

Agents let's face it, you're not just selling a home, you're making a connection. Even in a sellers market, you owe it to your Client's to market their home the right way. Home Staging by Toscano Interiors is the most referred service we offer; not only because of how well we know what is going on in today's fast-changing real estate market, but how well we exceed in meeting your Sellers needs in getting their home prepared to sell.

Home Staging (Owner Occupied).....Starting at \$200

During the first initial home visit and 2-hour final follow up, our designers will help you emphasize the attributes of your home while minimizing its imperfections. You and your Sellers will have a detailed checklist with photos as a visual reference, in a professional Staging Summary presentation. Your Sellers will not have to take notes that they may misplace during the chaotic process of moving. Our beautifully-presented checklist can be downloaded from their computer or mobile device. At the final appointment we are rearranging your Seller's current items, recommending new ones, while working within your budget to give you a space that is "Open House" ready. We offer staging services for Owner occupied homes as well as vacant homes- and the best part, THERE ARE NO MONTHLY RENTAL FEES with our staging services

Vacant Staging.....Starting at \$500

Did you know that vacant homes take 50 percent longer to sell? Whether viewed over the internet or in person, empty homes appear cold, unappealing and smaller without furniture because there is no frame of reference. We charge a \$200 on-site consultation for all vacant listings in the Colorado Springs & Fountain area. This is so we can see the actual size of the rooms, and measure if need be. This is where we will also determine how much staging the Clients would like done. We then provide a detailed list of the items we will be using for staging in a written estimate provided within 24 hours of the initial appointment. Again, the benefits of this service is THERE ARE NO MONTHLY RENTAL FEES with our vacant staging. The cost of staging is considerably less than the first price reduction, so stage first!

Additional Helpful Add-On Services 5 Effective Staging Vignettes.....\$350 when added to existing staging service. \$450 as a service by itself.

The act of staging involves setting a scene in which buyers want to insert themselves. Home staging is all about creating that emotional connection. To be successful at it, you have to appeal to all five of the buyer's senses. This is where Toscano Interiors uses 5 highly effective vignettes throughout your home, that we know will "wow" potential Buyers. We illustrate 5 important focal points, the spaces of your house that tell a story. With this add-on service, we will paint a picture that would normally fade into the background without a definite border like our service provides.

Unpack & Design.....Starting at \$299

Overwhelmed? No time to get out of boxes? Craving a sense of home? Whether you are relocating, consolidating homes, downsizing, or simply recovering from a renovation, moving is stressful. Are you ready to have someone help give your new space a sense of home? We'll make sure your transition is as stress-free as possible. Our services are always confidential, nonjudgmental and provided with integrity. We unpack with care and consideration, provide removal of the boxes and packing materials and set up your rooms with a designer touch. We work with you to find a logical place for everything to live in your new space. Ask us for more information about this service. *Please note, we require a deposit at the time of booking, for any design service. Please see details for staging services.