



## ★ Staging Facts ★

- Buyers form an opinion of a home in 5 minutes
- 90% cannot visualize themselves in a home without furniture & furnishings
- The National average cost for staging is 1-3% of home value
- 92% of buyers view homes online first
- Staged homes sell 78% faster, & staging returns 7-10% more on your home investment



## Testimonials

As the principal and owner of One Room At A Time, she wields her talents as a designer with experience, passion, creativity and promptness.

Christine Kalafus, Owner, Principal  
Stitch custom drapery, sewing & design studio

Maria is an extremely talented and professional stager. She's helped us with staging vacant homes, new construction homes, decluttering well loved and lived in homes...and most importantly...selling homes! She always delivers and exceeds our expectations.

Nikki Travaglini, Realtor  
William Pitt Sotheby's

Maria is always respectful of my time as well as my budget. Her subcontractors delivered when promised and produce very high quality craftsmanship.

Lynette Vandlik

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*One Room at a Time*  
Complete Decorating Service



Staging



# About

est. 1992

## ONE ROOM AT A TIME

For over 25 years, Maria Nanamaker has worked with clients along the CT Shoreline and beyond to achieve their custom room design goals. Her focus is on helping the customer define a style that reflects their tastes and personality, develop a budget to meet their needs, and navigate through the choices to create the 'perfect' room. Over the years, Maria has developed strong relationships with various realtors, who rely on her to stage each home with care, and with the positive outcome of a speedy sale. Staging neutralizes a home's decor to appeal to as many buyers as possible, regardless of his or her individual taste or style. Busy and cluttered decor or outdated styles all distract buyers from a home's features. Staging incorporates the latest decor styles to provide a property with a WOW factor that will capture and engage buyers. The majority of Maria's business is based on referral. Maria and One Room At A Time have been featured in William Pitt Sotheby's "Deer Lake Custom Home" Brochure, as well as Ink Magazine.



## Staging Services

### DIY Staging

- Personalized walk-through consultation on how you can improve your home for sale
- Detailed room by room action plan included

### Occupied Home Staging



- Consultation and detailed room by room action plan
- Your current furnishings alongside new pieces and accessories to bring a cohesive, ready-to-sell look that will make your home stand out & sell fast

### Model/Vacant Home Staging

- Provide all furnishings and accessories for 4-5 rooms most significant to buyers

## Model Home Staging

before



after



before



after

