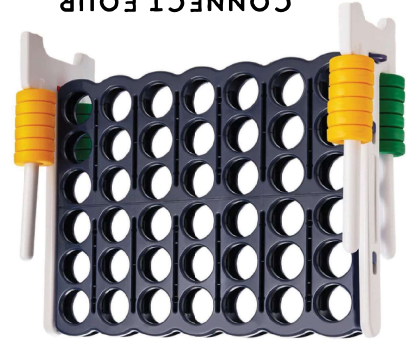




CUSTOM  
CORNHOLE



CONNECT FOUR



GIANT JENGA &  
BOCCE BALL



OUTDOOR GAMES

TELESCOPE



BOAT HOUSE - SUN DECK



# 2D FLOOR PLANS



MAY BE GOOD FRONT YARD OPTIONS THAT WON'T DISRUPT SEPTIC AND REQUIRE WIDE, OPEN SPACES

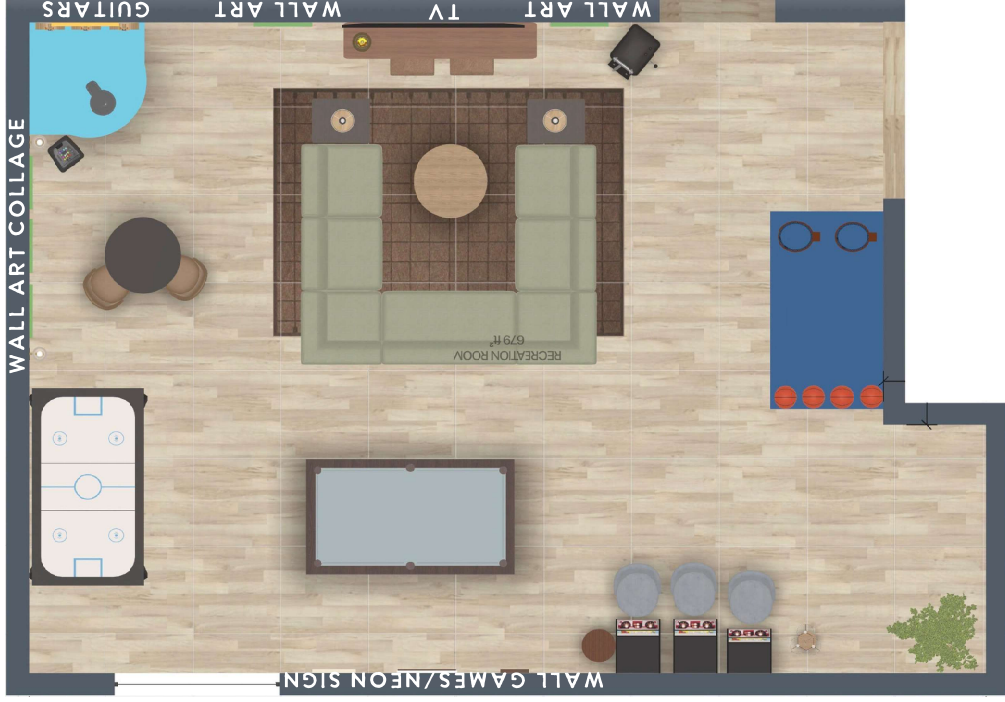
PORTABLE DISC GOLF



VOLLEY BALL NET



OUTDOOR GAMES - FRONT YARD



GAME/THEATRE ROOM 2D FLOOR PLAN



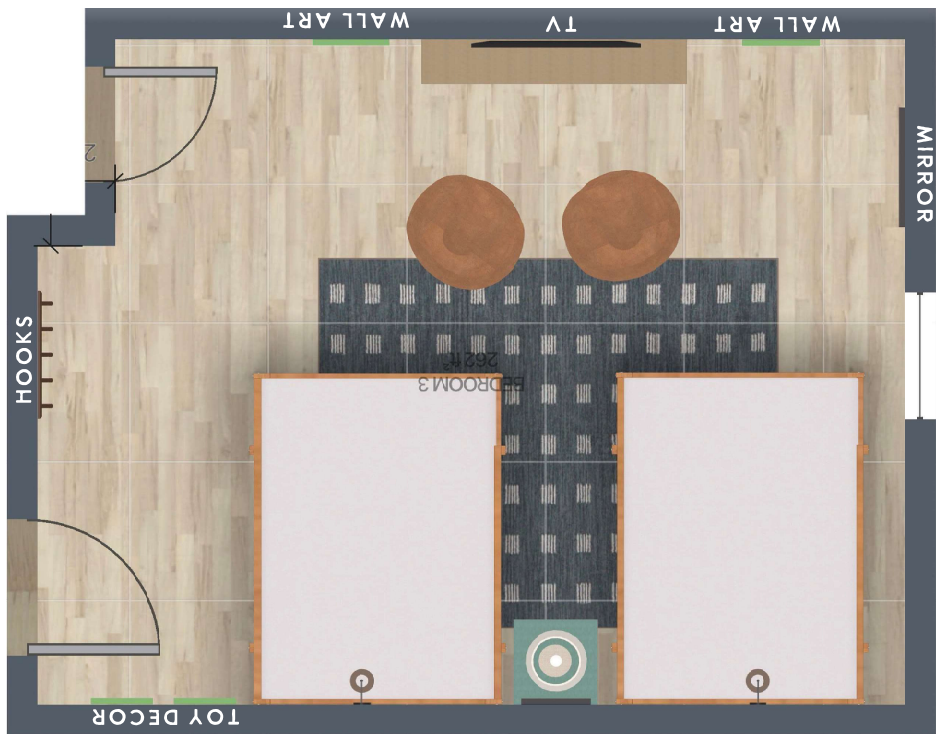
LIVING/DINING ROOM 2D FLOOR PLAN



MASTER BEDROOM 2D FLOOR PLAN



WELLNESS ROOM 2D FLOOR PLAN

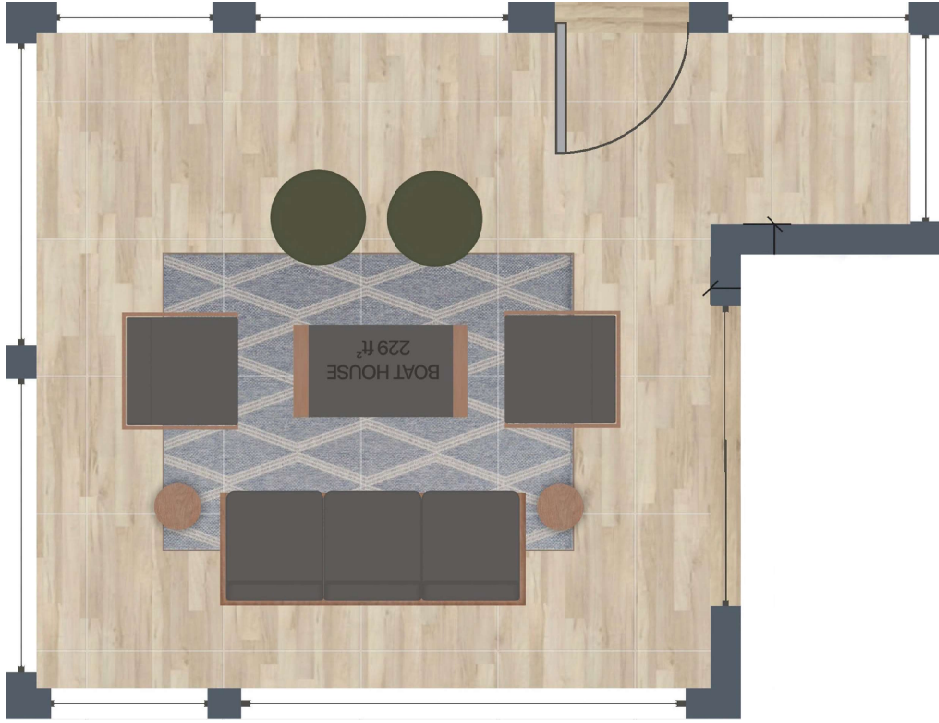


BEDROOM 3 2D FLOOR PLAN



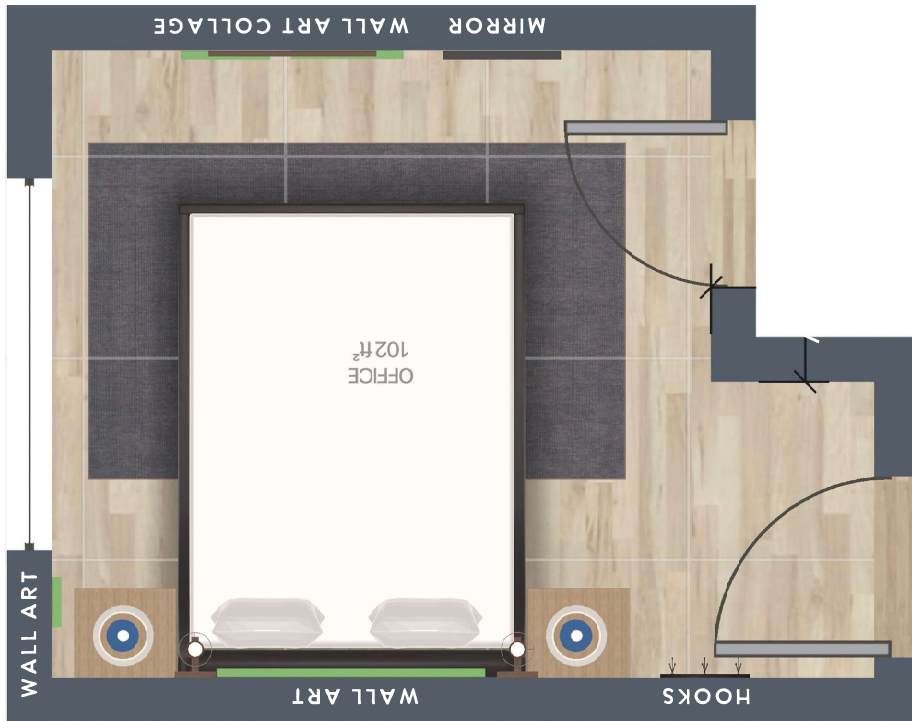
BEDROOM 2 2D FLOOR PLAN

*EM.*



BOAT HOUSE 2D FLOOR PLAN

*EM.*



OFFICE 2D FLOOR PLAN



When selecting paint, we strongly advise opting for the specific brand and formula instead of attempting to match colors. This is especially true for whites, which can be particularly challenging to replicate—subtle undertones may shift, resulting in a finish that appears too yellow, pink, or gray once applied to the wall. Even with other colors, paint matches can differ slightly in depth or tone based on the base used, the sheen, and how light interacts with the space. To achieve the most consistent and accurate results, sticking to the designated brand and color guarantees that your finish appears exactly as it was intended.

- BASEBOARDS, DOORS, TRIM: SEMI-GLOSS**
- INTERIOR WALLS: EGGSHELL**
- CEILINGS: FLAT**
- EXTERIOR DOORS: SATIN**



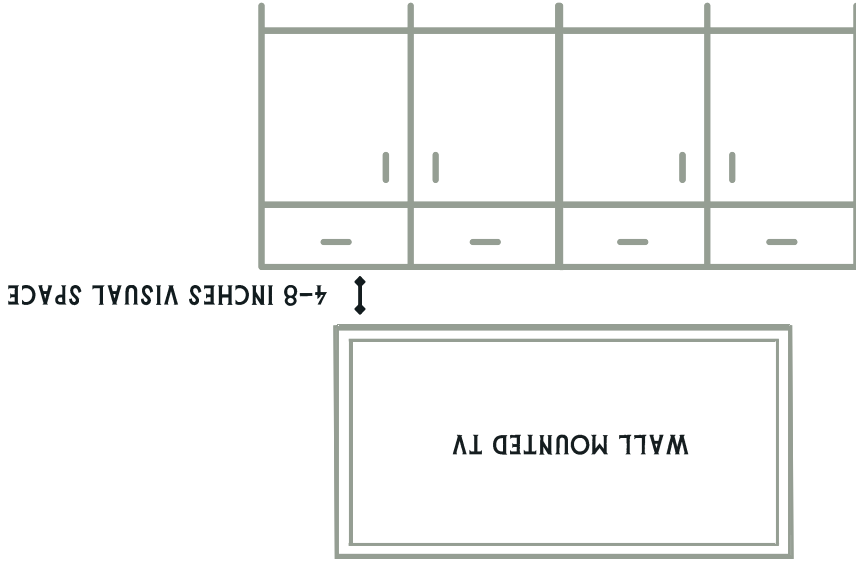
**RECOMMENDED PAINT SHEENS**

**INSTALL INSTRUCTIONS**





We prefer that the TV is wall mounted and is smaller than the Media Console. There should be about 4-8 inches of visual space between the bottom of the TV and the media cabinet. Similar rules apply when hanging artwork above a console table, dresser, etc.



## HOW-TO HANG A TELEVISION ABOVE A MEDIA CONSOLE



2700K → Emits a warm, cozy glow perfect for bedrooms, living rooms, and game rooms. 3000K → Offers a soft white light that is slightly brighter and crisper, making it suitable for kitchens and bathrooms while maintaining a comfortable warmth. Both temperatures create a welcoming atmosphere that photographs beautifully and ensures comfort for your guests.



## LIGHT TEMPERATURE RANGE

## RECOMMENDED LIGHT TEMPERATURE



1. Curtains should be wide enough to cover the home's windows. Purchase extra panels to achieve a more elevated fuller look if budget allows.
2. Curtain rod should be wider than the window, the rod should be 8 to 12 inches longer than the window's width to allow 4-6 inches on either side.
3. Hang curtain rod 4 to 6 inches above the window frame to make ceilings appear taller (for 8ft ceilings, position the rod 1-3 inches below the ceiling or crown molding).
4. Curtain length should "kiss the floor", which means hovering 1/2 inches above the floor.
5. After installing- be sure to take a hand held steamer to remove any wrinkles before taking professional photos.

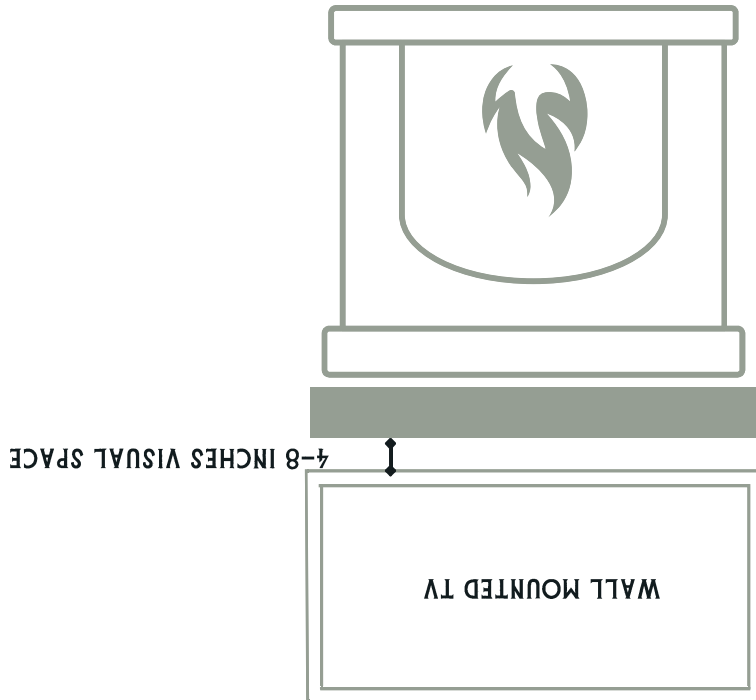
**RULES OF THUMB**



**HOW-TO HANG CURTAINS**



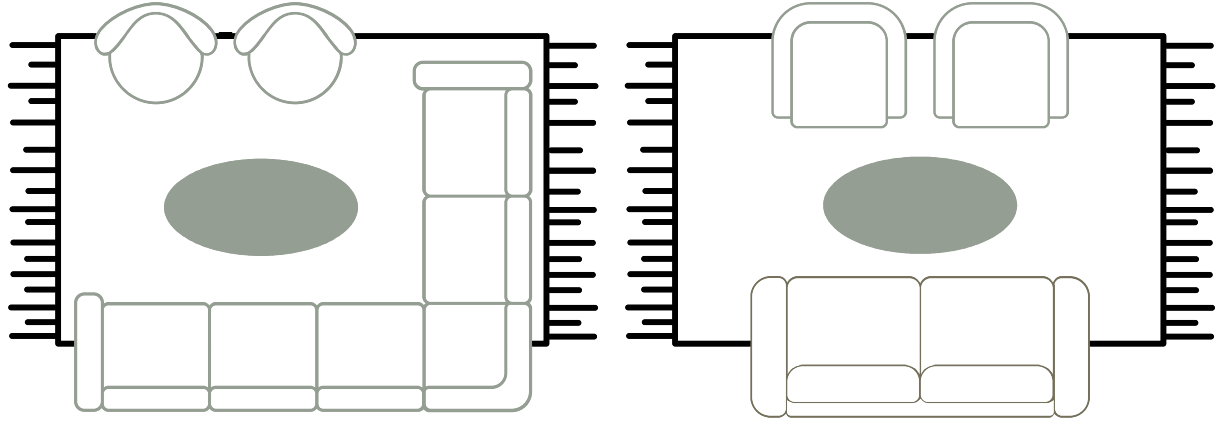
Make sure the TV is wall mounted and smaller than the width of the mantel. We also recommend hiding all cords and adding digital artwork if possible.



**HOW-TO HANG A TELEVISION ABOVE A FIREPLACE**



We recommend placing at least the front two legs of all the furniture pieces on the rug to help ground the space to avoid the look of floating furniture.



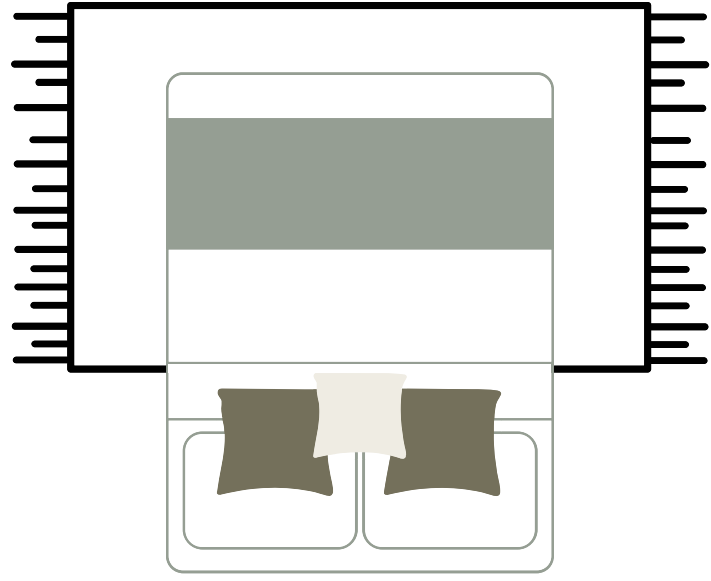
SECTIONAL EXAMPLE

SOFA EXAMPLE

**HOW-TO PLACE RUGS UNDER SOFAS & SECTIONALS**



We recommend placing the rug so that it extends roughly 12 inches on each side of the bed and placing one of the longer sides of the rug 1 to 2 feet in front of the nightstands extending past the edge of the bed.



**HOW-TO PLACE RUGS UNDER BEDS**



We recommend using white duvet and sheets for a crisp and clean look for guests and to achieve a hotel-like experience. When ordering pillows for beds we recommend two king size pillows for king beds (or three standard size pillows), two standard size pillows for queen/ full beds and one standard size pillow for twin beds. Then placing the recommended throw pillows and blanket on top of the bed as shown on your design boards.



1. Prevents slipping from foot traffic and keeps the rug from wrinkling preventing accidents
2. Protects your floor from any spills and furniture legs from scratching or leaving scuffs
3. Adds additional warmth and comfort for your guest
4. Adds extra insulation for Noise
5. Extends the life of your Rug keeping them looking good for a long time
6. Easier to Clean and Vacuum

**WHY YOU NEED RUG PADS**

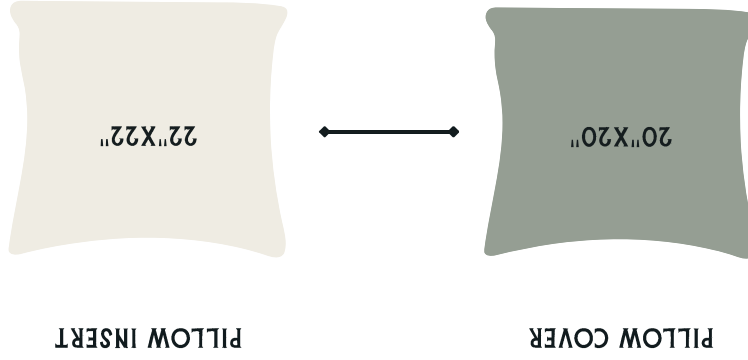


**THE IMPORTANCE OF A RUG PAD**



And don't forget to karate chop your pillows right in the center before taking your professional photos!

For any pillows we sourced that needed an insert purchased separately we recommend ordering inserts that are 2" larger than your pillow cover. If your pillow cover is 20"x20" then size up your pillow insert to 22"x22". This will make your pillows look fuller, chunkier and elevate the look of the room.



### PILLOW INSERTS ORDERING RECOMMENDATION



We recommend placing the recommended throw blanket at the end of the bed allowing it to drape over each side. Make sure to take a hand held steamer to the made bed when ready for professional photos to remove any wrinkles.

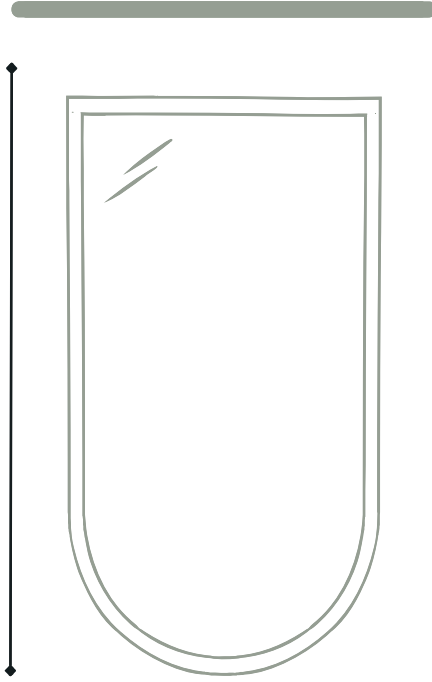


### HOW-TO PLACE THROW BLANKETS ON BEDS



When hanging full-length mirrors on the wall (which we highly suggest doing so for safety reasons), mount the mirror so the top edge is between 60 to 65 inches from the floor putting the mirror around eye level for the average guest.

**60-65 INCHES FROM  
TOP EDGE OF MIRROR  
TO FLOOR**

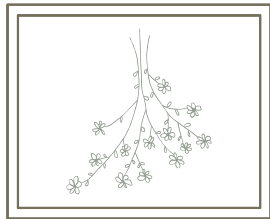
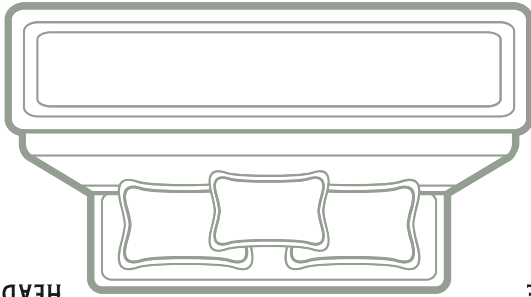


**HOW-TO MOUNT FULL-LENGTH MIRRORS**



When hanging art above the bed frame, the rule of thumb is to hang the artwork 4-5 inches above the top of the headboard.

**4-5 INCHES  
FROM TOP OF  
HEADBOARD**



**57-60 INCHES  
FROM THE FLOOR  
TO THE MIDDLE  
OF THE ART PIECE**

When hanging a single piece of artwork on a blank wall, the rule of thumb is to hang the artwork 57 - 60 inches from the floor to the middle of the art piece. This would put the artwork around eye level of the average guest.

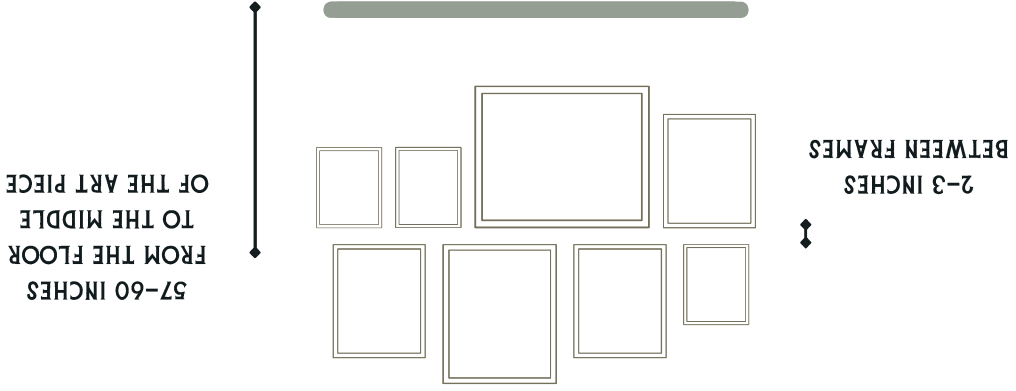


**HOW-TO HANG ARTWORK**



- TV is centered as the anchor of the layout
- Gallery frames extend horizontally beyond the width of the TV by about 1.5x on each side
- Vertical spacing between frames: ~2.5 inches
- Horizontal spacing between frames: ~2-3 inches
- Distance from console to bottom of lowest frame: ~4-8 inches
- Distance between TV and surrounding frames: ~4-6 inches

## 2. PLACEMENT GUIDELINES:



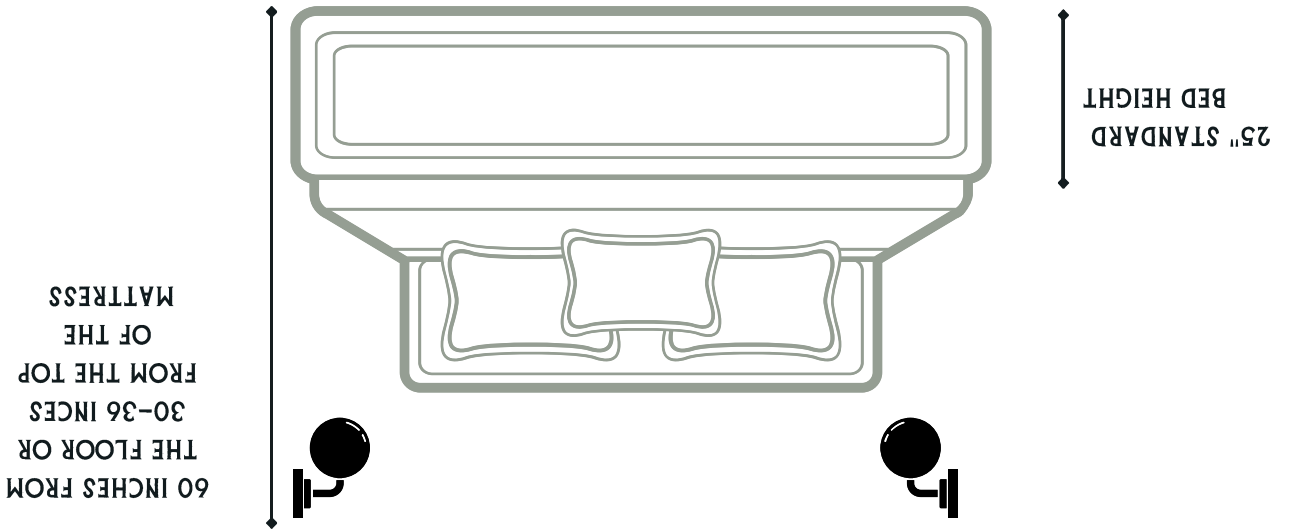
## INSTRUCTIONS FOR HANGING A GALLERY WALL

### 1. SUPPLIES NEEDED:

- Artwork Sourced
- Kraft paper or painter's tape (for templates)
- Measuring tape
- Pencil
- Level
- Hanging hardware: picture hooks/ nails
- Hammer or drill (if needed)



When hanging wall sconces in a bedroom, the rule of thumb is to hang the wall sconces 60 inches from the floor or 30-36 inches from the top of the mattress. Mount them center to the nightstand. Considering bed heights vary, be sure to adjust accordingly.



## HOW-TO HANG WALL SCONCES IN BEDROOMS

## INSTRUCTIONS FOR HANGING A GALLERY WALL

### 3. STEP-BY-STEP HANGING INSTRUCTIONS:

Height reference: The middle of the entire gallery wall should be roughly 57-60 inches from the floor for ideal eye-level viewing.

- STEP 1: Measure & Mark the TV + Console
  - Confirm the wall-mounted TV and console are already installed.
  - Mark the centerline of the TV on the wall.
  - Lightly pencil in the top and sides of the TV as a guide.
- STEP 2: Create Paper Templates
  - Trace and cut paper templates for each frame using kraft paper.
  - Label each template (e.g., Frame A, B, C) and mark the nail/hook point on each.
- STEP 3: Arrange Templates on the Wall
  - Use painter's tape to place each paper frame based on the layout in the image:
  - Keep the layout balanced horizontally: same number of frames on left and right sides
  - Mix in vertical and horizontal orientations
  - Align the tallest frame tops into a loose top line
  - Adjust spacing visually — step back often to check balance
- STEP 4: Confirm Hanging Points
  - Once you're happy with the layout, mark nail/hook points on the wall from the paper templates.
- STEP 5: Hang the Frames
  - Start from the center frames (just above or beside the TV) and work outward.
  - Use a level to ensure frames hang straight.

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A 10% DISCOUNT!

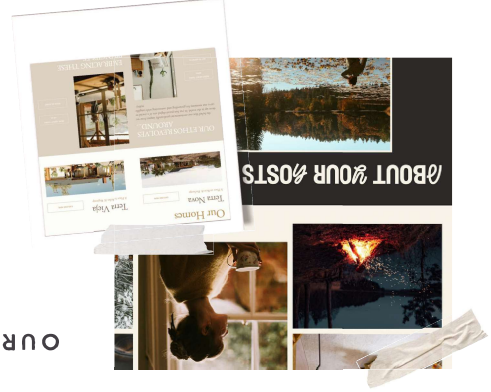
## BRANDING

- 1 PRIMARY LOGO
- 1 SECONDARY LOGO
- 2-3 BRANDED FONTS
- 3-5 BRANDED COLOR PALETTE
- UP TO 5 SMALL AND SIMPLE GRAPHICS



## WEBSITE

A 5 PAGE SQUARESPACE WEBSITE:  
HOME, PROPERTY, ABOUT YOUR HOST,  
CONTACT, SHOP OUR HOME  
INCLUDES DIRECT BOOKING BY ADDING A  
THIRD-PARTY BOOKING PLUGIN BY LODGIFY



EXPLORE OUR WEBSITE TEMPLATE HERE!  
PASSWORD: BMI

