

FALL 2015

Home

M A G A Z I N E

A SHOWCASE OF HOMES AND LIFESTYLES ACROSS CANADA

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DAVIS**

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✦ EVERYTHING IN BETWEEN

PURELY
Canadian

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Add a *Wow* Factor

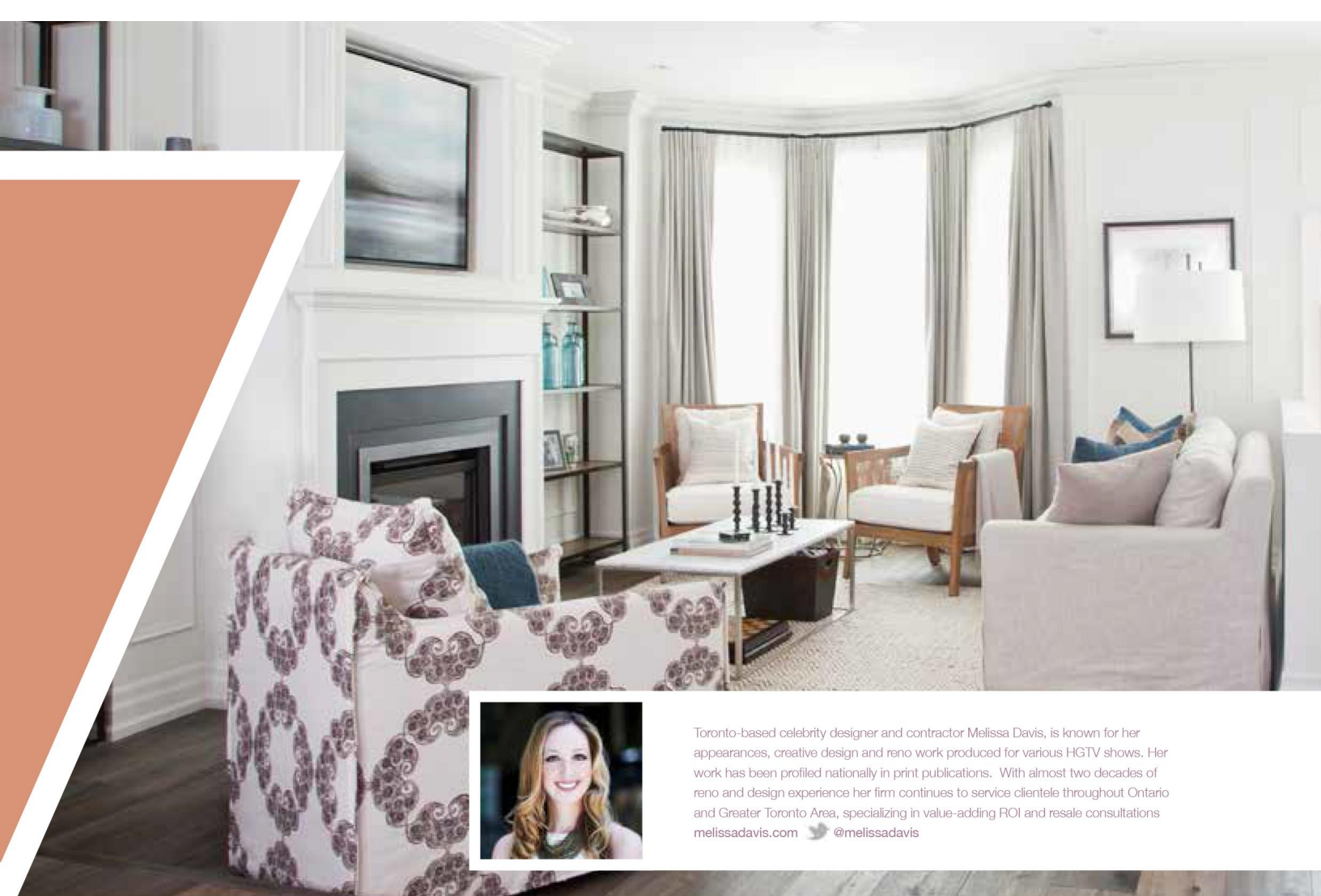
As the mercury begins its descent, our attention is turned back indoors and that familiar renovation bug strikes again. Fall is the perfect time to jump into a cosmetic renovation that will add a “wow factor” to your space and get your home feeling brand new.

Sensible renovations are a great way to satisfy the wants and needs of any homeowner while still achieving the maximum return on investment. While that may sound like no fun, there are several efficient and cost-friendly ways that you can dramatically update your space while saving your valuable time and money.

Here are my top five favorite interior renovation tips to give your space an update by turning builders’ basics into builders’ not-so basics, without breaking the bank.

1 Applied moulding

As the weekend warrior version of its expensive cousin, applied moulding offers instant luxury without all the hassle. Elevate a standard living room with trim or add a chair rail in a stairwell with a simple 1½-inch moulding, either painted in the same tone as the wall, or accented in a crisp white. The materials will cost only a few hundred dollars and this is a task even a novice DIYer can do.



Toronto-based celebrity designer and contractor Melissa Davis, is known for her appearances, creative design and reno work produced for various HGTV shows. Her work has been profiled nationally in print publications. With almost two decades of reno and design experience her firm continues to service clientele throughout Ontario and Greater Toronto Area, specializing in value-adding ROI and resale consultations melissadavis.com @melissadavis

2 Dining Chandelier

One of the most prominent features in a home is the dining room chandelier. Hung at eye level, this is one illuminated adornment that all guests will take note of. Selecting something that oozes quality and decadence sets the tone for the entire home.

3 Marble

When potential buyers visit an open house, they're trying to absorb a lot in a short time. If your budget is too tight to finish your bathroom entirely in marble, consider mixing finishes to create an illusion of grandeur. Use something clean and simple like a grey porcelain on the floor, or a classic white subway tile on the walls, but add one row of natural stone as a feature. Just that small touch is enough to leave a lasting impression on potential buyers.

4 Wardrobes, *Not* Closets

Traditional closets can be problematic. The stud wall

construction and access-limiting doors are inefficient. Just because it's how it's usually done does not mean it's the best solution. Consider buying big box wardrobes and building them in your space. Not only do they have a smaller footprint, but the custom-look is slick, offering a dreamy custom-closet layout for a very modest investment.

5 Custom solutions with store-bought products

High-end and customized go hand-in-hand in the world of real estate. However, customized doesn't have to mean expensive thanks to prefabricated products. Try using kitchen cabinets in creative ways to create storage flanking fireplaces, hutches in dining rooms, or even as window seats and desk units in bedrooms. With these cabinets as the overall structure, simply trimming them out and capping the tops achieves the same look at a fraction of the cost of actual custom built-ins.