



Before + Afters

Professional Staging and Home Improvements

Professional Staging and Home Improvements | BY SIMPLICITY REAL ESTATE SERVICES + PROFESSIONAL STAGING





Introducing Simplicity Home Staging and Decorating

Welcome to Simplicity Home Staging and Decorating, where we turn houses into dream homes and properties into irresistible investments. At Simplicity, we believe that the key to a successful real estate journey lies in the art of presentation and the magic of design. If you're a homeowner looking to sell your property quickly and profitably, then you're in the right place!

Our Philosophy

Our philosophy revolves around two core principles: simplicity and style. We understand that the power of simplicity lies in its ability to create elegance, clarity, and a timeless charm. Simplicity is at the heart of our approach, ensuring that every space we design or stage is inviting, functional, and tailored to your unique needs while making the process as simple as possible! Style, on the other hand, is where our personality, preferences, and aspirations take centre stage. We believe that style is a reflection of who we are and how people want to live. Our team of talented designers and stagers work tirelessly to infuse your space with a style that resonates with potential buyers, creating environments that are both beautiful and functional.

Our Services

At Simplicity Home Staging and Decorating, we offer a comprehensive range of services to meet your specific needs:

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226.314.1600 trilliumwest.com 6 C TRILLIUMWEST Leading Contents © SIMPLICITY REAL ESTATE 2023



HOME STAGING

Transform your property into a buyer's dream with our expert staging services. We specialize in creating welcoming, neutral, and appealing spaces that help potential buyers envision themselves living in your home.

CONSULTATIONS

DIY enthusiasts and homeowners seeking guidance can benefit from our professional consultations.

We provide expert advice on layout, decor, and improvements to enhance your home's appeal.

STORAGE

Not sure where to keep your belongings during the sale process?

Not a problem! We can help declutter, move and store items during the sale process in our l ocal storage units.

Why Choose Simplicity?

Choosing Simplicity Home Staging and Decorating means choosing:

EXPERTISE

Our team has a wealth of experience in design and staging, ensuring that every project benefits from a seasoned touch.

PERSONALIZATION

We take the time to understand your goals, preferences, and budget to deliver a tailor-made experience. We can guarantee that our prices are the most budget-friendly!

ATTENTION TO DETAIL

From furniture arrangement to the selection of decor elements, we sweat the small stuff to create big impacts.

RESULTS

Our track record speaks for itself; we consistently achieve faster sales and higher property values for our clients.

STYLE AND SIMPLICITY

We strike the perfect balance between style and simplicity tocreate spaces that are elegant, functional, and timeless. Welcome to Simplicity Home Staging and Decorating, where every space tells a story and every design captures a feeling.

Let's embark on a journey of transformation, one that simplifies the complex and elevates the ordinary into the extraordinary. *We can't wait to work with you!*



UNFORTUNATELY, WE DO NOT HAVE A CRYSTAL BALL BUT WE CAN GET PRETTY CLOSE WITH WHAT WILL BRING MORE OR LESS VALUE TO YOUR HOME

These are some of the properties that have significantly increased in value saleability after being staged by Simplicity Home Staging & Decorating.

OTHER AGENT'S LISTING PHOTOS

SIMPLICITY'S LISTING PHOTOS



WHEN PREPARING YOUR HOME FOR SALE, MAKE SURE YOU INTERVIEW MULTIPLE AGENTS AND DON'T JUST GO WITH THE MOST POPULAR AGENT IN TOWN. ASK THE AGENT FOR PROOF OF WHAT THEY ARE WILLING TO DO FOR YOUR LISTING

ONE OF THE BIGGEST MISTAKES A REALTOR® CAN MAKE IS LEAVING A ROOM VACANT. SELLING A STAGED HOME ALLOWS YOU TO SET THE STAGE FOR WHAT BUYERS SEE. BUYERS WALK IN TO SEE COMFORTABLE FURNITURE, PRETTY DECORATIONS, AND FEEL LIKE THEY COULD SIT DOWN AND BE RIGHT AT HOME.

We own and operate our own staging equipment so we are able to offer our clients a lower price for the same services.

The more Buyers can see themselves in the house, the more likely they are to make an offer on it!!

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TW



AFTER



BEFORE 39 ELGIN ST W, PRINCETON





BEFORE 59 CEDAR ST, CAMBRIDGE

\$

TW



AFTER



BEFORE 435 KEESO LANE, LISTOWEL



AFTER



BEFORE 425 KEESO LANE, LISTOWEL

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\$









BEFORE 435 KEESO LANE, LISTOWEL





BEFORE 104 GARMENT ST, KITCHENER

TW





BEFORE 561 ALBERTA AVE, WOODSTOCK



AFTER



BEFORE 561 ALBERTA AVE, WOODSTOCK

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AFTER

BEFORE 52 PAULANDER DRIVE, UNIT 102, KITCHENER



BEFORE 52 PAULANDER DRIVE, UNIT 102, KITCHENER



AFTER

























BEFORE 162 JANSEN AVE, KITCHENER







BEFORE 162 JANSEN AVE, KITCHENER

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BEFORE 40 HEINS AVE, KITCHENER





BEFORE 40 HEINS AVE, KITCHENER





AFTER



BEFORE 1268 MARYHILL RD, MARYHILL

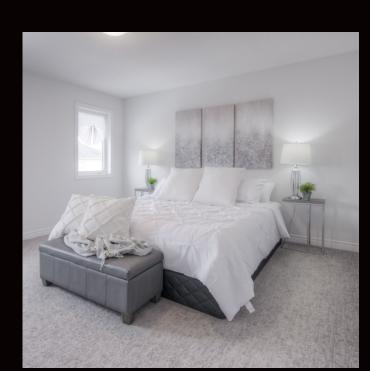




BEFORE 1268 MARYHILL RD, MARYHILL

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AFTER



BEFORE 56 ARLINGTON PWY, PARIS





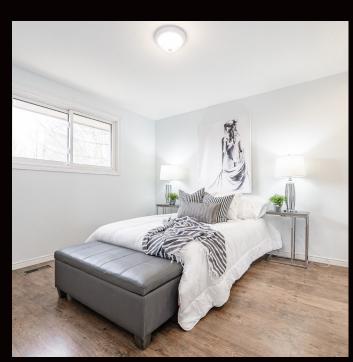
BEFORE 56 ARLINGTON PWY, PARIS

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BEFORE 33 JUNIPER STREET, CAMBRIDGE







BEFORE 33 JUNIPER STREET, CAMBRIDGE



Staging Price List

1. STAGING CONSULTATION – FREE

We meet with the homeowner and tour the home where we will ask questions, take pictures and sit down and talk about the different options for Staging. This is followed up with a Quote or Staging Report dependent on the client's choice and package preference.

2. STAGING CONSULTATION WITH REPORT -STARTING AT \$200

A staging consultation would be for individuals that want a little help with staging and need some guidance. We meet at the house where we will ask questions, take pictures and sit down and talk about the different options for staging and then afterwards we will send you a written report about what to do. This will include furniture placement, decorating suggestions, de-cluttering and minimizing suggestions.

3. ACCESSORIZING STAGING – STARTS AT \$1,000

With this type of staging we will be working with the clients existing furniture. This is where we bring in only accessory items (eg. Rugs, lamps, pillows, bedding, throws, artwork and other small accessories). We will be maximizing furniture placement to create the best flow of your space.

4. ACCESSORIZING WITH SMALL FURNITURE – STARTS AT \$1,500

With this type of staging we will still be working with the clients' existing furniture but also bringing in some small furniture (eg. End tables, coffee tables, dinning chairs, small desk, console tables and benches.) We will also bring in accessory items (eg. Rugs, lamps, pillows, bedding, throws, artwork and other small accessories). We will be maximizing furniture placement to create the best flow of your space.

5. VACANT HOME STAGING – STARTING AT \$2,500

For this level of staging we would be bringing in our entire inventory. From accessory staging items, Small furniture and large furniture (eg. Beds, dinning tables, desks couches and chairs)

6. 24 HOUR STAGING FOR PICTURES

- Accessorizing staging starts at \$500
- Accessorizing with small furniture starting at \$1,000
- Vacant Home staging Starting at \$2,000

For this level of staging we will be bringing in what you need based on the 3 categories and keeping the inventory in for approximately 24 hours after the photos are taken.

7. DE-CLUTTERING AND STORING – STARTS AT \$500

Taking extra items in boxes or other small and large furniture to our storage facility where it will stay until the staging belongings are removed.

*Pricing will be customized based on client's needs.

* All prices are based on the first month. Renewal prices will be invoiced 2 weeks at a time, after first month.





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