



# ULTIMATE LIVING ROOM LAYOUTS

## Hello home seller!

When it comes to moving, it can be exciting for some people, while others dread it. As a military veteran, I had to move 7 times in 16 years (not all of it was active duty). But I learned early on before I became a home stager on how to arrange my furniture.

Call it intuition or just having a “knack” knowing where to put stuff, but some home owners struggle with this. I realized that room shapes make a difference as to how to layout the furniture in each room.

That is why I created this handy worksheet with layouts for square, rectangular, open concept and L-shaped rooms. A **living room is going to be one of these four shapes** and I used almost every one of these layouts when staging a home because, while each home is different, they will ultimately fall into one of these categories.

**PRO TIP before you get started:** You will need to declutter your living room before rearranging furniture. These diagrams show just the furniture layouts with the absolute minimum furniture. Items such as treadmills, toys, pet cages etc should be removed at this time.

Use the **worksheet at the end** to help you decide which layout works best as well as colors, things to add/remove to get your living room staged. Let's get started and help you sell your home quickly so you can move into your next home!

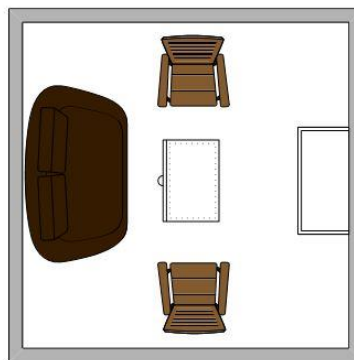
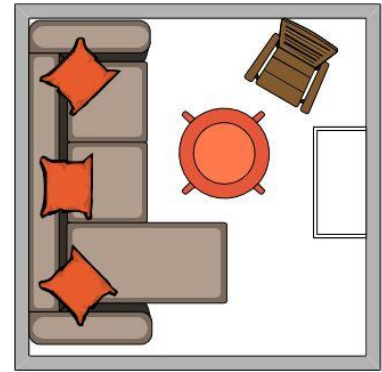
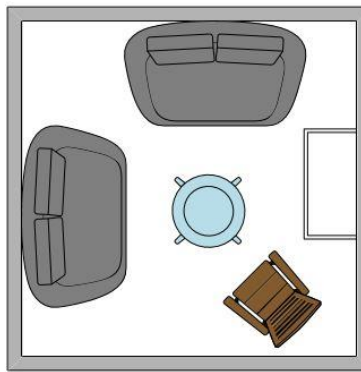
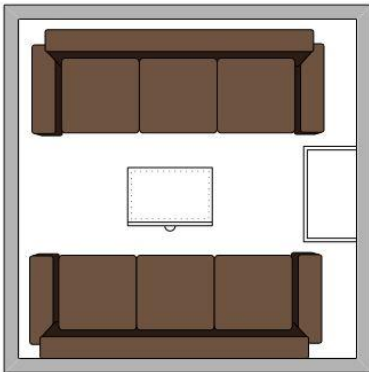
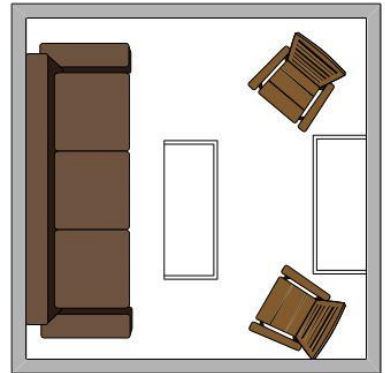
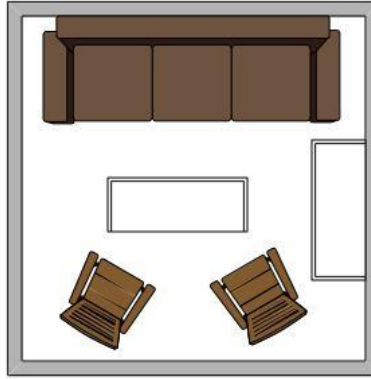
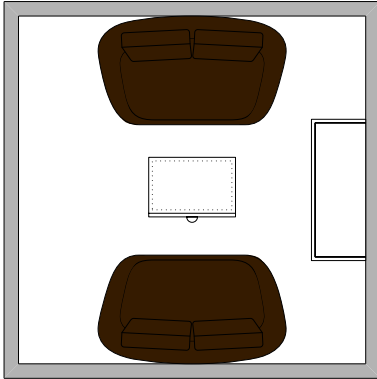
To selling your home,

Kasia

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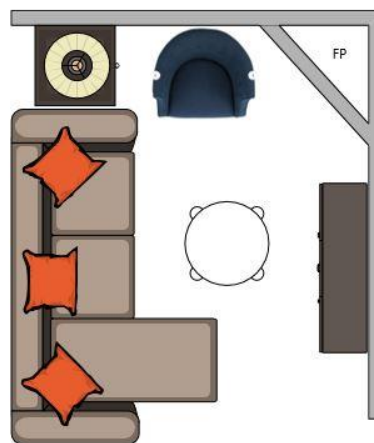
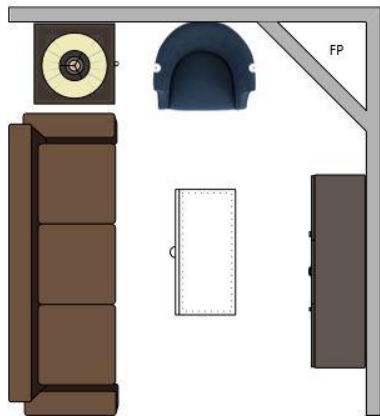
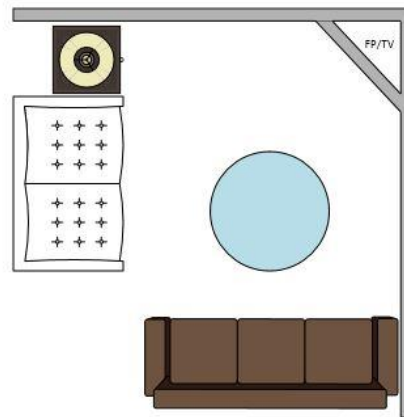
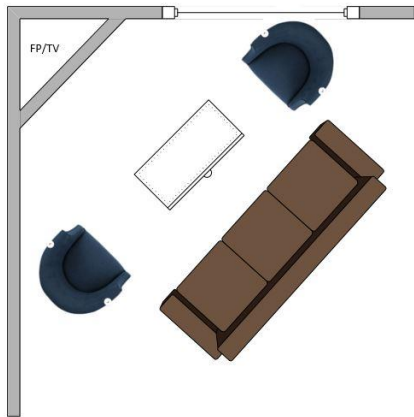
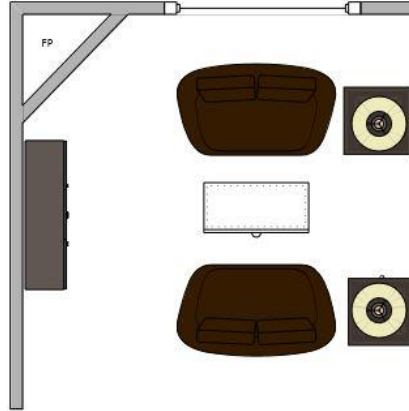
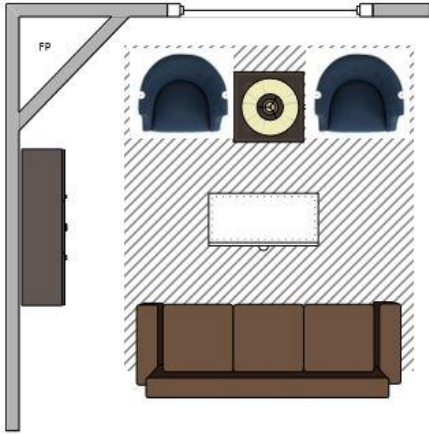
## Square Room Layouts

Square rooms (10x10 or larger) are the easiest and most diverse to come up with a layout. Windows are not shown. Options are shown with couches, loveseats, chairs and sectional. The rectangular box on the right side of the diagram is the TV console or it can be a fireplace, bookshelf, buffet table etc. These diagrams work for spaces without a corner fireplace.



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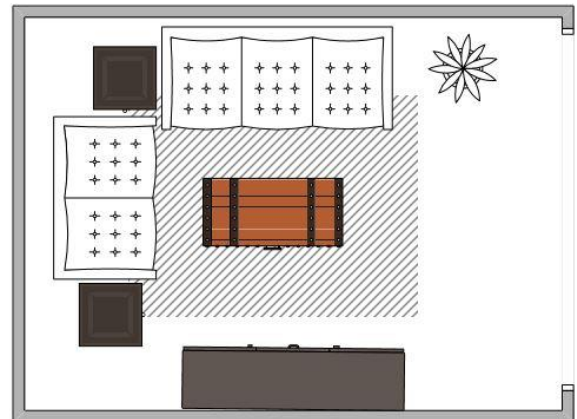
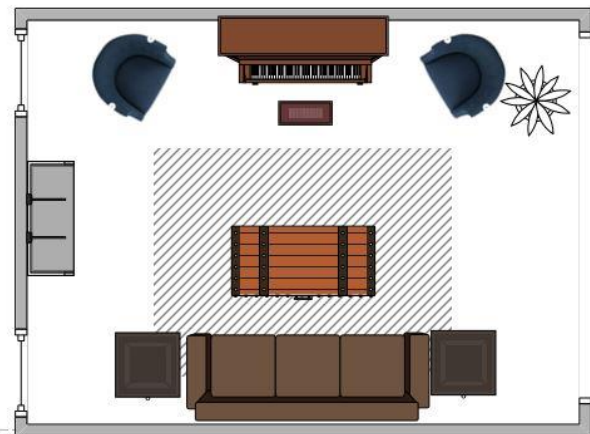
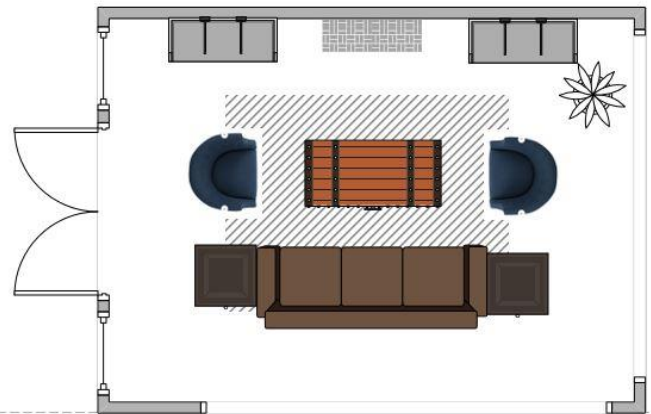
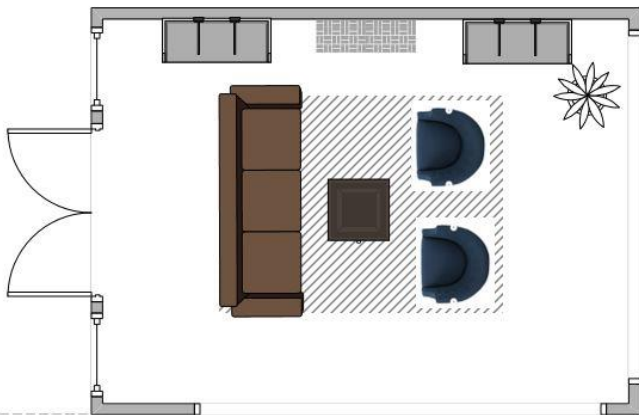
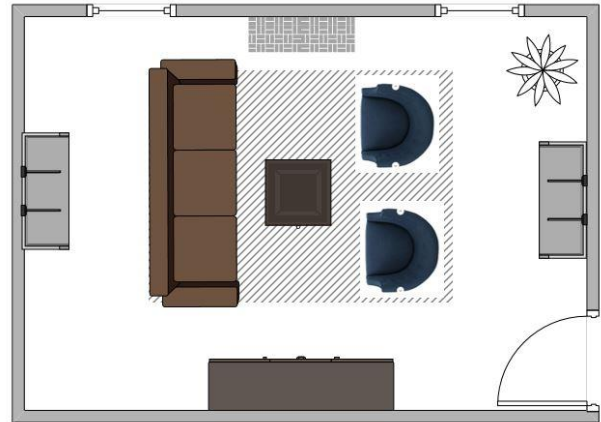
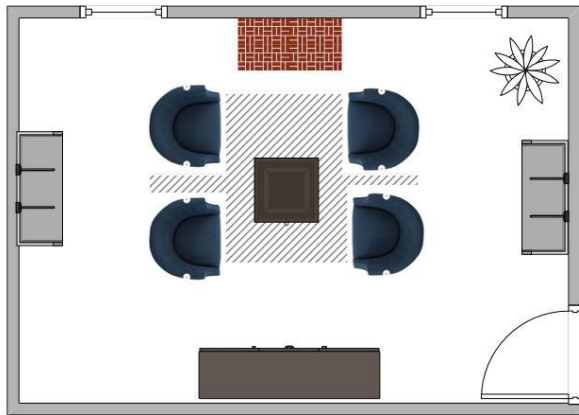
If you have a corner fireplace in a square shaped room, these are some ideas for a living room layout. These floor plans can be used if your living room opens to a kitchen area or the entrance area of the home.



# ULTIMATE LIVING ROOM LAYOUTS

## Rectangular Room Layouts

Rectangular rooms (12x15 or larger) are a little more difficult to layout and have fewer options than a square room. Depending on the length of the room, you sometimes have to use “zones” to create more than one area in the room. You may have a seating area in the center and add items such as bookcases, small chair, desk etc to fill around it. The following options are shown with couches, loveseats, chairs and sectional. The rectangular red/gray brick is a fireplace, bookshelf, buffet table etc.

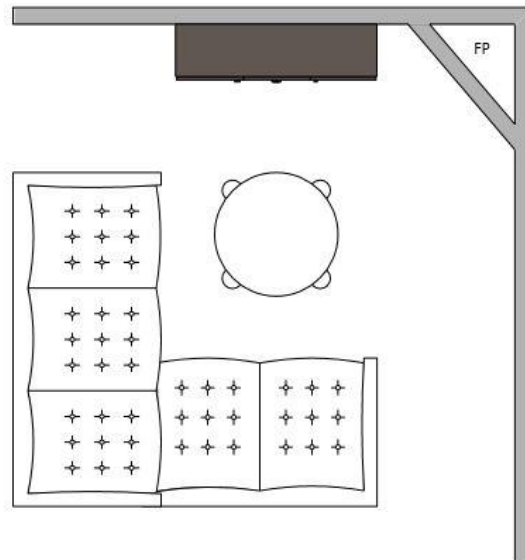
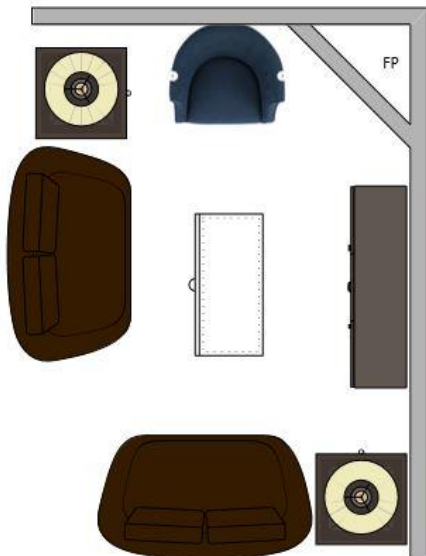
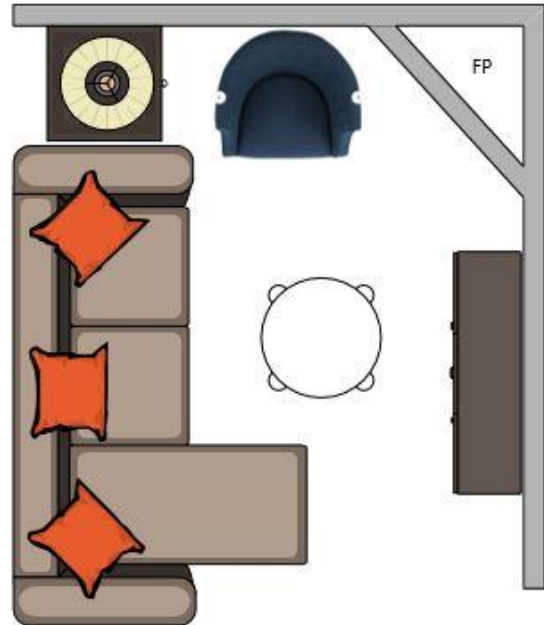
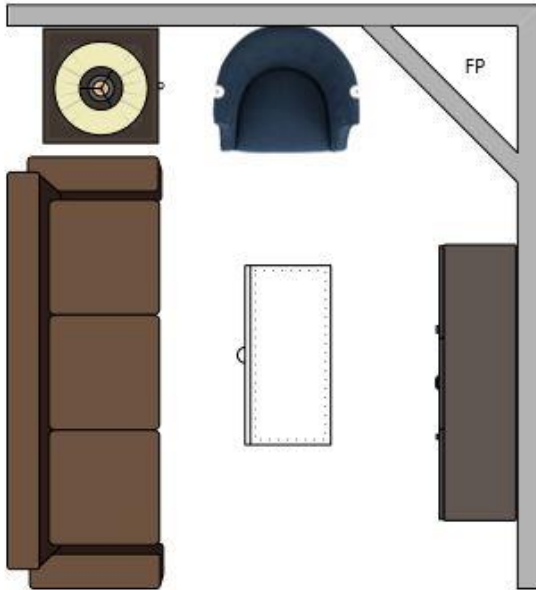




# ULTIMATE LIVING ROOM LAYOUTS

## Corner Fireplace Rectangular Room Layouts

If you have a fireplace in the corner of your living room, use these layouts to stage your room.

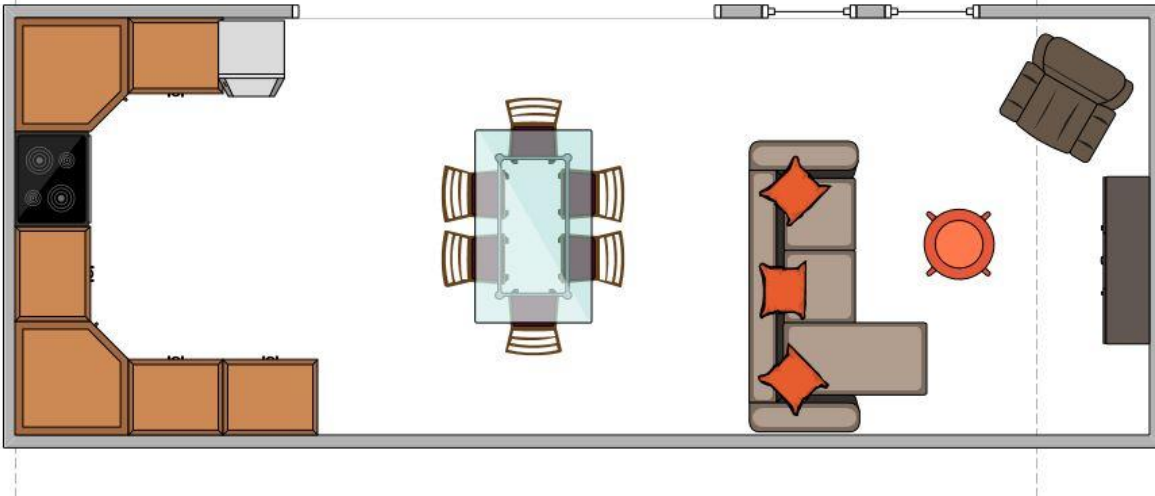


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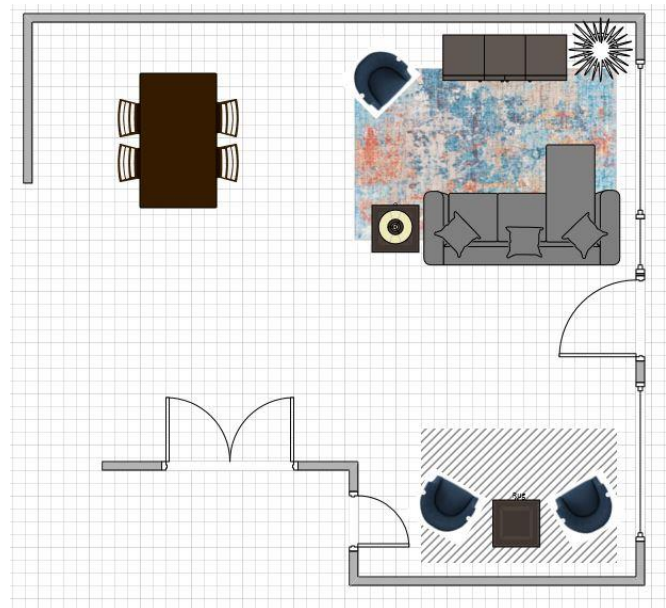
### Open Concept Rectangular Layout

Use with open layouts in your home.

Think of this layout as 3 square boxes. The kitchen is 1 square. The dining area is a square and the living room is a square. Refer to **the square room layout** section to stage the furniture for this space.

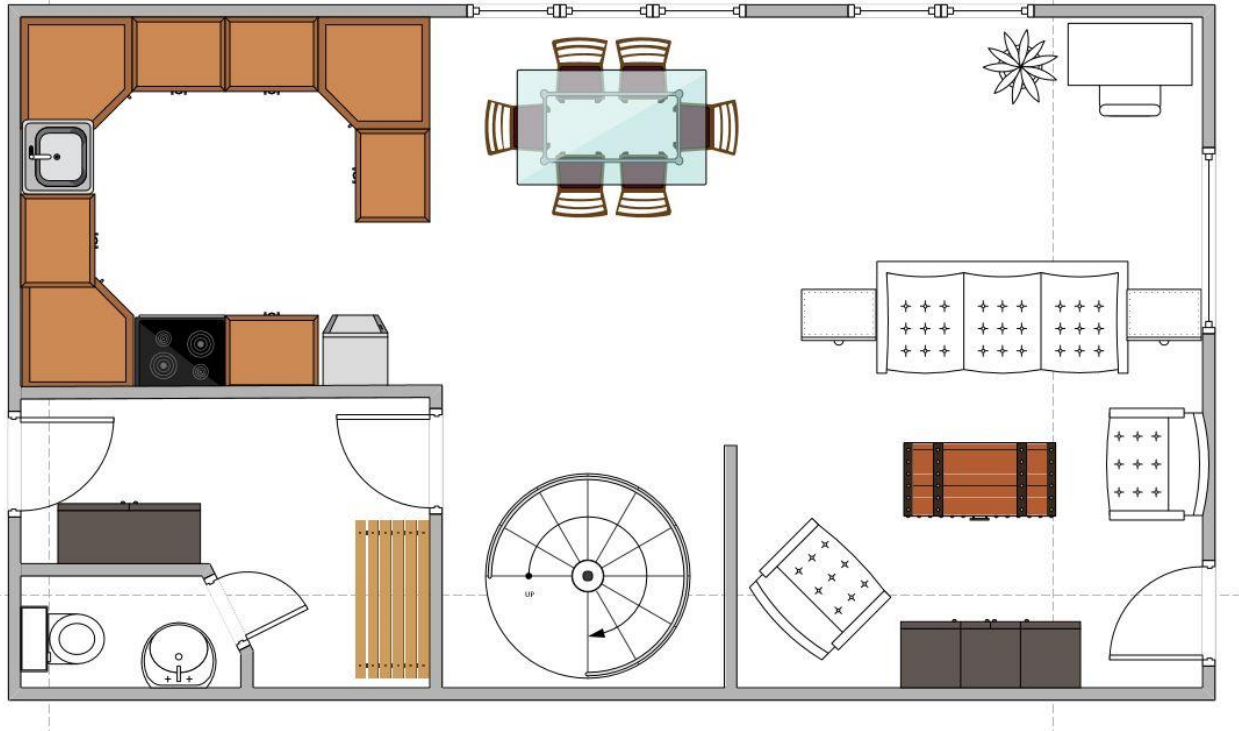


### Open Concept L-Shaped Room Layout



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This layout is another L-shaped room but again think of these as separate square rooms. Use the layouts in the **square shaped living room layouts** to help you decide which one works best for you.







# ULTIMATE LIVING ROOM LAYOUTS

## Living Room Staging Worksheet

Room Shape: Square      Rectangular      L-Shaped      Open Concept

Focal point:    Fireplace      TV

Room Layout Selected:

Colors in room:

Fix/Replace:    Lightbulbs      Ceiling Fan      Wall/Paint      Flooring      Curtains/Blinds

Artwork Hung: Yes    No      N/A

Bookshelves staged: Yes    No      N/A

Side tables and coffee table staged: Yes    No

List Items to Remove

List Items to Add

# ULTIMATE LIVING ROOM LAYOUTS

## Let's Connect!

Connect with Kasia on Facebook! Click here to join her Facebook, [Blue Diamond Staging & Design](#).

## Before & After

Before and after pictures show how dramatic a transformation can be with just a few changes. Take a look at my [portfolio](#) so you can be inspired.

## Blog

As you get your house ready, you may realize you need to do some updating. Take a look at my blog and read about [10 bathroom staging updates for under \\$100](#).

In my blog, you can also find my favorite home staging posts:

[Should I leave my pictures up when selling my home?](#)

[How to Stage Gray Rooms](#)

[4 Common Mistakes Homeowners Make When Selling Their Home](#)

## Podcast

Or if you want to listen to a podcast, I have a weekly podcast series called **The Creative Home Podcast**. In there I talk about home staging and home décor and each episode is only about 10 minutes long. You can listen to it on [Google Podcasts](#), [Apple](#), [Spotify](#) and more!

I separated out my podcast into three sections so you can listen to the ones that work best for you:

- 1) [Home Decorating](#)
- 2) [Home Staging Do's and Don'ts](#)
- 3) [Moving](#)

There are so many more episodes, so take a listen!