

TURNING LEAF HOME STAGING, LLC



WHY TURNING LEAF HOME STAGING CAN HELP YOU SELL QUICKER

With only a week before the Open House, things had to move quickly to get a condo in Northern Virginia ready.

The realtor said, "I've never sold a home on an open house".

But the staging paid off – the open house was a big success. The homeowners received multiple offers within 24 hours of the open house.

They accepted an offer \$15K above asking price.

WHAT TURNING LEAF HOME STAGING CAN DO FOR YOU

Home Staging

Home Staging gets your house ready to sell. Here's how:

Julia walks through the entire home and provides specific recommendations to best prepare your property for sale. She identifies what to: declutter, rearrange, repair and repaint and anything else that will make your home stand out from the rest.

To create a positive impression, Julia rearranges your space, utilizing your furniture, art and accessories. At the end of the consultation (2-3 hours), you have a complete room-by-room action plan.

You then decide if you're ready to handle the decorating task yourself OR if you'd prefer Julia's help to get it done in time for professional photos and showings.

Redesign

Not ready to move, but ready for a refresh?

Fall in love with your space again and turn boring into beautiful. Julia will help you with rearranging and repurposing items you already own. She can provide everything from a whole new furniture layout, new paint colors and/or new accessories. You'll be surprised by how even a few little tweaks can make a big difference without breaking the bank.

Color Consultation

Ready to paint your kitchen cabinets only to find yourself wondering – does this white look too yellow?

Are you living with color swatches taped to your wall, unsure which blue to pick in a sea of paint colors?

Julia provides color recommendations when you don't know where to start, or when you simply need a second (or third) opinion.

Contact: Julia Diaz

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Virginia Home Staging Services:

Fauquier County, Prince William County, Loudoun County, Warrenton, Bealeton, Gainesville, Haymarket, Bristow, Linton Hall and Leesburg.



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What Clients Say

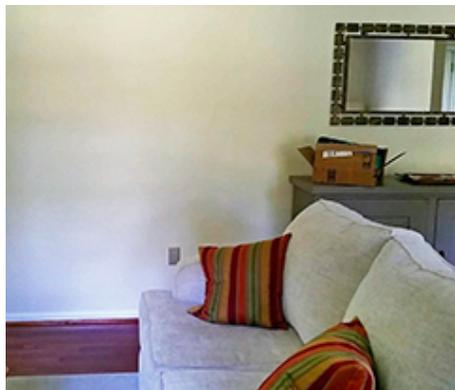
"Julia has an instinctive ability to walk into a room, incorporate the existing furniture, flooring, accessories and visualize the best color to enhance and unify the setting. She has come to our rescue many times." – Felix and Debra D. – Midland, VA

"Julia is incredibly gifted at creating spaces that feel warm and welcoming. She helped me see how to best use my furnishings and décor. In no time the rooms finally felt right! She's an invaluable resource!" – Allison B. – Warrenton, VA



A sleepy guest bedroom is revitalized in this Midland, Virginia redesign project. Before: The room felt dark and dated. After: The client's new curtains and pillows provide the design inspiration. Removing the wainscoting and a fresh coat of light paint brightens up the space. Adding artwork that the homeowner already owns and a new bedspread complete the look.

This Sterling, Virginia redesign project transforms a kitchen from lackluster to lovely. Before: Builder grade cabinets, vinyl flooring, laminate countertops, and an outdated backsplash. After: Painted white cabinets with hardware, a white subway tile backsplash, light grey granite countertops, new tile floors, and a dash of fresh color on the walls, is the right recipe for this bright and cheerful space.



Before: For this Warrenton, VA living room staging project, the goal was to improve the layout and add coziness. The couch was facing the wall, which visually divided the space in half, making it feel smaller. After: Furniture placement is changed, the homeowners' artwork and accessories are rearranged, and new colorful pillows and plants are added. The end result is an inviting space with better flow.



ABOUT JULIA DIAZ

After years of helping family and friends transform their homes, Julia decided to leave her corporate career behind to follow her passion. Her love for interior design and a keen eye for color and aesthetics inspired her to start Turning Leaf Home Staging.

Julia is based out of Warrenton, Virginia and is a graduate of the Staging Diva® Home Staging Training Program.