

## Seasonal Design

Add some Fall flair to your kitchen counter, island, or console table by adding a vignette of natural decor such as glass apothecary jars filled with mini pumpkins, gourds, acorns, pinecones, candy corn, etc. When Halloween nears, you can change them out with "something witchy" such as skulls, spiders, raven, snakes, etc.



Mackenzie Creative  
HOME STAGING & DESIGN



## Tips & Tricks

### Decorating Ideas for Small Bedrooms

If your bedroom is on the smaller side, how you arrange the furniture in it can make all the difference in the overall feel of the room. Following are some tips for arranging a small bedroom and reveal the beautiful design potential of your space:

#### 1. Center Your Bed on the Wall

Your bed should always be the focal point of your bedroom. When possible, it should be placed in the center of the room's most visible wall, usually opposite the doorway. This way, you will have enough room to access your bed from both sides. If there's no room for nightstands, get 2 small tables for your lamps, or add floating shelves to the wall.

#### 2. Put Your Dresser in the Closet

Large pieces of furniture can make small rooms look cramped. If your closet is big enough, you can place your chest of drawers or small dresser in there. You'll free up floor space, making your room feel larger.

#### 3. Place Your Rug Strategically

An area rug can help make a small room look larger. If your bed is in the center of the wall, place your rug about 2/3 of the way under your bed so that you'll have something soft to step on in the mornings. In a small room, it's important to have the appropriate size rug so that it doesn't overwhelm the room.



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## Services

### Vacant Staging

\$2,500+ depending on size of home and number of staged rooms

### Occupied Staging

\$350 first 3 hours, \$75/hr. thereafter

### Homeowner Consultation

\$250 - \$300 with prioritized report of staging / design recommendations

### Redesign / Decorating

\$350 first 3 hours, \$75/hr. thereafter

### Shopping Assistance

\$150 first 2 hours, \$50/hr. thereafter

### 4. Hang or Place Large Mirrors

Mirrors that are placed strategically is a great way to make a small room feel larger. You can replace sliding closet doors with mirrored ones, or hang a mirror above each night stand. You could also place a full-length wall mirror on the wall adjacent to the window to give the illusion of another window.



### 5. Get Creative with Storage

You can use under-bed storage boxes to stash out-of-season clothing away, and custom shelving to store items such as shoes and books. You can even place a storage ottoman at the foot of your bed for extra seating and storage.

### 6. High Impact Wallpaper

Even though the bedroom is small, it can still have high design by placing bold wallpaper just on the bed wall for that "wow factor".

## Life Hack

**During the chillier months, set your ceiling fan on the low setting and in reverse (clockwise). It will re-circulate warmer air trapped near the ceiling down to floor level, and save you ~15% on your heating bill.**

## Staging Your Bathroom

When you're putting your house on the market, preparation and presentation can be the keys to selling faster and for a better price. To stage your bathroom, go with monochromatic hues. Place all-white towels in your bathrooms to help invoke a more "spa-like" feeling. Coloured towels can seem dingy and add heaviness to a space whereas white towels feel fresh and clean. Plus, white towels tend to photograph better for the MLS.

Stage the vanity with natural elements such as greenery, white orchid, large sea shell, etc. If the counter is large enough, add small apothecary jars with cotton balls & Q-tips, and rolled-up face cloths.



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