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## Home decorating tips

There are as many ways to decorate your home as there are stars in the sky. Every person brings their own individual taste to the challenge but if you are striving for a professional look without the pricey services of an interior designer, here are some tips you might want to consider.

The options shown on this website are subject to change as per model type and subdivision conditions. E.&O.E.



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## Colour your world . . .

Let's talk about colour first. The experts advise that it is wise to start with a neutral palette as your base – colours like white, ivory, taupe or natural greens. Make sure that your larger pieces of furniture or expensive purchases are in these neutral colours. Then go ahead and have some fun with colour. Try colours like brick red, aubergine or terra cotta. A great way to add punches of colour is with small area rugs, throw blankets, pillows and table linens. By keeping a neutral background, you can easily change the colour splashes when you feel the need to refresh, by simply purchasing these types of accessories in a different colour scheme.

The style today is to bring the outdoors inside, so to speak. One way to do this is with natural fibres like jute or hemp that you can buy in rugs, and wood or rattan furniture. Another way is to use flora in your decorating, like green apples piled in a wooden bowl or candles nestled in a platter of dried coffee beans. Flowers, of course, are always a good idea, and here's where you can let your imagination run wild. Pampas grass, manzanita branches and other unusual plants can be infinitely more interesting than a vase of cut flowers.



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## **Accessories – the key to interesting results**

Accessories are the way to add texture and personality to your decorating. But refrain from buying matching pairs. How special and unique could it be if you have two of them? Every item should be interesting and should reflect your own personal style. It isn't a process that needs to be rushed. Collecting intriguing accessories can be a lifetime pursuit. Look for things that remind you of your travels, your ancestry, your interests. Items that have a human touch are always better than mass produced things – consider hand blown glass over crystal, hand thrown pottery over china, hand woven or painted over mass produced anything. It's not always possible or affordable to do this, but a few good pieces will lend credence to the rest. And don't be in a hurry to fill your space up – less is more when it comes to adding accessories.



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## **Don't line the wall with furniture**

Furniture placement and layout is probably the most important part of your decorating process. Try to avoid lining the walls with furniture. The trick is to make conversation groupings – place your furniture so traffic can flow around it and not through the groupings. It's OK to leave some open space. This creates a feel of airiness and lightness to your room. Think in threes, fives and sevens... perfect balance and symmetry is formal and traditional, and does not lend itself to the more casual look of today. After seven you start losing track. Put things at different heights so you have an interesting horizon.

Put things in your foreground and your background so you have an interesting plan. Cluster your accessories, do not line them up like soldiers. Don't be matchy-matchy. Do be eclectic. An overly coordinated room lacks personality and interest. Decorating is not finite. As time passes your tastes change, and your home should, too. Your environment should reflect the new experiences in your life. Add a little, subtract a little. You'll come up with a decorating equation that works wonderfully just for you.



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## Options to consider:

- Kitchen
- Bathroom
- Basement
- Flooring
- Staircases/Railings
- Fireplaces
- Moulding & Trim
- Lighting & Electrical
- Structural
- Other
- Home decorating tips



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## Kitchen

- Premium cabinets
- Glass doors with mullions
- Angled/corner cabinets
- Finished matching interior
- Extended height cabinet
- Refrigerator surrounded with gables and deep upper cabinets
- Plate rack
- Pots and pans drawer
- Pull-out drawers with tray
- Piano hinge corner cabinet door
- Wine rack
- Lazy Susan shelving
- Microwave shelf
- Open-end shelving
- Gas stove line
- Granite countertop
- Corian countertop
- Raised or dropped breakfast bar
- Under-counter valance lighting
- Decorative crown moulding with trim work
- Corbel brackets and trim
- Decorative pilaster
- Fluted columns
- Appliance garage
- Decorative hood fan cabinet
- Premium kitchen sinks undermount (stainless steel, coloured)
- Upgraded faucets
- Refrigerator water line
- Backsplash



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## Bathroom

- Upgraded cabinets and doors
- Medicine cabinet
- Extended cabinets
- Upper glass cabinet
- Bank of drawers
- Cosmetic divider
- Hamper bin
- Extended counter
- Cultured marbletop
- Granite countertop
- Glass shower enclosure

## Upgraded showers, sinks & tubs

- Upgraded pedestal sink
- Additional vanity sink
- Whirlpool tubs
- Soaker tub
- Roman tub
- Bidet
- Hand-held shower
- Shower spa
- Premium faucets  
(brushed nickel, chrome and brass)
- Coloured fixtures
- Matching bathroom accessories
- Shower doors
- Tiled ceiling in tub
- Tiles on walls



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## Basement

- Complete washroom
- Washroom rough-in
- Complete basement bar
- Basement sink rough-in
- Additional laundry tubs
- Double laundry sinks
- Additional exterior water tap
- Finished basements



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## Hot trends in flooring

Consider exploring the hottest contemporary trends in Cork, Bamboo, Hardwood, Ceramic Tile, Marble, Granite and Berber Carpeting. Contemporary flooring styles are all about re-discovering the beauty and richness only found in natural materials. You'll be delighted and want to express your creativity once you explore the variety of colours, textures, patterns, sizes, and shapes available in home flooring.



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## Hardwood

Hardwood will always be used to add character and charm in traditional home environments. There are wide selections of colors and wood species. The most up-to-date trend is to use exotic hardwoods from around the world or to mix and match the different colors of wood.

- Strip flooring
- Plank flooring
- Parquet flooring
- Inlaid flooring
- Diagonal installation
- Other options: cork flooring, laminate hardwood



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## Ceramic tile

The newest style in ceramic flooring is all about displaying intricate patterns and designs in your bathrooms, kitchens and patios with imported hand painted picture tiles and various types of mosaics. You can mix and match sizes, colours, and shapes to add a picture of your favorite symbol, a border around a room or create a central area defined by a square or diamond or hexagonal tiles.

- Premium ceramic or porcelain
- Upgraded wall tile
- Kitchen backsplash tile
- Patterned installation
- Room border
- Decorative inserts



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## **Berber carpet**

This form of carpeting is also referred to as looped carpeting. It's used in both contemporary & traditional designed homes in high traffic areas. One of the most common uses for Berber is as a staircase runner and in basement recreation rooms. Because of its durability, attractiveness and variation in style, loop level, size, height, pattern and colour, it's become the leading choice in home carpeting.

### **Carpeting flooring:**

- Upgraded carpet
- Patterned carpet
- Berber & Sisal
- Staircase runners
- Upgraded under-padding



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## Marble

Today's marble floor choices run in the gamut from classic white Italian Gawet Masle marble in slabs and tiles to intricately detailed mosaic patterns using Greek Pink Rosa and Jerusalem Massada Gold. Marble flooring is a smart lifetime choice for high traffic areas. The natural wear only enhances its beauty.

- Granite
- Marble
- Slate
- Inlays and borders



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## Staircases/Railings

- Oak stairs and stringers
- Stained staircase
- Carpet grade stairs and oak stringers
- Upgrade 1 3/4" oak pickets and handrails
- Painted pickets and stained handrail
- Wrought iron and oak pickets
- Upgraded posts



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## Fireplaces

- Gas fireplace with drywall face
- Double or three-sided fireplace
- Stained Oak or Maple mantle
- Painted mantle
- Corner cabinet mantle
- Built-in TV cabinet
- Marble or granite surround
- Stone hearth
- Brass kits
- Fan kits
- Rough-in fireplace



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## Moulding & Trim

- Upgraded baseboards and casing
- Stained trim and door
- Crown moulding
- Cove moulding
- Chair rail trim
- Wainscoting
- French doors
- Lever handles – pewter/brass
- Decorative pillars
- Half walls and pillars
- Wall niches
- Pewter hinges
- Upgraded door styles



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## Lighting & Electrical

- Low voltage halogen pot light
- 75 watt pot light
- Wall sconce
- Under-counter lighting
- Glass cabinet light
- Kitchen sink task light
- Breakfast bar drop light
- Shower light
- Track lighting
- Overhead fan outlet
- Heat lamp
- Vanity bridge lighting
- Cove lighting
- Additional ceiling light
- Exterior soffit lighting
- Exterior wall light
- Ceiling fan / extra support
- Dimmer light switch
- Internet wiring
- Speaker wiring
- Additional telephone jack
- Additional cable jack
- Alarm system
- Holiday light plug
- Additional exterior plug
- Garage door opener plug
- Landscape R/I wiring
- Cooktop stove wiring
- Additional stove wiring
- Microwave plug
- Built-in oven plug
- Gas stove
- Home theatre/surround sound



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## Structural

- 9' ceilings
- Open staircase to basement
- Additional or enlarged windows – basement
- Side or garage door entry
- Cold cellars
- French patio doors / Garden doors
- Double door entries
- Casement windows throughout
- Half walls with decorative pillars  
or full height decorative pillars
- Open, close or relocate archways between rooms
- Additional closet and storage spacing
- Raised height basements, basement walk-ups



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## Other

- Air conditioning
- Air purifiers
- Air humidifiers
- H.RV units
- Central vacuum system
- Complete alarm system