering expert recommendations for furniture placement, flow, decluttering, depersonalization, and simple visual updates to help the home shine. I also provide tailored paint color suggestions to enhance light, warmth, and cohesion—so your spaces feel fresh, current, and buyer-friendly. Depending on your needs and time booked, I can assist hands-on by rearranging furniture, editing the space, and offering suggestions for affordable accessories to elevate key areas. Whether you prefer to DIY or want a bit of styling support, this service meets you where you are—all billed at a simple hourly rate.

**Pricing: \$75/Hour**

### ◆ Full Service Vacant Staging

**OUR SIGNATURE SERVICE!**

Perfect for empty homes that need warmth, dimension, and emotional appeal. I bring in my own furniture, artwork, textiles, and accessories to style key rooms—helping buyers imagine the lifestyle the home offers. Every detail is intentionally chosen to highlight the space, increase perceived value, and inspire strong offers. Most stagers focus on the living room, kitchen/dining area, and primary bedroom—because these are the rooms that influence buyers the most. That's where I start too—but I'm happy to advise on which additional spaces may benefit from staging based on the layout and listing goals.

**Pricing: \$500 per room (4-week term)\***

- Kitchen and dining room are considered one room)
- Main floor bathroom and master bath included at no additional charge
- Add-ons:
  - + Home office staging: \$250
  - + Small spaces: \$75 - \$250 each
- Staging rental may be extended beyond 4 weeks at 10% of the original fee, billed weekly.

*I DO INTERIOR &  
EXTERIOR COLOR  
CONSULTATIONS*



\* 2 Room minimum applies to all staging projects. Homes > 4,000 square feet or requiring extensive furnishings may be subject to adjusted pricing.