

DESIGN · CONSTRUCTION · FURNISHING · ATLANTA

From the framing to the final pillow.

Joist and Linen designs your renovation, manages the construction and furnishes the finished rooms, so you have one person accountable from the first sketch to the last throw pillow.

WESLEY HARPER · FOUNDER

Joist *and* Linen

DESIGN · CONSTRUCTION · FURNISHING



GET TO KNOW

Wesley Harper

I learned how homes go together before I learned how they sell.

I'm an Atlanta native. At sixteen I was working in a lumber yard; at nineteen I had my real estate license. Three decades later I've seen thousands of homes from the inside: the ones that were built well, the ones that weren't, and what it took to fix them.

For the past five years I've put that to work directly, designing and renovating homes full time through my own company: planning each house, pricing it, managing the trades and finishing every room.

Joist and Linen brings all of it to your home. I design the space with you, run the construction and finish it with the furniture, lighting, drapery and accessories that make it feel like yours. One person, one plan, one budget.

30+
YEARS IN NORTH ATLANTA HOMES

1,800+
HOMES BOUGHT AND SOLD

5
YEARS RUNNING A RENOVATION COMPANY

One
POINT OF CONTACT, DESIGN TO STYLING

WHY JOIST AND LINEN

One firm for the design, the construction and the furnishings.

Most renovations are split between a designer, a contractor and a furniture showroom, and you end up managing the gaps. That is where delays, change orders and rooms that never quite come together begin. With Joist and Linen, one person carries the whole project, so the plan you approve is the home you move into.

01

Design

Layouts, kitchens and baths, finishes, fixtures and lighting, planned around how you live and what the house can carry.

02

Build

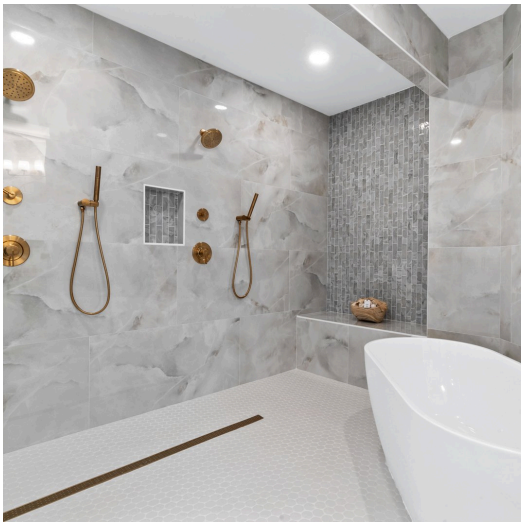
Scope, budget, trades, permits, schedule and quality control, run on site until the punch list is done.

03

Furnish

Furniture, rugs, drapery, bedding, art and accessories, ordered, delivered and styled so you can move straight in.





WHERE I WORK

Alpharetta, Roswell, Milton, Johns Creek, Cumming, Marietta and intown Atlanta, plus lake homes within reach of the city.

THE PROJECTS

Whole-home renovations, kitchens and baths, additions, new builds and full furnishing of finished homes.

HOW WE START

A walk-through of your home to talk about what you want, what it should cost and how long it will take.

SERVICES

Everything your home needs, under one roof.

Hire Joist and Linen for the whole project, or for the part you need most.

Full-service design, build & furnish

One plan, one budget and one person accountable from start to finish.

- Whole-home renovations and additions
- Design, layouts and selections
- Construction management and trades
- Furniture, styling and move-in ready handover

Kitchens & baths

The rooms that add the most to daily life and to resale.

- Layout and cabinet design
- Counters, tile, plumbing fixtures and hardware
- Lighting and appliance planning
- Demolition through final punch list

Interiors & furnishing

For homes that are built but not finished.

- Furniture plans and custom pieces
- Drapery, bedding, rugs and pillows
- Paint, wallcovering and lighting
- Art, accessories and final styling

Owner's representative

Building with someone else? I sit on your side of the table.

- Plan, spec and bid review before you sign
- Progress and pre-drywall walk-throughs
- Change-order and invoice review
- Selections and furnishing as the house finishes



Warm, natural, built to last.

Every project starts with a design board: the finishes, fabrics, wood tones and light we're working toward, agreed before a single wall comes down.



THE DESIGN BOARD · FINISHES, SAMPLES AND SKETCHES IN ONE PLACE

Limewash & marble

Limewashed brick and plaster, honed marble that ages well.

White oak & black steel

Warm oak cabinetry, steel doors and windows.

Linen & handmade tile

Natural fabrics and hand-glazed zellige.

Aged brass

Fixtures and lighting with a living finish.



LIVING ROOM · LIMESTONE, LINEN AND CANE



DINING ROOM · OLIVE AND WALNUT



KITCHEN · PLASTER HOOD, WALNUT ISLAND



PRIMARY BATH · OAK, TRAVERTINE, GREEN TILE

EXPERIENCE

Thirty years inside Atlanta homes.

PAST 5 YEARS

Founder & owner, GuaranteedCashOffer.com

Built and ran a full-time renovation company in Metro Atlanta: designing each house, writing scopes and budgets, managing the trades and schedules, and delivering finished homes, from kitchen and bath remodels to full transformations and lake homes.

30+ YEARS

Custom homes & new construction

Worked alongside builders, developers and custom-home buyers on plans, specs and construction details, and learned which design decisions hold their value.

SINCE AGE 19

Residential real estate, North Atlanta

More than 1,800 closings and over 30 consecutive years as a multi-million-dollar producer, focused on custom construction, luxury homes, investment property, renovation and architectural design.

AGE 16

Lumber yard

Where it started: learning building materials and how a house actually goes together.

WHAT I DO

Design

- Layouts & floor plans
- Kitchen & bath design
- Finish, fixture & lighting selections
- Exterior updates

Construction

- Scopes & budgets
- Trade selection & scheduling
- Permits & inspections
- Quality control & punch lists

Furnishing

- Furniture plans & sourcing
- Window treatments & bedding
- Art, accessories & styling

HOW A PROJECT RUNS

01 Consultation

02 Design

03 Budget & plan

04 Build

05 Furnish & style

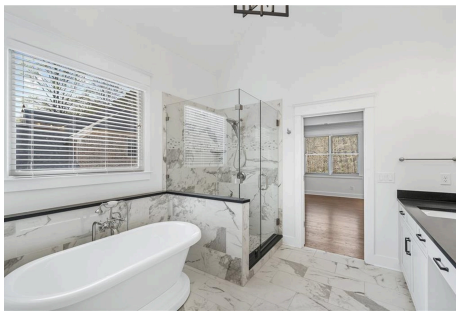
FEATURED RENOVATION · ALPHARETTA

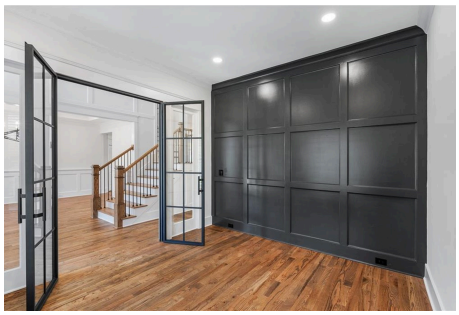
Cumming Street.















CUMMING STREET · ALPHARETTA, GA · WHOLE-HOME RENOVATION AND FULL EXTERIOR REPAINT

Kitchen, baths, floors, lighting, millwork and a full exterior repaint, finished with a waterfall island, steel-framed doors and a screened porch.

Hembree Lane.

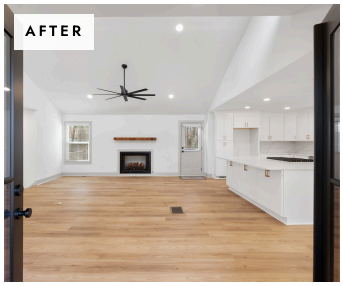
A top-to-bottom renovation: the dark wood ceilings, stained siding and dated kitchen and baths gave way to an open, light-filled house with a new kitchen, new baths, new floors and a new deck.





FRONT EXTERIOR





GREAT ROOM





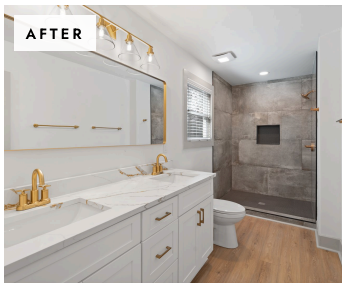
LIVING ROOM AND STAIR





KITCHEN





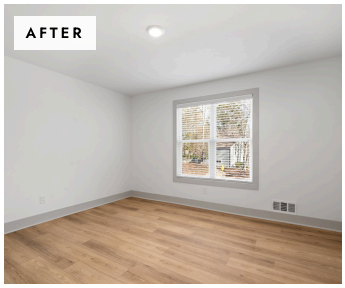
MASTER BATH





HALL BATH





BEDROOM





BACK PATIO

Wendover Street.

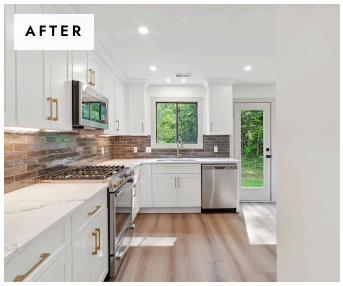
New siding and garage doors outside; inside, a new kitchen, a steel stair rail, a wood-clad fireplace wall, two new baths, new floors and a laundry room.





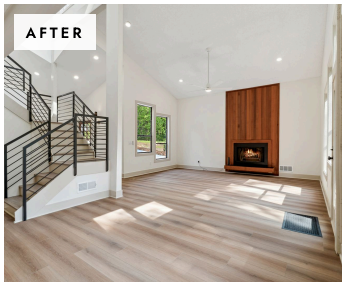
EXTERIOR





KITCHEN





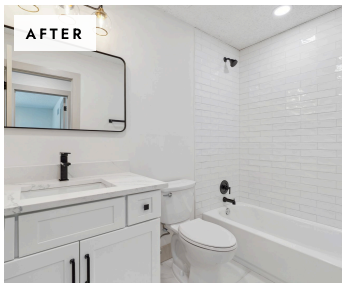
GREAT ROOM AND STAIR





MASTER BATH





HALL BATH





BEDROOM





LAUNDRY

SEE EVERY ROOM

More before-and-after photos of this home and others are on joistandlinen.com.

More from Metro Atlanta.



HEMBREE LANE · MARIETTA



BELLINGRATH BOULEVARD · ROSWELL



WENDOVER STREET · MARIETTA



CUMMING STREET · ALPHARETTA



WHITEHURST DRIVE · MARIETTA



HEMBREE LANE · MARIETTA



CAROLYN STREET · MARIETTA



SKIDMORE CIRCLE · LAWRENCEVILLE



CHATTAHOOCHEE ROAD · CUMMING

IN THEIR WORDS

"As a builder/developer it was critical to my business to have a real estate agent that was not only hard working, but most importantly, trustworthy. Wesley's knowledge includes matters related to raw land, development, construction, repair and, of course, the art of negotiation."

N. ZARRABI · BUILDER & DEVELOPER

Let's talk about your home.

Call or email to set up a walk-through. I'll meet you at the house, listen to what you have in mind and give you an honest read on budget and timing.

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SERVING North Atlanta & lake homes

Joist *and* Linen

DESIGN · CONSTRUCTION · FURNISHING

BY WESLEY HARPER

