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# FOR SALE

123 Main Street, Erie PA

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## THE SHOW OFF STUDIO

VIRTUAL STAGING AND REDESIGN

866-890-8599

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### Disclaimer

We've virtually staged these images to help you imagine how this home could look when furnished. Please note that room sizes and proportions may not be exact. Be sure to double-check measurements before making any design or furniture decisions.



*Every buyer forms an opinion in seconds – staging makes those seconds count.*

# Welcome to This Home Tour

As you look through these pages, you'll see how small, thoughtful changes can make a big difference in how a space feels. Staging is more than adding furniture — it's about creating a vision. By keeping the rooms neutral, making simple updates, and carefully choosing furnishings, the features of the home are highlighted, helping you imagine what it would be like to live here.

## Look for the Details

As you flip through this book, pay attention to the subtle adjustments made in each room. A fresh wall color, an updated light fixture, or the addition of a rug can transform how the entire space is perceived. These may be simple changes, but they create a powerful first impression — and that impression matters whether you are viewing a home to purchase or preparing to sell your own.

*“Staging isn’t about decorating—  
it’s about showing what’s possible”*



Original Room



Cleared Rom

Painting the ceiling, walls, trim, and doors the same shade - a technique called *color drenching*- creates a seamless look that makes a room feel larger. A soft, creamy white like *Benjamin Moor White Dove* is especially effective for a timeless, welcoming space.



*“A picture is worth a thousand words”*



Original Room



Cleared Rom

Symmetry Calms the Eye – Double lamps, balanced nightstands, or paired chairs make spaces feel harmonious. Buyers often can't say why they love it — they just feel it. (Source: Psychology Today)



*“Elevate first impressions”*



Original Room



Cleared Rom

Why Neutral Décor Wins – Buyers aren't imagining your life — they're imagining theirs. Neutral rugs, bedding, and accessories make your home a blank canvas they can project themselves living in.  
(Source:NAR Home Staging Profile)



*"Imagine the possibilities"*



Original Room



Cleared Rom

This kitchen shows the power of paint. What might look like an outdated space is completely refreshed by painting the existing cabinets in a neutral shade. The countertops are exactly the same—only the cabinet color has changed. Professional painting cabinets can save thousand compared to a full tear-out and gives buyers a fresh, updated feel without the renovation costs.



*“From lived-in to list-ready”*



Original Room



Cleared Rom

Quick Pick-Up Trick – Keep one empty moving box in each lived-in room. If a last-minute showing comes, scoop up toys, mail, or clutter in minutes. Buyers peek in closets, but no one opens closed moving boxes.



*“Design speaks louder than words”*



Original Room



Cleared Rom

Color is a very personal choice. You may love this beautiful blue-green foyer, or it may not be your style. The good news is, paint can completely transform a space and help you envision it as your own.



*“Every detail matters”*

### ***Remember the Big Picture***

At the end of the day, what you're really seeing here is four walls and a floor plan. The flow of the house, the light, and the way the rooms connect are what truly define a home. Paint colors, flooring, and even kitchens or bathrooms can all be changed — often more easily than you think.

### ***Small Changes, Big Impact***

Maybe you're not ready for a brand-new kitchen or bathroom, but a can of paint, new cabinet hardware, or a replacement vanity top can completely refresh a space. Flooring, wall colors, light fixtures — these updates add up quickly. What feels like a dated house today can become your dream home tomorrow with just a little sweat equity.

### ***The Good News***

Don't get stuck on finishes that aren't your personal style. Instead, focus on the layout and ask yourself if you can see your life here. Because when you can, everything else can be updated. With vision and a few small changes, almost any house can become the perfect fit for you.





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& RENTAL REFRESH

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*“imagine”*