



HOW TO DECORATE ON A BUDGET Using Items You Already Own

Every homeowner has an idea of what they like and dislike about their current home. The majority of people would like to redecorate at least one area, space or room within their home but have no idea of how to start. Well, this article is aimed at helping you—the homeowner—achieve a fresh new look for your home without the sticker shock of purchasing all new items.

There are three basic rules to achieving the successful make-over of an area:

1. **Have a Plan**—select the “project area.” This is the room, area or space you would like to redecorate. Do not switch areas once you have made the decision.
2. **Make a List**—list action items numbered 1-10 on how you want to change the space, i.e., paint lighting, etc. The entire project should take no more than a weekend and well under \$2,000.
3. **Organize/Take Pictures**—the “project area” should be photographed before you begin and at project completion.

Ok, you've identified the “project area,” listed

all action items, and taken pictures. Now comes the fun part—shopping! Shopping within your home is a personalized experience because all of the items reflect your personal style. This is also a great time to identify and dispose of items you no longer use.

Fabulous In-Home Finds

1. **Ottomans**—Reclaim old ottomans; the trend is for ottomans to double as coffee tables. Have it reupholstered if it has good bones. This will give it a fresh new look and cost significantly less than purchasing a new one.
2. **Shop in your linen closet!** Chances are you will find beautiful towels hidden away. Take them out and display them if you are redecorating a bathroom or powder room.
3. **Mirrors** add depth and make rooms appear bigger. Leaning mirrors are great for living rooms, dining rooms and bedrooms.

Painting is the fastest and most economical way to add life/rejuvenate a room. If you choose to paint remember to prep the space correctly. There are few things worse than a sloppy painting job.

Now that your “project area” is painted, you've shopped in-house, and also picked up a few inexpensive new items, it's time to bring it all together! The newly redecorated space should be a reflection of you, your taste, your style and your inner “decorating diva.” Remember, every successful redecorating project starts off with a plan. If you follow the three basic rules listed above, you should be able to successfully redecorate your space and achieve a high-end look on a very reasonable budget.



Tonya M. Williams is Home & Garden Television's (HGTV) Real Estate Expert on “Designed to Sell” Atlanta edition; she owns a Décor & Staging Firm and has been a top producing Realtor in Atlanta for almost 10 years

www.tonyaMwilliams.tv
email: tonya5000@gmail.com