

UNIVERSAL HOME APPEAL



Company President: Marie Henault

Phone: 905-864-4397

Visit: www.universalhomeappeal.ca

Email: mhenault54@gmail.com



The key to selling your home

In an initial two-hour consultation by Universal Home Appeal, Marie Henault will already know your area's house market. She will work with you, the homeowner, to enhance the appeal of your home and attract the largest segment of potential buyers in your area: the Universal Home Appeal.

Services from Universal Home Appeal

- Initial two-hour consultation to review your home's character and features and its target market
- Detailed inspection of the grounds, building envelope, interior walls, ceilings and services (mechanical, electrical and plumbing) of your house
- Recommending qualified professionals for necessary repairs
- Detailed review of your home improvements and recommendations for optimum payback
- Detailed review of each room for placement of furniture towards space optimization and decor changes for room appeal
- Paint colour consultation
- Recommend transforming a room's purpose to appeal to your home's target market
- Organizing and removing clutter in each room
- Moving furniture, artwork, accessories between rooms for enhanced appeal and flow
- Recommendations for new bedding, window treatments, accessories or artwork
- Shopping for the items above if the homeowner does not have time or inclination
- Recommending furniture rental with budget estimates
- Names of trusted home organizers, cleaning services, painters and contractors to assist the homeowner in implementing the recommendations
- Names of trusted real estate agents with greatest experience in your area's market
- Reviewing the final product prior to listing on the market
- Helping the homeowner prepare for the initial agents' Open House to achieve the most impact for optimum marketing of your home



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Home Staging Services in Ontario:

- Milton
- Halton Hills
- Burlington
- Oakville
- Aberfoyle
- Hamilton
- Meadowvale
- Campbellville
- Flamborough
- Georgetown



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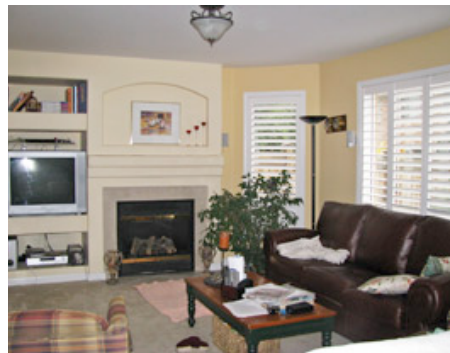
What Clients Say About Universal Home Appeal

"After our children moved out, we wanted to rearrange our living space to make the best use of every room. Our kitchen/family room area felt cramped and we were not using the formal living/dining room. We dreamed of a great country kitchen in which to entertain our friends and family. Universal Home Appeal was recommended to help us realize our plan. In one initial consultation, Universal Home Appeal suggested disposal of redundant furniture, rearranged remaining furniture according to rooms' purposes, designed the transformation of an impractical built-in entertainment centre into a functional and stylish china cabinet and fireplace mantle, recommended a skilled carpenter who was both time efficient and detail oriented to keep cost down. Universal Home Appeal also helped with purchasing new furniture, paint colours and rearranging our artwork. Thank you Universal Home Appeal for your invaluable input." Roderick, Milton



This 4th bedroom was painted pale pink and featured a pretty chandelier, however it became a dumping ground for unused items. The junk was removed and the hide-a-bed was restyled with a new slip cover. Bedside and coffee tables, plus lamps and cushions were retrieved from the basement. The room has been transformed into a feminine reading room which doubles as a guest bedroom.

This client needed help to transform their cramped kitchen and family room into a large country kitchen for entertaining. The original built-in entertainment centre and fireplace made poor use of wall space and the original builder's carpet was in bad shape. Hardwood was installed and the entertainment unit was replaced with a custom china cabinet and proper mantle. The new rustic wood table can comfortably seat 10. This country kitchen is now spacious, stylish and welcoming.



This powder room had the builder's chrome light fixture and porcelain towel holder, unworthy of a \$500,000 home. Floor baskets looked cluttered and the paint needed brightening. The towel bar was replaced and the room was repainted to suit the rest of the house. The new shelf offers visual interest and the old light was replaced with a modern fixture to match the faucet. A stylish bevelled mirror and small shelf were installed for reflective appeal and to provide for the lack of a vanity.



MARIE HÉNAULT DECORATED AND STAGED HER OWN FOUR HOMES REALIZING SALES PROFITS OF UP TO \$100,000. This prompted her to pursue her passion for helping homeowners boost the selling price of their most important investment. Prior to starting her business, Marie decorated and furnished the corporate headquarters of her past employer. She also created a unique customer service centre transforming a 10,000 sq.ft. municipal garage into a New York style loft to attract the region's top customer service professionals. Marie is a Graduate of the Staging Diva® Home Staging Business Training Program.