

CHANGES BY STAGES HOME STAGING AND REDESIGN



Staging to sell or staging to stay – we help you either way!

Wouldn't you just love the bragging rights of having sold a house above asking price? What Realtor or Seller wouldn't love a bidding war? That means staging to sell and Changes by Stages can help you do that. Want to grow your clientele to include the growing but inscrutable Asian market? At Changes by Stages, we understand the Asian mindset and can help you to successfully merge Asian values into the North American way of thinking and selling.

Or, perhaps you need to redesign your space to suit your current lifestyle better. Senior citizens need to make their homes safer to move around in, for instance. Growing families need to redesign spaces for individual privacy as the children grow older. Your rental investment property needs to look its best before listing. That means staging to stay, and we at Changes by Stages can also help you do that.

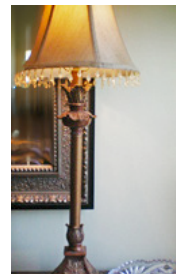
At Changes by Stages, we believe in working hand-in-hand with home owners and agents to achieve a common goal within a warm, personalized yet professional environment. We are happy to accommodate individual sensitivities, schedules and budgets. We do not impose our own value system, choosing instead to guide and enlighten clients into why we design their homes in a certain way. We look forward to making clients into friends. This is why we have different Service Options for you to choose from to best meet your particular staging / redesigning needs.

Services from Changes by Stages Home Staging and ReDesign

- On-site consultation: A professional assessment of what can be done to help improve the appeal of your home. Includes a working knowledge of Feng Shui, if desired.
- Colour consultation and updating
- Improving curb appeal, depersonalizing, decluttering: Those few seconds can excite buyers or turn them off. You need to have it seen by a fresh eye like Loi's to maximize your house's frontage potential.
- Improving MLS listings: Those few seconds scanning the MLS matter! Make the most of it with good staging and good photos.
- Virtual staging: Via phone consultation, uploaded photos and notes. Perfect for exploratory efforts or for long-distance consultations.
- Computer-generated plans: The perfect visual guide for the Do-It-Yourself home owner at your own pace, your own time and your unique special resources
- Open House support
- Reliable referrals to insured service providers: Temporary storage, movers, painters, photographers, etc.
- Full service option or Do-It-Yourself option (after initial consultation)
- Follow-up help / consultation also available upon request.

Increase your property value by staging your property with Changes by Stages Home Staging and Redesign. Whether staging to sell, or staging to stay, even one hour can make a huge difference.

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Home Staging Services in Toronto:

- Markham
- Don Mills
- North York
- Scarborough
- Forest Hill
- Bayview
- Victoria Village
- Cliffside
- Mount Pleasant
- Wexford

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What Clients Say About Changes by Stages Home Staging and ReDesign

“Loi managed to transform my place into something I would never have thought of simply by using what I already had and kept within the budget for any additional expenses. All my boring little spots finally became useful and attractive.” Albert Francisco

“That single hour really did make a difference to my place! What a pleasant surprise!” Laura D.



This space was used as a dump site for backpacks and runners to discarded coats, burying the beauty of the antique divan and hallway table. Even tidied up, this space was uninviting. The space was transformed into a functional, warm and inviting sitting/reading area with the use of an existing lamp, cushions, and accents. An affordable rug and hanging plant added the finishing touches. This ignored space became an asset that increased the value of the home.

This foyer was just a functional hallway, with little respect for its beauty and potential. Did you know that most Buyers today use the Internet first to screen their choices before even getting a Realtor? Changes by Stages increases your house's chances of being one of the must-have houses to check out by providing staging and photography services to the Seller.



For Open House purposes, this bathroom needed to be depersonalized and decluttered.

Using the owner's existing accessories from other parts of the house, Changes by Stages made this bathroom ready for Open House.

Too easy, you say? Maybe. But it still took the fresh eye of Changes by Stages to make this bathroom show-ready for every Open House without too much disruption to the occupants' lives.



LOI DIAZ is ready to help you with Staging to Sell or Staging to Stay in the following areas: Markham, Don Mills, North York, Scarborough, Forest Hill, Bayview, Victoria Village, Cliffside, Mount Pleasant or Wexford.

Loi is a graduate of Staging Diva Home Staging Business Training Program® created by internationally known home staging expert, Debra Gould, Home Stager with Six Elements Inc.