

all about **HOME**

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***Celebrity Designer Melissa Davis
shares tips to creating
a wow factor in our homes***

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How to Give the Builder's Basics the "Wow Factor"

The thermometer's mercury has once again begun its decent and our attention is focused on the indoors, awakening the renovation bug hibernating within us.

Fall is the perfect season for cosmic renovations that will bring the "wow factor" to your home and make it presentable for the holidays. I am a huge advocate of sensible renovations that address the wants and needs of my clients while achieving the maximum return on investment. This may not sound like much fun but I will let



you in on a little secret. A completely generic "builder basic" renovation – although efficient and seemingly mass-appealing – is not enough. Complying to our human nature, we are drawn to things that are familiar to us, whether it be people, clothing, and even homes but we truly fall in love with those that possess a defining attribute that make it unforgettable.

Here are my top five favorite interior renovation splurges that will not break the bank.

1 Applied moulding – This option offers instant luxury. You can elevate a "builder basic" living room or add a chair rail to the stairwell with a simple 1½" moulding. Furthermore, you can

paint the wall tone or accent it in a crispy white. The materials are a few hundred dollars and this task is easily accomplished by the DIY expert.

2 Dining Chandelier – The dining room chandelier is one of the most prominent features in the home. In the literal sense, this is a “lit up” adornment hung at eye level which immediately attracts the guest’s attention. Selecting a chandelier of quality sets the perfect tone and an expectation that the rest of the home is of equal good quality.

3 Marble: A little will do – When potential buyers visit an open house, they are faced with the challenge of absorbing a lot of information in a short period of time. If you are on a budget and cannot allow yourself to use marble in the bathroom, I will offer you the following alternative: a clean and simple porcelain floor of a classic white and a row of natural stones as a unique feature. I can guarantee you that this option will be a topic of discussion among your guests.

4 Opt for wardrobes over closets – I am not a fan of traditional closets as the wall construction and access-limiting doors are inefficient. Only if this is the most commonly encountered option does not make it the best solution. I prefer to buy large box wardrobes and build in them. This option offers a slick look, a custom make, and a layout suitable for a modest investment.

5 Create custom solutions with store-bought products – High-end homes are customized homes. Everyday problems can be solved with custom solutions using prefabricated products. Personally, I love using kitchen cabinets in creative ways. There are many other products that you can use effectively with creativity.



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. Her firm Melissa Davis Design is a multi disciplinary design firm offering diverse services for residential, corporate, and retail spaces. With almost two decades of experience in design, architecture and construction Melissa also held the position Head of The Art Dept and Series Designer on the award winning lifestyle television series Income Property, on HGTV for 8 seasons. Melissa and her firm continues to service clientele throughout Ontario & GTA, specializing in value-adding ROI and resale consultations

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