

High Falls | Sotheby's
INTERNATIONAL REALTY

PARTNERSHIPS OF DISTINCTION

Our Portfolio of *Collaborators*

A Luxury Experience at Every Price Point.

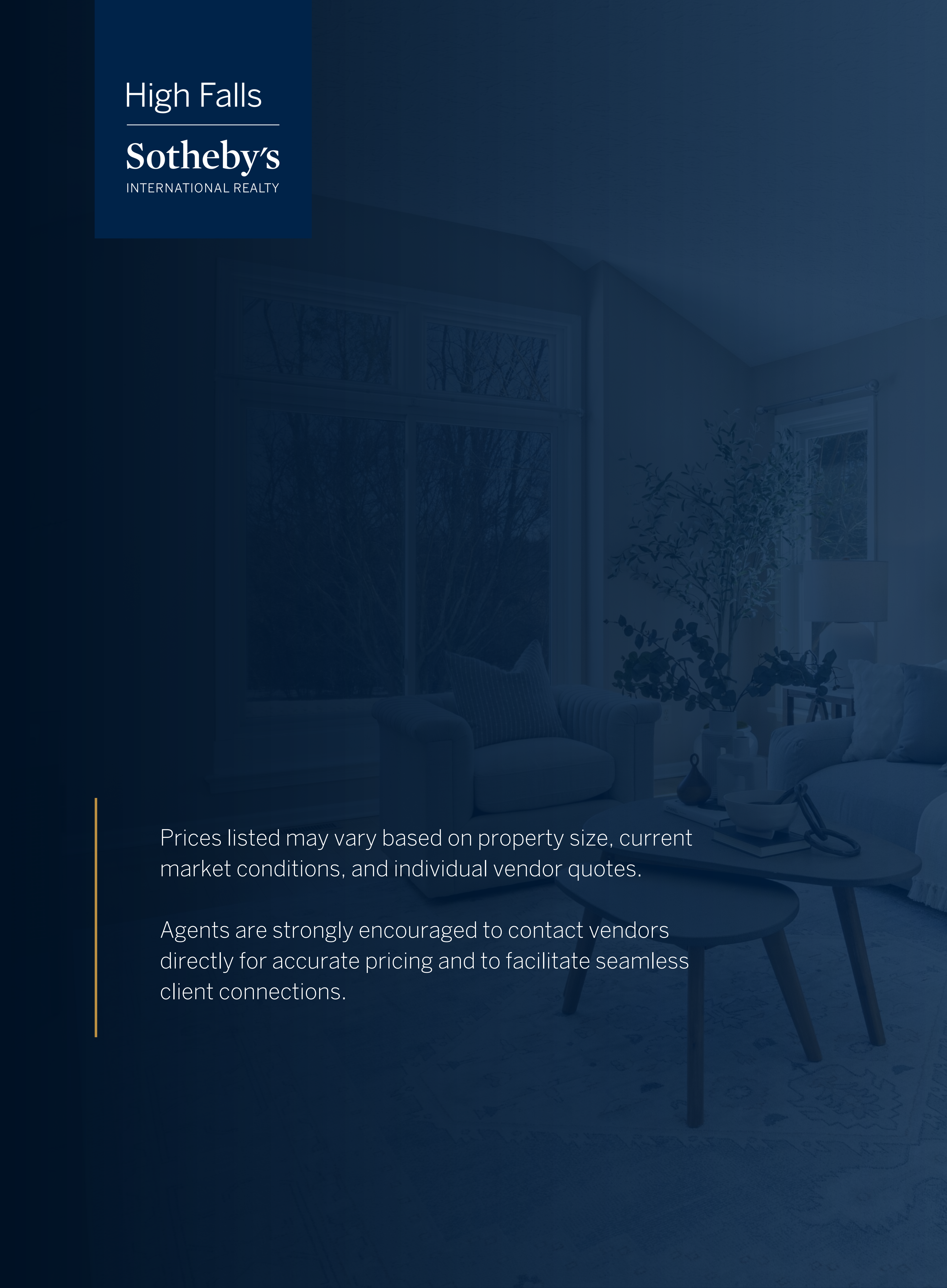
MARCH, 2025

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Disclaimer _____

The background image is a dimly lit, modern living room. It features large windows on the left side, a light-colored sofa with a striped pillow, and a dark wooden coffee table in the foreground. A potted plant is visible near the windows. The overall atmosphere is calm and sophisticated.

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Prices listed may vary based on property size, current market conditions, and individual vendor quotes.

Agents are strongly encouraged to contact vendors directly for accurate pricing and to facilitate seamless client connections.

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Full Service Companies

Homeowner Pricelist For Your Quick Home Listing

November 6th, 2024



Company:

Highland Services Now

Owner:

Dennis Dalberth

Contact Information:

585.504.6563 (Call/Text)

ABOUT THE COMPANY

Here's a general price range for various home renovation and maintenance services in Rochester, NY. These ranges are based on average costs for an average-sized home (approximately 1,500-2,000 square feet) Please have your clients get a quote for their services.

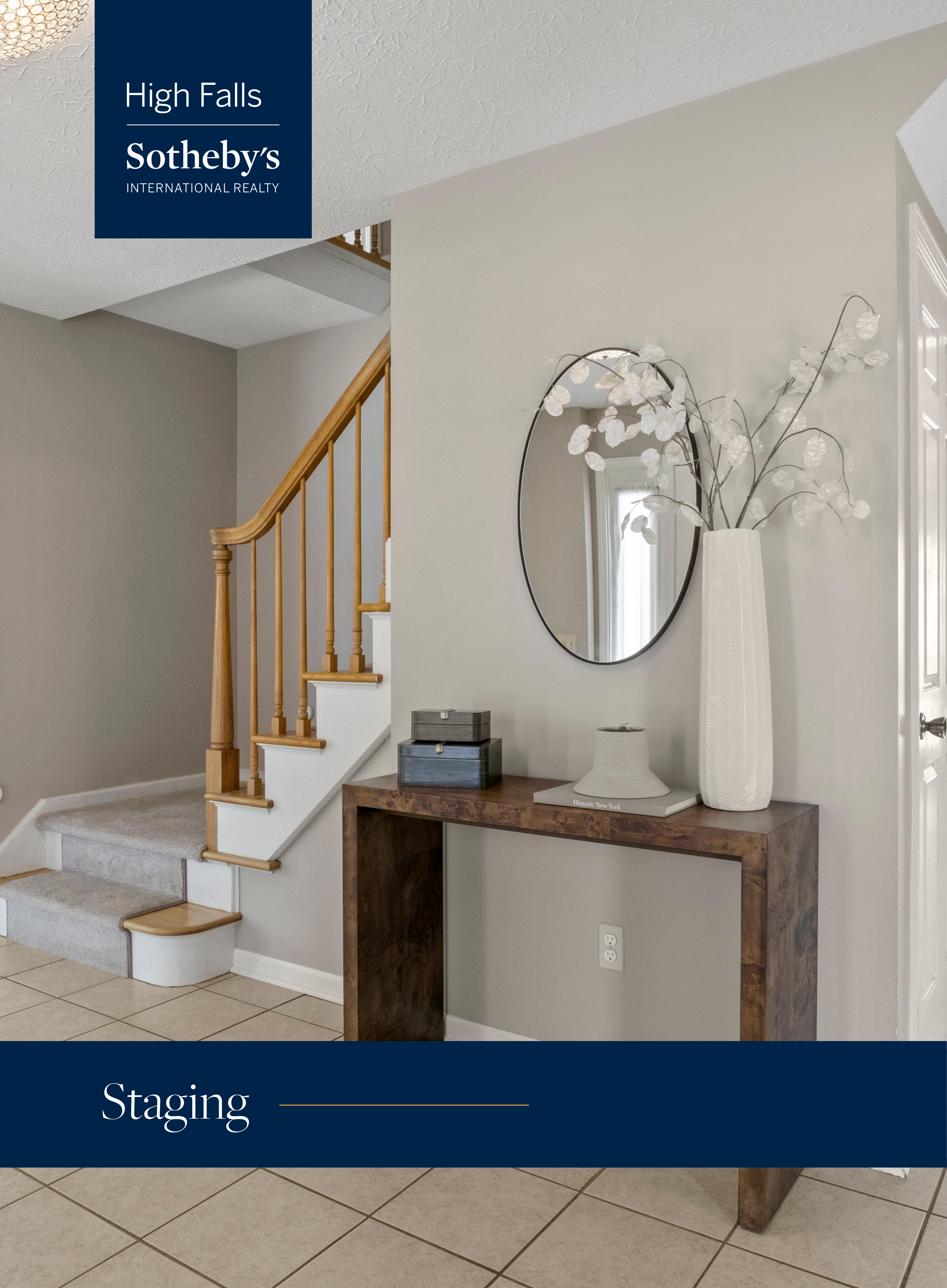
QR CODE TO WEBSITE



Service	Price Range	Note
Basic Interior Home Painting	\$2,000 - \$4,500	This can vary depending on the number of rooms, paint quality, and whether there are repairs needed before painting.
Average Home Window Cleaning	\$150 - \$300	This typically covers both interior and exterior cleaning for an average home with standard windows.
Deep Home Cleaning Service	\$250 - \$500	Includes a thorough cleaning of all rooms, kitchens, bathrooms, and general areas. Higher costs for larger homes or more extensive cleaning
Driveway Sealcoat and Crack Filler	\$200 - \$500	The cost depends on the size of the driveway and the extent of cracks or repairs needed.
Power Washing Exterior of Home	\$300 - \$600	Larger homes or homes with multiple stories may be on the higher end of the scale.
Gutter Cleaning	\$100 - \$250	This depends on the height of the home and the condition of the gutters.
Rug Cleaning	\$100 - \$300 per room	This will vary based on the size of the rugs and whether they need special cleaning treatments. \$1500-\$1600 full house carpet cleaning.
Basic Lawn Mowing and Shrub Trimming	\$50 - \$150 per visit	Pricing will vary depending on the size of the lawn and the complexity of shrub trimming required.

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Staging

Partners in Simplicity



“We simplify this process by providing you with a to-do list, furniture, decor, and design strategies you need to sell your home easier, faster, and for more money.”

For more information, check their website here: [CLICK HERE](#)

ONE-HOUR CONSULTATION

Starts at \$100-\$150

- Room-by-room staging analysis
- Detailed report including recommendations to get home ready

ENTIRE STAGING JOB

Ranges from \$550 to \$1,500

- Based on size of the home and extent of staging services

Upstate Roots Design



As a Certified Staging Company, our training and education in staging allows us to provide techniques and a unique perspective that set a listing up for success.

For more information, check their website here: [CLICK HERE](#)

VACANT STAGING

Vacant staging is based on square footage but minimum staging for vacant properties is \$1,100

OCCUPIED STAGING

Occupied staging offers multiple packages:

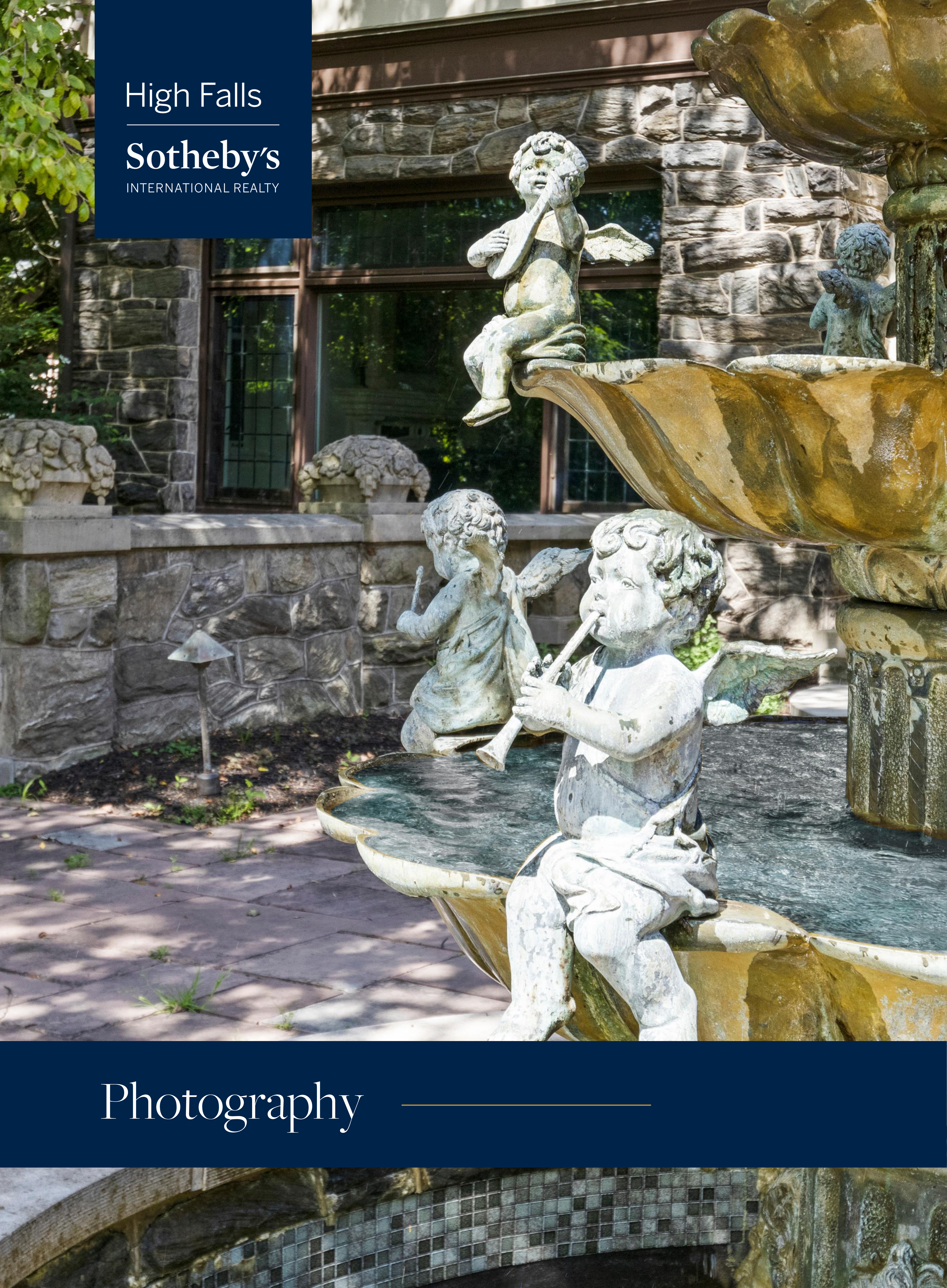
- Occupied Refresh Staging Package - \$350.00
- Occupied Mini Refresh Staging Package - \$275.00
- Occupied Redesign Staging Package - around \$850.00
- Paint Recommendation Package Add On - \$50.00
- B2B Consultation - \$200.00

reDeSIGNed Home Staging



Our philosophy is to create a dynamic visually appealing environment by channeling the lifestyle, attitudes and aspirations of potential buyers.

Learn more about them here: [CLICK HERE](#)



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Photography

B&G Imaging



B&G Imaging is your one stop shop for everything digital media related, from real Estate to digital Marketing we do it all!

Call Ben at 585-747-3020 or visit their website to learn more: [CLICK HERE](#).

FOR HOMES OF 2,000 SQFT AND BELOW	FOR HOMES BEETWEN 2,000 AND 3,000 SQFT	FOR HOMES OF MORE THAN 3,000 SQFT
\$125-\$225 plus an additional \$50 for Matterport or Zillow Tour. Most come out to right around \$175, this is also with a 24-hour turnaround time 95% of the time.	Starts at \$200 and go up to \$300 plus an additional \$50 for Matterport or Zillow Tour, most homes this size end up being around \$250-\$275.	Contact Ben for accurate pricing

Others as recommended by fellow agents

InsideOut Real Estate Photography



Highly competitive pricing. Comprehensive list of services. Upfront pricing, no surprises.

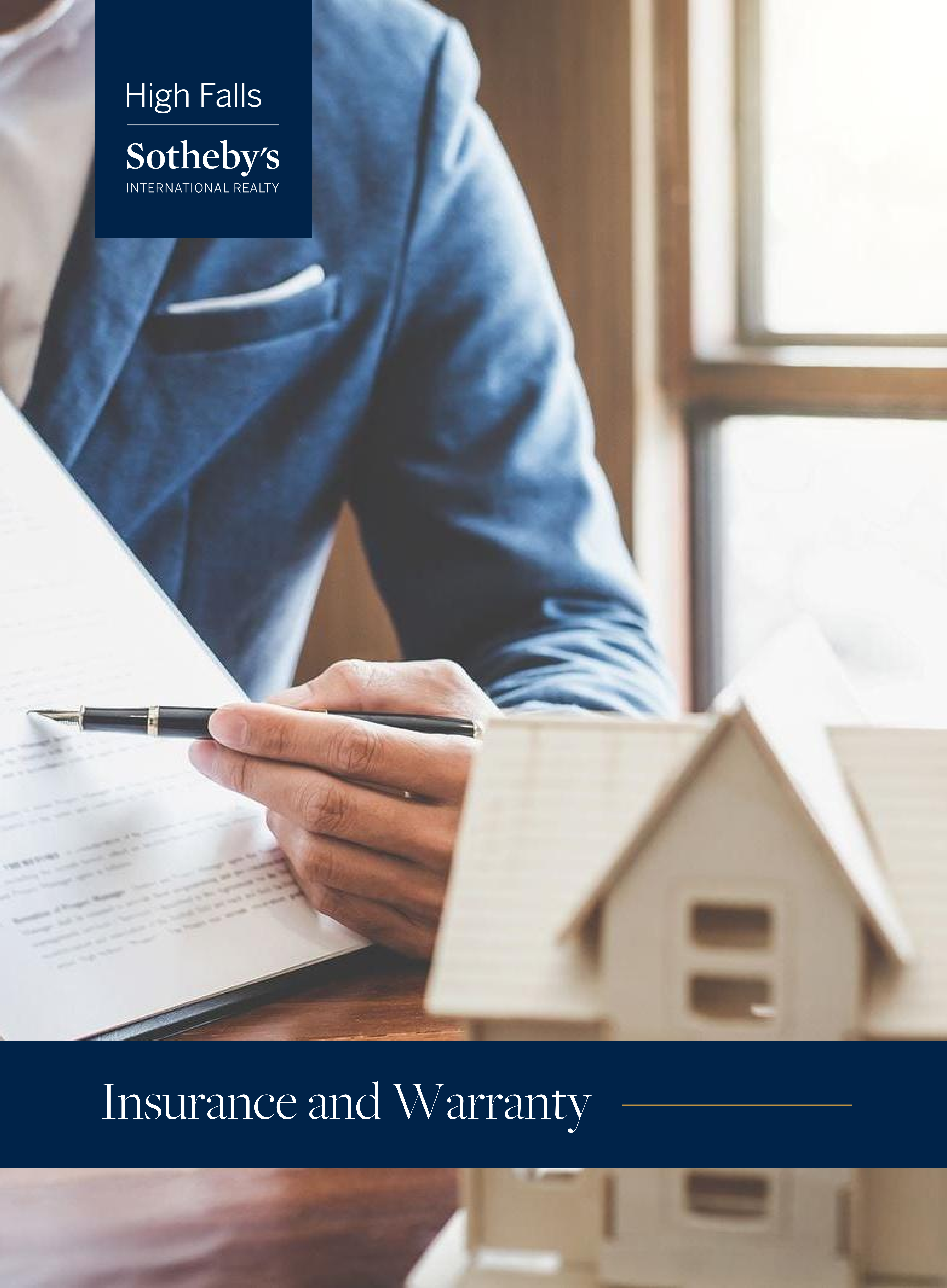
Learn More here: [CLICK HERE](#)

Real 3D Media



REAL3D is a modern video marketing company created for forward-thinking brands who were born to stand out.

Learn More here: [CLICK HERE](#)

A person wearing a blue blazer is holding a black pen over a document. In the foreground, there is a small, light-colored model of a house. The background shows a window with a wooden frame.

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Insurance and Warranty

Insurance

Paradigm Insurance



Paradigm
NY INSURANCE

At Paradigm NY Insurance we specialize in providing comprehensive insurance solutions for your home, auto, and commercial properties. We are dedicated to offering personalized insurance plans tailored to fit your unique requirements. Whether you're looking to safeguard your home, ensure your vehicle is covered, or protect your business, we are here to help.

Get In Touch with Collin Piazza Palotto & Get a Quote
<https://www.paradigmnyinsurance.com/index.html>
Phone: 585-623-1550
contact@paradigmnyinsurance.com

Home Warranty

American Residential Warranty



ARW
HOME

American
Residential
Warranty

ARW Home is here to help you save thousands of dollars every year on appliance and systems repairs.

Learn more here: [CLICK HERE](#)

American Home Shield



American
Home Shield

Whether you need protection for major parts of home systems or a plan for appliances, roof leaks and more — we have you covered. Find the option that fits your needs, and stress less knowing the items you use every day are protected.

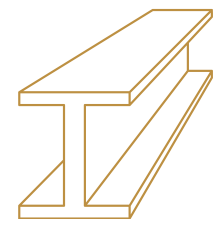
Learn more here: [CLICK HERE](#)

A detailed view of a workshop interior. In the foreground, a large, light-colored wooden workbench is prominent. To the left of the workbench, there is a stack of flat wooden panels. In the background, a white door is visible, and the workshop is filled with various tools, equipment, and materials. A large industrial machine, possibly a planer or jointer, is positioned in the center-right. The ceiling features exposed wooden beams and fluorescent lighting. The overall atmosphere is one of a well-equipped, functional workspace.

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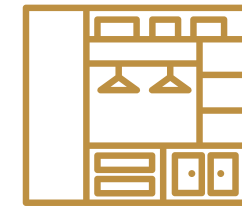
Home Repairs Services



Beams

Steel Residential

Call to learn more: 585-458-4150



Closets Services

MIG Building Systems (Gutters & Insulation)

Call to learn more: 585-643-1856

Cleaner Image



A Cleaner Image features a wide range of professional cleaning services for both residential and commercial clients. Founded by experts in the industry, you will not find a more professional service in Rochester NY and the surrounding areas.

Learn more here: [CLICK HERE](#)

Some of their Services:



Carpet & Floor Cleaning And Mold Mitigation

Cleaner Image

Call to learn more: 585-377-1960



Demolition

Empire Wrecking

Call to learn more: 315-524-4099

Structures & Large Tree Removals



Drywall & Painters

Isaac Painting

Call to learn more: 585-303-4046 (Steve), or
585-303-4047 (Gene)

Soott Durgan

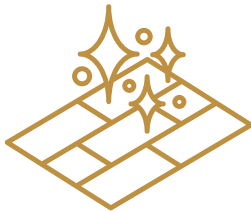
Call to learn more: 585-301-6138



Dumpster Rental

Dominic Cimino - DC
Call to learn more: 585-750-7230

Empire Wrecking
Call to learn more: 315-524-4099



Epoxy Services

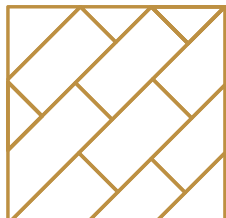
For Garage floors, Basement Floors,
Commercial Spaces

Jeff DeFranco | New York State Industrial Coatings
Call to learn more: 585-330-4533



Fencing Services

Regency Fencing Company
Call to learn more: 585-342-4017



Flooring Services

Quality Carperts
Kim or John Salvato
Call to learn more: 585-544-3632

Sand & Refinish Floors - Joe Cucci
Call to learn more: 585-330-7080



Electricians

Alex
Call to learn more: 585-944-0924 | 585-571-4433

Cezary Surlejewski
Call to learn more: 585-370-6203

Johnny Devito
Call to learn more: 585-461-1690 | 585-329-4675

Larry Masciel Electric
Call to learn more: 585-626-1500



Excavators & Land Surveyors

Gordon Excavators
Call to learn more: 585-509-0884 | 585-265-0140
(Dean)

James Glogowski
Call to learn more: 585-426-1640 | 585-395-11711

Ken Schemps
Call to learn more: 585-733-0600

Warren McGrail
Call to learn more: 585-288-5120



Framing services

Dave Vacchetto Jr.

Call to learn more: 585-703-1230

Domine Builders

Call to learn more: 585-924-2103

Lakeside Roofing

Call to learn more: 585-265-3226



Garage Doors

Felluca

Call to learn more: 585-467-2391

Paul's Service

Call to learn more: 585-964-7027 | 585-865-8746

Roly Doors

Call to learn more: 585-288-2867



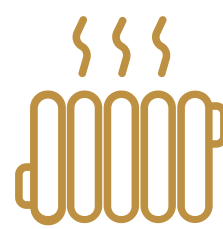
Handyman

Jeff Licata

Call to learn more: 585-520-1883

Jeff DeGeorge

Call to learn more: 585-509-3309



Heating

Isaac Heating

Call to learn more: 585-546-1400

John Betlem Heating & Cooling

Call to learn more: 585-902-9886



House Building Plans

Greater Living Architecture

Call to learn more: 585-272-1970

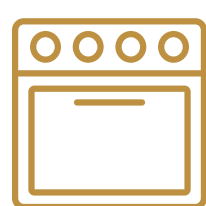
Their website shows all the building plans

[Click Here](#)

James Fahy

Their website shows all the building plans

[Click Here](#)



Kitchens

Arrow Kitchens & Baths

Call to learn more: 585-670-9910

Rochester Kitchens & Baths

(Albert)

Call to learn more: 585-749-5174



Landscaping

Birchcrest Tree & Landscape

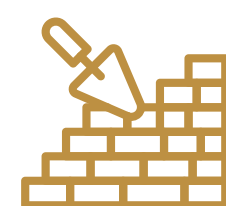
Call to learn more: 585-288-3572

Garrett

Call to learn more: 585-445-4070

Josh Landscape Co.

Call to learn more: 585-582-1212



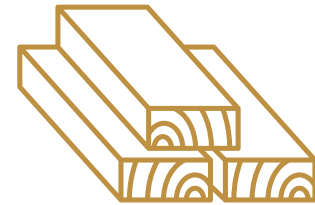
Masonry

Empire Masonry Company

Call to learn more: 585-698-0959

Joey Cara

Call to learn more: 585-739-8490



Lumber Companies

84 Lumber

Call to learn more: 585-425-3130

Matthews & Fields Lumber

Call to learn more: 585-663-0430

Morris Lumber

Call to learn more: 585-328-1400

Rochester Lumber

Call to learn more: 585-425-3130



Movers

Midnight Movers

Call to learn more: 585-694-9520

Contact: Will Howard

Becker Movers

Call to learn more: 585-458-5480

www.beckermoversny.com

Two Men and a Truck

Call to learn more: 716-243-3949

<https://twomenandatruck.com/movers/ny/rochester>

Interior Moving Services

Call to learn more: 585-288-8000

<https://interiormoving.com/>

Joe's Moving Co.

Call to learn more: 585-431-1359

<https://www.joesmoving.co/>

Sheridan Brothers Moving Company

Call to learn more: 585-254-9000

www.sheridanbrothersmoving.com



New Driveways

**Tandoni Asphalt & Seal Coating
(Mike Tandoni)**

Call to learn more: 585-454-6590



Pool Services

Clover Home & Leisure

Call to learn more: 585-342-9787

North Eastern Pool & Spa

Call to learn more: 585-385-7946

Pettis Pools

Call to learn more: 585-383-0700



Property Management

Gallagher Property Management

Call to learn more: 585-235-4337

Webster Properties LLC (Craig or Miles)

Call to learn more: 585-465-5000



Plumbing & Supplies

Jim at Crowley's

Call to learn more: 585-328-3100, or 585-202-6195

Mike Pollsini

Call to learn more: 585-621-7465 | 585-704-7777

Roto-Rooter

Call to learn more: 585-563-9195

Tom Mastronado #

Call to learn more: 585-671-7465, or 585-781-0451

VP Supply

Call to learn more: 585- 272-0110



Roofing Companies

**All State Roofing & Sliding
(and more)**

Call to learn more: 585-490-1087

Mike Barbaritto

(Flat Roof Only)

Call to learn more: 585-303-2640

Stellar Roofing

Contact them to learn more:

Peter Gavenda

peter@stellarroofing.com

585-747-8582



Seal Coating Driveways

Affordable Sealing - Jake Roncone

Call to learn more: 585-742-2639

**Tandoni Asphalt & Seal Coating
(Mike Tandoni)**

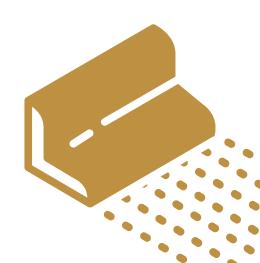
Call to learn more: 585-454-6590



Storage Units

Ridgeview Mini-Storage

Call to learn more: 585-266-4750



Trimming Services

Custom Wood Molding

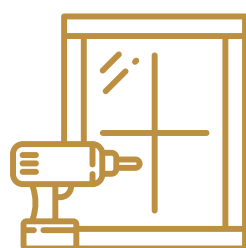
Jim Wallace

Call to learn more: 585-738-4761

Cady Construction

Call to learn more: 585-734-2115

(Jeff Cady)



Window Services

Lou Waters

Window Insulation & Reseal Service

Call to learn more: 585-227-6548 | 585-490-1087

iouwaters46@gmail.com

Steve at Pace Windows

Call to learn more: 585-924-8350

Norandex

Call to learn more: 585-458-2071

All State Roofing and Windows

Call owner (Walter) at: 585-490-1087

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Thank You
To Our Vendors