

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

Toscana Interiors Owner Occupied Home Staging is done in a series of two appointments, however some Agents or their Sellers only want a Consult and Checklist before photos are taken.

Consult & Checklist Only- (Colorado Springs & Fountain) During the first initial home visit I will help your Sellers emphasize the attributes of their 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 within 24 hours of the appointment. 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.

Consult, Checklist, & Final Re-Design- (Colorado Springs & Fountain) At the final appointment (scheduled typically a week after the first appt.) we are rearranging your Seller's current items, bringing new ones (no furniture/rugs/bedding for owner occupied), to give you a space that is "Open House" ready. I will create updated spaces that will reflect a warm and inviting style, which will appeal to potential buyers. All my items remain at the Seller's home until it sells. There are no monthly rental fees with our staging services. Total Cost \$450

***Travel Fee- \$150 for the following areas Monument, Falcon/Peyton, Manitou Springs
\$350 for Pueblo, Canon City, Castle Rock
\$450 for Salida, Littleton, Aurora***

Full Service Vacant Home Staging.....
\$200+ the cost of each room & travel fee FLAT RATE (no monthly fees)

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.

Our Full Service Vacant Home Staging (Colorado Springs and Fountain) that includes the use of Toscano Interiors furniture & decor until home sells (up to 365 calendar days), for the following areas:

Main Living Room- Sofa, area rug, wall decor, Accent chair, floor lamp, coffee table, end table, table lamp, throw pillows, accessories- \$780

Kitchen/Dining- Table & chairs (4), barstools, wall decor, rug, accessories- \$680

Master Bedroom & Bath- Queen Bed (air mattress), nightstand, table lamp, bed linens, wall decor, accessories, bath linens- \$300

Secondary Bedroom (1)- Twin bed (air mattress), nightstand, table lamp, bed linens, wall decor, accessories- \$258

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**Up to 3 Bathrooms Vignetted at no additional charge. **

Other Room Add On's

Additional Bedrooms Staged- \$258 each

Office Staged- desk, chair, rug, lamp, wall decor, accessories- \$268

Additional Living Areas/ Recreational Rooms (staged with the same items as living room area)- \$680

Children's Play Area- Children's table/chair set (if available) or other children's play area type of props, wall decor, accessories- \$250

Outdoor Living Areas- Patio and chairs (4) set, outdoor rug, potted flowers, other appropriate outdoor accessories- \$750

Wet/Dry Bar- Up to 4 barstools, props and accessories- \$185

*For other rooms not listed, please ask for additional pricing

Please note, staging services require a deposit for 100% of the quoted price, due at the time of scheduling. Price(s) reflected include delivery, set up, and pick up after the home sells. Install dates are subject to availability of Toscano Interiors. Cancellation charges and other charges may apply. *Please note, we do not stage homes listed as "For Sale By Owner", or tenant occupied. Toscano Interiors charges a \$150 Untimely Change Fee for homes that are under repair and are not finished by the time of the scheduled staging appointment takes place, for Sellers who have not completed their initial consult checklist, and for any scheduled pick up appointment that is missed or one of our designers cannot make entry to the property to retrieve our items (no later than 10 days before closing).

Disclaimer- Toscano Interiors does not and cannot guarantee success or any particular result. While we shall use our best professional efforts to achieve a successful result, we can make no warranty or guarantee expressed or implied as to the successful sale of the Property in your favor. An expression of the relative merits of the Property and your chances of success are only expressions of opinion and estimates.

