

REAL ESTATE

SUNDAY, SEPTEMBER 11, 2005 • PAGE G5

FROM PAGE G1

ing — changing colors, furniture other items in a home to appeal to — is becoming more popular in the is Lake Murray house, designer and Tiffany Sowards of Century 21 Bob staged several rooms to make them er and offer more appeal.

OM

n room with chairs and a tilt-in bookce. The winy beige wall. That large s you enter

he biggest on of color, a rich gold

a. It warmed all the white pops out,"

dows, they attached to color and tie on the walls, pieces hang loral basket he look.

And people don't know e said. "You eas." Above ron gates. to the sofa the look.

ROOM

master bed- h doors that ing the lake. and custom aster bath is len tub and

ne bedroom, h beiges was ng to give it is said. Win- ued to the work on the fabric-cov- d and serves of the doors were added. fect spot for ed through- tern in front

of the window at the center of the room. A vase sits at the edge of the tub filled with flowers. Artwork was added to soften the room.

LOWER LEVEL

What was there. Family room with sofas and a television. Game room with a ping-pong table. Home office with computer equipment.

What was changed. The walls downstairs were painted a beige with light pink tones, playing off the color of the ceramic tile floor.

Because the large room opens to the porch overlooking the lake, the designers tried to play up the water theme, adding netting to the octagon window and decorative fish to the walls. Candles and shells were added to the coffee table, and the homeowners' musical instruments put on display.

A love seat was added to the room with the ping-pong table and artwork added to the walls. A mirror was added to reflect light and show a view of the water. Sowards included a letter on the wall, saying the room was already wired and equipped to handle a full kitchen. The office was reorganized into an L-shape, with a desk for writing, a computer desk and a desk for other equipment.

OUTDOORS

What was there. The house is set back from the road with a long driveway. The front yard had patches of dead grass and a few shrubs.

What was changed. The designers needed to add curb appeal, starting with the front yard. Sod was added in the front yard, along with hibiscus and other landscaping plants. At the front door, two terra cotta pots were placed atop each other to form plant stands. Ferns were added on both sides of the door. On the back porches and decks, more plants were added. Tables and chairs were added and moved to create conversation areas.

BEFORE

Don and Laurie Whiting's house, 129 Hilton View Estates on Lake Murray



THE MASTER BEDROOM

AFTER

Don and Laurie Whiting's house, 129 Hilton View Estates on Lake Murray



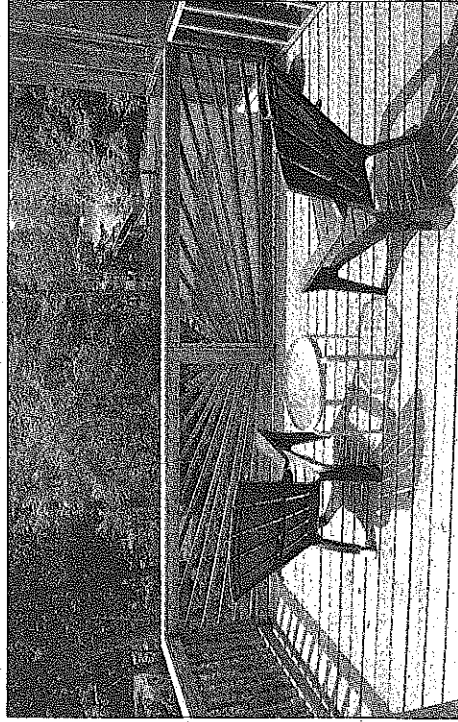
THE MASTER BEDROOM



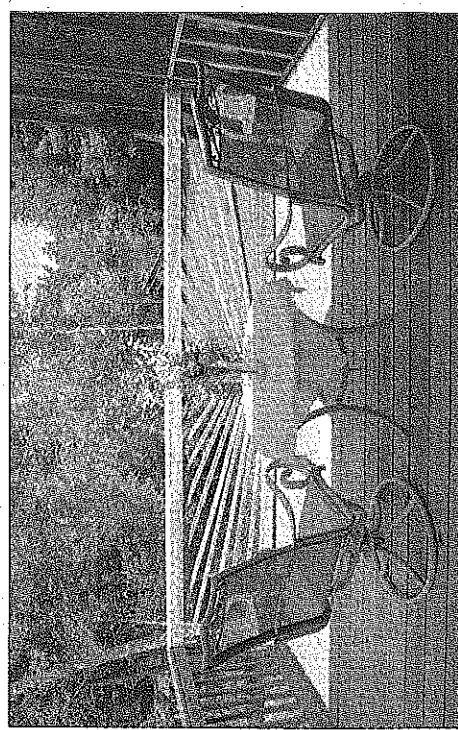
THE MASTER BATHROOM



THE MASTER BATHROOM



THE BACK DECK



THE BACK DECK

BEFORE PHOTOGRAPHS BY BRETT FLASHNICK; AFTER PHOTOGRAPHS BY KIM KIM FOSTER/TOBIV/THE STATE

STAGING TIPS | Here are some examples of real estate staging, offered by area professionals:

Top rooms. Focus on the main rooms that a buyer must love — the kitchen, master bedroom and bath, and living room.	What's on the walls. Dark walls, scuffed-up paint and old wallpaper need to go.	Declutter. Clutter hides the house and makes it look smaller. Throw it away, donate it to charity or put it in creative containers (wicker trunks or baskets).	What's that smell? No smell is better than overly flowery ones. If you have pet or smoke smells in your house, wash everything and rent an air cleaner while the house is on the market.	Take a picture. Go through the house with a digital camera and photograph the rooms. That's how the house will look on a virtual tour on the Internet — the way many houses are sold today. Wallpaper that may not look too bad in person
Prepack. Put the stuff you don't need — furniture, clothing, etc. — in one place. Pack it in the	Take advantage of the views. Open blinds and let the room expand. Use mirrors to reflect the outdoors.	Storage rooms. Organize your closets and storage space so they look spacious. Clean and organize the kitchen cupboards.	Clean up. Recaulk shelves of knickknacks	
		Make it shine. You can have great colors and furniture, but a dirty		