

HOME STAGING BY DVORAK



Company President: Karen Dvorak
Phone: 210-688-4627
Cell: 281-455-3288
Visit: www.homestagingbydvorak.com
Email: Karen@HomeStagingbyDvorak.com



Advantages of Home Staging by Dvorak

- Makes your home stand out from the competition.
- Reduces the stress of preparing to sell.
- Investment for home staging will be less than a price reduction.
- Buyers start with a list of must-haves, but it's the buyer's emotion in the first five minutes that sells the home.
- Objectivity for families when someone is moving to assisted living.

Benefit to Realtors of using Home Staging by Dvorak

- Allow realtors to go about the business of selling the home and in less time.
- Maximizes profitability potential.
- USA Today says the typical staged home sells in 14 days or less.
- Appeal to buyer's emotions.
- Furnished properties sell faster than vacant properties.

The Home Staging by Dvorak Process

- Karen Dvorak will conduct a two-hour consultation providing a checklist of recommended items to be done at the end.
- You decide if you want to do the checklist yourself or ask Karen to coordinate / execute the plan.
- Your existing furniture and decor will be used as much as possible.
- Recommend furniture, accessories and décor to purchase or rent.
- Access to qualified resources for painting, repair, purchase / rental.

Services Offered by Home Staging by Dvorak

- Staging for homeowners
- Staging vacant houses
- Model Home Staging
- Redesign (staging your home to live in)
- Downsizing for empty nesters
- Color consultation
- Personal shopper for furniture, accessories and art



Home Staging Services in Texas:

- San Antonio inside 1604
- Alamo Ranch
- Helotes
- Alamo Heights
- Boerne
- Seaworld
- Fair Oaks Ranch
- Bexar County



HOME STAGING BY DVORAK

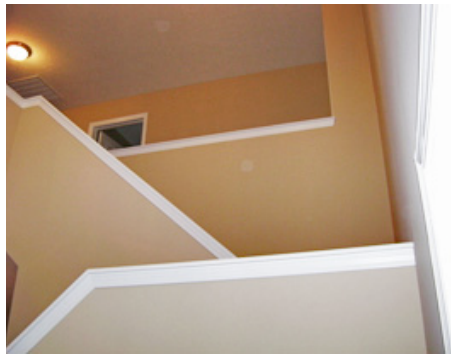


The dining room had too much furniture and the area rug made it feel smaller.

After staging, window treatments dress and warm up the room, excess furniture is removed and more appropriate wall hangings were added.

Family room had out-of-date style and too much furniture.

After staging, excess furniture was removed, window treatments were added to dress the windows but not block the view. The entertainment center was added to store TV/media equipment and warm up the room.



The foyer was uninviting and lacked pizzazz. The double staircase can add challenges for decorating. After staging, the foyer now lures you to want to see the rest of the house. It is warm and says "welcome". A table with a large decorative plate, floor vase and flower arrangements were added to the entryway. Accent mirrors were added to the wall at the first stair landing and a large metal artwork on the large wall to the right.

KAREN DVORAK HAS PURCHASED FIXER UPPERS OVER THE YEARS AND USED HER STAGING SKILLS FOR EACH ONE.



She has staged homes that sold during the market downturn maintaining profitability and equity. Karen has juggled many hats during her military career having relocated several times. She understands the logistics and organization needed during a move and knows the stress families face to pack up and move on a moment's notice.

Karen was trained by the Staging Diva®, Debra Gould, an expert in home staging. Karen has a keen eye for coordinating complex areas and eliminating clutter. She loves to help others bring out the best in their homes.

To get your home ready to put on the market or redesign it for your living pleasure, contact Karen Dvorak of Home Staging by Dvorak today.