



HARMONIZING

Homes

SINCE 2009

CORINNE KAAS

WELCOME *friends!*





THIS IS US!

Hello Home Owners! It is always exciting when you decide that it is time to give your home a fresh look. We are so happy that you found us! Together, my husband Craig and I are a team that founded Harmonizing Homes in 2009 in Toms River, New Jersey. I create the designs and develop the ideas and he, along with my son Brad, put the plans into action. I also want to acknowledge the help of my daughter, Dawn, who helped kick off Harmonize Homes website. We are very excited to welcome the newest member of our design team, Charles Messenger, who joined our family company in August 2015. Charles will be assisting me with design concepts and planning. As a service provider, we pride ourselves in getting to know our clients as a number one priority. We are happy to say that many of our clients are now among our dearest friends.



We recently purchased a new home with a full woodworking shop, a painting studio, and storage for our home staging inventory. As you can certainly tell, we are a full service design team that can turn your dreams in reality!

“Transforming your home with design and style”

Now that you’ve gotten to know a bit about who we are, turn the page to find out more about your new design experience!

Keep reading!...

THE
Design
EXPERIENCE



OUR PHILOSOPHY | I'm sure your mind is racing and you are feeling overwhelmed with the amount of choices that are out in the market to begin your design journey. When you decide it is time to do something different to your home, you are spending countless hours on Pinterest and Houzz. Your coffee table is covered with home design magazines and you find yourself watching re-runs of HGTV on a regular basis. Our goal at Harmonizing Homes is to make the design process less stressful. You deserve a beautiful home that you worked so hard for. When I think back to our first home we purchased when we were first married with two little babies it brings back a smile. We decorated with JCPenny's slip-covers to dress up the hand-me-down couches and chairs. I bought fabric and made my own curtains and cut wild flowers to place in a vase. However small the design process is, we want to put a smile on your face and help to create an enjoyable and stress-free experience.

T H E P R O C E S S | The design process has various steps. To ease your mind and to help layout the scope of how a new design will work here are the general guidelines to working with your new designers. After contacting us we will arrange a first initial meeting to discover what it is that you want in your new design. Following our first meeting, we will arrange for a second meeting where we will come to your home to get site measurements (this meeting can merge with the first meeting if you are ready to take the leap and move forward with the process!). Once we have the measurements, we will create space plans to layout your new design and we will also start researching possible furniture and materials.



Once we have the plans drawn up and some furniture options picked out we will arrange for another meeting to present the plans and the selected options. Next, we will make any changes to the space plans as necessary or if you agree to a space plan then we can begin contacting other members of the trade to discuss contract work, installations, painting, etc. as required. Throughout the process we will be back and forth discussing furniture, fabrics, paint, finishes, materials, etc. Once options have been selected the design team will begin placing the orders with our vendors. When the client is ready to move forward with the work, the designers will schedule a time for the contractors, installers, painters, etc. to conduct the work as required. Once all work is completed the designers will arrange for the final order and delivery of furniture and arrange all pieces as per the selected space plan. Throughout the design process we will spend some additional time shopping for miscellaneous accessories for the new design.



THE DESIGN EXPERIENCE

REDESIGNING YOUR HOME CAN BE A VERY EXCITING AND ENJOYABLE TIME. AT HARMONIZING HOMES THAT IS OUR GOAL. YOUR EXPERIENCE SHOULD FLOW SMOOTHLY AND WITHOUT ANY SURPRISES. ALTHOUGH THE COST OF EACH DESIGN JOB WILL BE DIFFERENT, WE TRY OUR BEST TO MAKE THE COSTS AS TRANSPARENT AS POSSIBLE TO YOU AS THE CLIENT.

WE OFFER A FREE INITIAL 1 HOUR CONSULTATION TO YOU SO THAT WE CAN NOT ONLY GET A FEEL FOR WHAT YOU WANT AS THE CLIENT, BUT SO THAT YOU CAN ALSO GET A FEEL FOR WHAT WE AS DESIGNERS CAN OFFER TO YOU... FOR FREE!!

IN HIRING *Harmonizing Homes* YOU WILL RECEIVE SEVERAL BENEFITS. YOU RECEIVE THE USE OF OUR CONTRACTORS, INSTALLERS, VENDORS, AND DESIGNER DISCOUNTS ON FURNITURE AND OTHER MERCHANDISE. TO CLARIFY.. WE AS DESIGNERS ARE ELIGIBLE FOR DISCOUNTS ON SELECT FURNITURE AND MERCHANDISE. AFTER OUR DISCOUNTED COST WE CHARGE A PERCENTAGE OF OUR DISCOUNTED COST TO COVER OUR OVERHEAD EXPENSES.

Benefits:

- 1) Discounted costs to you
- 2) Our costs are covered in your discounted pricing



THE
Design
EXPERIENCE

THE DESIGN EXPERIENCE

Concept to Completion

INITIAL 1 HOUR CONSULTATION - FREE!!

HOURLY RATE - \$105 PER HOUR

PERCENTAGE MARK-UP - VARIES

FIRST 60 MILES OF TRAVEL - FREE!

ADDITIONAL MILEAGE - \$0.65 PER MILE

Additional Pricing Information

WE AS DESIGNERS RECEIVE A TRADE DISCOUNT OFF OF RETAIL PRICING. THAT COST IS OUR COST. WE THEN MARK-UP THAT COST BY A PERCENTAGE WHICH WILL BE YOUR COST. IN DOING THAT YOU AS THE CLIENT RECEIVE SOME MERCHANDISE AT A COST SIGNIFICANTLY LESS THAN THE RETAIL PRICE WHILE WE ARE ABLE TO COVER OUR OVERHEAD EXPENSES THROUGH THE MARK-UP. EVERYONE IS HAPPY!

**A SIGNED AGREEMENT IS DUE TO SECURE TERMS OF DESIGN WORK & CAN BE COMPLETED ONLINE. **

CONTACT : CORINNEKASS@HARMONIZEHOMES.COM



THE CONSULTATION EXPERIENCE

AFTER SOME SERIOUS DELIBERATION, WE HAVE DECIDED TO OFFER A NEW DESIGN SERVICE OPTION TO OUR CLIENTELE. IF YOU DECIDE THAT YOU DO NOT WANT TO HIRE A FULL-SERVICE DESIGNER THEN WE WILL OFFER YOU VARIOUS CONSULTATION PACKAGES THAT YOU CAN CHOOSE FROM. IN CHOOSING THIS OPTION YOU HIRE US AS YOUR DESIGNER, WE WILL CREATE SPACE PLANS AND OFFER SUGGESTIONS AS FAR AS MATERIALS, FABRICS, FURNITURE SELECTIONS AND ACCESSORIES, HOWEVER, WE WILL NOT SELL YOU ANY OF THE SUGGESTED FURNITURE OR PIECES.

PLEASE CONTINUE TO THE NEXT PAGE FOR MORE INFORMATION REGARDING OUR CONSULTATION PACKAGES!!



THE
Consult
EXPERIENCE

THE CONSULTATION EXPERIENCE

Package Levels

Bronze:

2 ROOMS - 15 HOURS - \$900

-2 HOUR HOME VISIT - DETERMINE SCOPE OF PROJECT

-5 HOURS OF DESIGN PREPARATION - MEASURE SPACE,
RESEARCH FURNITURE OPTIONS, MOOD BOARD

-8 HOURS FOR DESIGN - BASIC DESIGN CONCEPTS, FLOOR PLANS,
ELEVATION

MILEAGE (ADDITIONAL) - \$0.65 PER MILE

Silver:

3-4 ROOMS - 20 HOURS - \$1,500

-2 HOUR HOME VISIT - DETERMINE SCOPE OF PROJECT

-6 HOURS OF DESIGN PREPARATION - MEASURE SPACE,
RESEARCH FURNITURE OPTIONS, MOOD BOARD

-12 HOURS FOR DESIGN - BASIC DESIGN CONCEPTS, FLOOR PLANS,
ELEVATION, BASIC 3D MODEL (NO MATERIALS/FINISHES SHOWN)

MILEAGE (ADDITIONAL) - \$0.65 PER MILE

Gold:

5-6 ROOMS - 30 HOURS - \$2,250

-2 HOUR HOME VISIT - DETERMINE SCOPE OF PROJECT

-8 HOURS OF DESIGN PREPARATION - MEASURE SPACE,
RESEARCH FURNITURE OPTIONS, MOOD BOARD

-20 HOURS FOR DESIGN - ELABORATE DESIGN CONCEPTS, FLOOR PLANS,
ELEVATIONS, AND 3D MODEL (FINISHES & ACCESSORIES SHOWN)

MILEAGE (ADDITIONAL) - \$0.65 PER MILE



THE STAGING EXPERIENCE

THERE ARE SO MANY REASONS WHY SOMEONE DETERMINES THAT IT IS TIME TO PLACE THEIR HOME ON THE MARKET - THIS CAN BE A BITTER/SWEET EXPERIENCE FOR SOME OF OUR CLIENTS. IN ADDITION TO FULL-SERVICE INTERIOR DESIGN, WE ARE ALSO A FULL-SERVICE HOME STAGING COMPANY THAT WILL BE AS INVOLVED AS YOU NEED US TO BE WITH THE PROCESS OF SELLING YOUR HOME..

IN HIRING *Harmonizing Homes* AS YOUR HOME STAGING CONSULTANT, WE WILL INDICATE THE WEAKEST AREAS OF YOUR HOME AND HELP TO IDENTIFY ITEMS THAT NEED TO BE REMOVED OR RELOCATED. WE WILL REARRANGE FURNITURE, REDECORATE WINDOWS WITH NEW DRESSINGS OR USE CURRENT DRESSINGS IN A DIFFERENT WAY, DISPLAY ACCESSORIES AND DESIGN PIECES IN PLEASING VIGNETTES, ADD ELEMENTS THAT DRAW THE ATTENTION TO APPEALING AREAS SUCH AS FIREPLACES, PATIOS, AND PORCHES, AS WELL AS BRING IN A LARGE NUMBER OF "PROPS" THAT ENHANCE THE OVERALL TONE OF ANY SPACE. THIS COULD MEAN ADDING PLANTS, PILLOWS, FURNITURE, BASKETS, ARTWORK, LIGHTING FIXTURES, AND MORE.

Benefits:

- 1) A staged home has a better chance of selling than one that is "empty" or that looks unlivid in.
- 2) A designers eye to stage your home to sell



THE
Staging
EXPERIENCE

THE STAGING EXPERIENCE
Concept to Closing.. on your home!

INITIAL 1 HOUR CONSULTATION - FREE!!

APPX. 8 HOURS OF STAGING - \$800

APPX. 4 HOURS OF DE-STAGING - \$400

APPX. COST OF ACCESSORY RENTAL FOR MINIMUM OF 3 MONTHS - \$600

SHOPPING FOR ACCESSORIES - \$200

FIRST 60 MILES OF TRAVEL - FREE!

ADDITIONAL MILEAGE - \$0.65 PER MILE

BASE COST - \$2,000 + COST OVER 60 MILES

ADDITIONAL (ON TOP OF BASE COST):

HOMES WITH 10 + ROOMS (REQUIRE ASSISTANT) - \$200

DE-STAGING 10 + ROOMS - \$100

**A SIGNED AGREEMENT IS DUE TO SECURE TERMS OF STAGING WORK &
CAN BE COMPLETED ONLINE. **

CONTACT : CORINNEKASS@HARMONIZEHOMES.COM



THE UPCYCLE EXPERIENCE

THE TRANSFORMATION OF ONES TREASURES IS SUCH A FUN EXPERIENCE. WE LOVE TO TAKE OLD FURNITURE THAT HAS BEEN LEFT TO YOU OR HAS BEEN HIDING IN YOUR GARAGE OR BASEMENTS AND BRING THE PIECES BACK TO LIFE. WE ONLY USE ANNIE SLOAN CHALK PAINTS AND WAXES FOR THE HIGHEST QUALITY IN CRAFTSMANSHIP. EACH PIECE WILL HAVE AN ARTISANAL FINISH WHEN COMPLETE. CUSTOM COLORS CAN BE CREATED TO FIT A CLIENTS WANTS AT NO ADDITIONAL COST.

PLEASE CONTINUE TO THE NEXT PAGE FOR MORE INFORMATION REGARDING OUR FURNITURE RE-FINISHING SERVICES!!



THE
Upcycle
EXPERIENCE

THE UPCYCLE EXPERIENCE
Something Old ... Something New

INITIAL 1 HOUR CONSULTATION - FREE!!

KITCHEN CABINET DOORS - \$150 EA.

4-DRAWER DRESSER (NO STRUCTURAL DAMAGE) - \$400 - \$500 EA.

MIRROR - \$200 - \$300 EA.

ARMOIRE (EXTERIOR ONLY) - \$500 - \$600 EA.

SECRETARY DESK / CHINA CABINET - \$450 - \$500 EA.

HEAD BOARD - \$300 - \$400 EA.

FOOT BOARD - \$250 - \$350 EA.

END TABLE - \$200 - \$300 EA.

DINING TABLE - \$400 - \$500 EA.

SIDE BOARD/TABLE - \$300 - \$400 EA.

*PICK-UP AND DELIVERY UP TO 60 MILES - FREE!!

**ADDITIONAL MILEAGE - \$0.65 PER MILE

*COSTS ARE BASED ON SIZE OF PIECE

**A SIGNED AGREEMENT IS DUE TO SECURE TERMS OF ALL FURNITURE WORK
& CAN BE COMPLETED ONLINE. **

CONTACT : CORINNEKASS@HARMONIZEHOMES.COM

Home Legacy ALBUMS



ALBUM OPTIONS

PROFESSIONAL INTERIORS PHOTOGRAPHER - \$375

8X8 ALBUM \$250

10X10 ALBUM \$400

8X8 DUPLICATE ALBUM - \$150

DIGITAL COPY OF IMAGES - \$75

*(DIGITAL COPY ONLY AVAILABLE WITH PURCHASE OF ALBUM)



WHY INVEST ?

Your first decision as a home owner is to set priorities for your new home design. You have to decide what you value the most. Is it the grand entrance? The kitchen? The living room? The bedroom? As a home owner AND designer I believe that home owners having interior design work done should make photography a top priority. After all of the work is complete, after all of the flooring is installed, the paint is fresh on the walls, and furniture moved in, life moves on! You have spent weeks, months, maybe even years redesigning your home. If you choose to invest in high-quality photography to capture the new found beauty of your home, then we offer Home Legacy Albums for our clients. You will receive high-quality images wrapped in bound album. This is a great way to end a long journey and it's a keep sake that you can show your friends and family.

Faq's

THE HARMONIZING HOMES EXPERIENCE



MEETINGS :

We are more than willing to travel for all design services offered! We book initial meetings in as little as one week and 60 miles of travel are included at no cost.

OUR DESIGN STYLE :

We love being interactive and hands-on throughout the design process. There will be many parts of the process in which we will take control in order to accomplish everything that needs to be done while staying on schedule. We will be involved every step of the way, concept to completion. We will be at the job site while work is in progress to ensure that the work is not only being done, but being done correctly.

COVERAGE :

We are often asked by potential clients if we only provide design services to upscale homes. The answer to that question is NO! No matter what the scope of the project is, large or small, we will happily be there to guide you every step of the way.



B O O K I N G :

We know that you are eager to take the next step in making your home better than ever, and we are eager to help you! However, we need to stress that there are many others like you eager to give their homes a fresh look as well. We ask that you please have patience if you choose to hire our services. Allow for one to two weeks between appointments. Although we ask for a 1-2 week window, we would be more than happy to make other arrangements when necessary!

C O N T A C T :

Often times we will contact you or ask that you contact us through email. Through this method we are able to maintain digital records of our design discussions both as client and designer. A benefit of this is that we are able to accept a virtual “okay” via email as digital signature to move forward with design work.

C O R I N N E

EMAIL: corrinekaas@harmonizehomes.com

CELL: (917) 699 - 1262

C H A R L E S

EMAIL: charlesmessenger@harmonizehomes.com

CELL: (570) 412 - 7080

Thank You

We're so glad you contacted us! Enjoy your design experience whether it is an interior design project, home staging, or upcycling your furniture because it is going to be amazing when it is complete! Together we will be doing a lot of planning and preparing but remember that at the end of the long haul is a final product that we hope you will enjoy. Congratulations on your decision to enhance your home and we look forward to hearing from you! Be sure to visit our [WEBSITE](#) and [BLOG](#) to view our most recent designs!

Corinne & Charles

