

TORONTO RENTAL CONDO

REMODEL & DESIGN

Transitioning Existing Design: Incorporating in the New

DINING ROOM



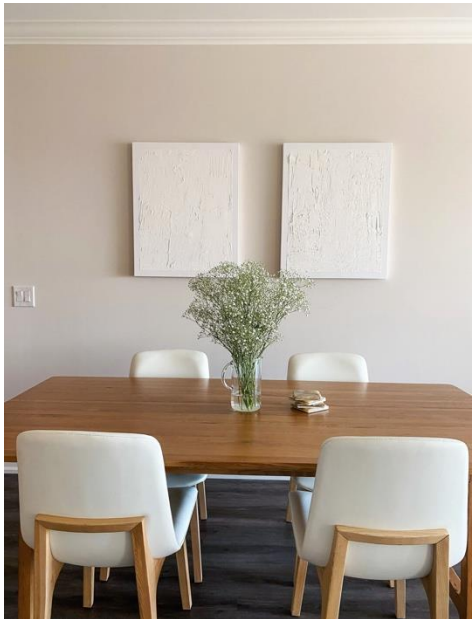
LIVING ROOM



For this Toronto project, I was tasked with designing both my clients' personal condominium & rental property. I had worked with her in the past designing her previous apartment so using the existing furniture and maintaining a similar style was important to her. She wanted to keep a clean, more modern aesthetic with some transitional decorating. I used a neutral palette for the base (main stage furniture pieces) and decided that décor pieces would be where I would incorporate grounding, more bold colors.

Previous Design: Starting Point

These are some photos my client took of her previous space that I designed for her. My client appreciated a neutral transitional design but also maintaining that cozy, home-like feeling. She wanted this style to be carried into her new properties



Revitalizing Primary Bedroom



OPTION #3: (BACK – FRONT)

- QUEEN SIND SLEEP PILLOWS – FLAT + STACKED (X4)
- EURO PILLOWS – SHAMS MATCH DUVET COVER (X2)
- LONG LARGE LUMBAR PILLOW – BEIGE + WHITE + DARK GREY ACCENT/DETAILS (X1)
- QUEEN WHITE QUILT
- QUEEN WHITE DUVET FOLDED @ END OF BED
- QUEEN BEIGE THROW BLANKET ON TOP OF DUVET



OPTION #2: (BACK – FRONT)

- QUEEN SIND SLEEP PILLOWS – FLAT + STACKED (X4)
- EURO PILLOWS – SHAMS MATCH DUVET COVER (X2)
- WEST ELM PILLOWS – SHAMS BEIGE DETAILS (X2)
- MEDIUM LUMBAR PILLOW – BEIGE + WHITE ACCENT/DETAILS (X1)
- QUEEN WHITE QUILT
- QUEEN WHITE DUVET FOLDED @ END OF BED
- QUEEN BEIGE THROW BLANKET ON TOP OF DUVET

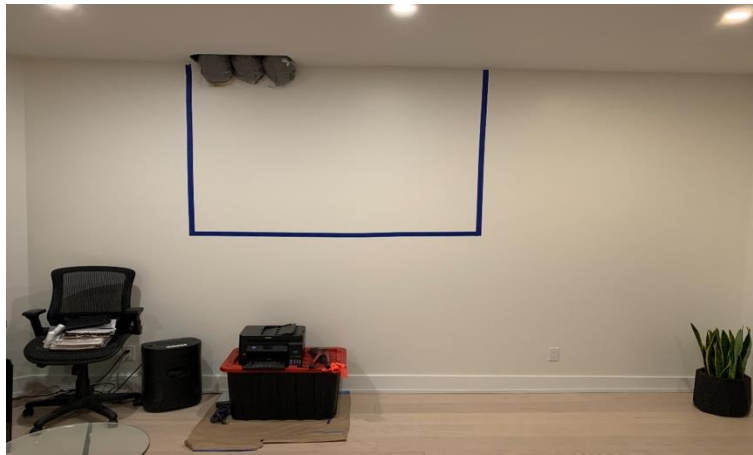


We were on a budget therefore reusing existing pieces were important. In this example, I took what she had for her bedroom and we worked together to provide her with a couple different options to breath some life back into her bedroom set up. Working within a smaller space presents its challenges but I wanted to make sure that we optimized the space we had to work with and still make it feel like a grand primary suite. An example of this was hanging the curtains as high as possible above the windows in her room to make the ceilings feel higher as well as using as much wall space as possible by mounting her large full length mirror.



Space Planning: Design Concepts

Her personal unit that I was designing was on the ground floor meaning that it had a large open floorplan but somewhat of an awkward shape when it came to the main living area. We also had to work around some bulk heads to minimize any bump outs that would clutter the space and draw your eye in as you entered through the front door. Maximizing storage was also very important to her. We had many renderings produced in order to give us many functional but also sleek options for her entertainment/living space.

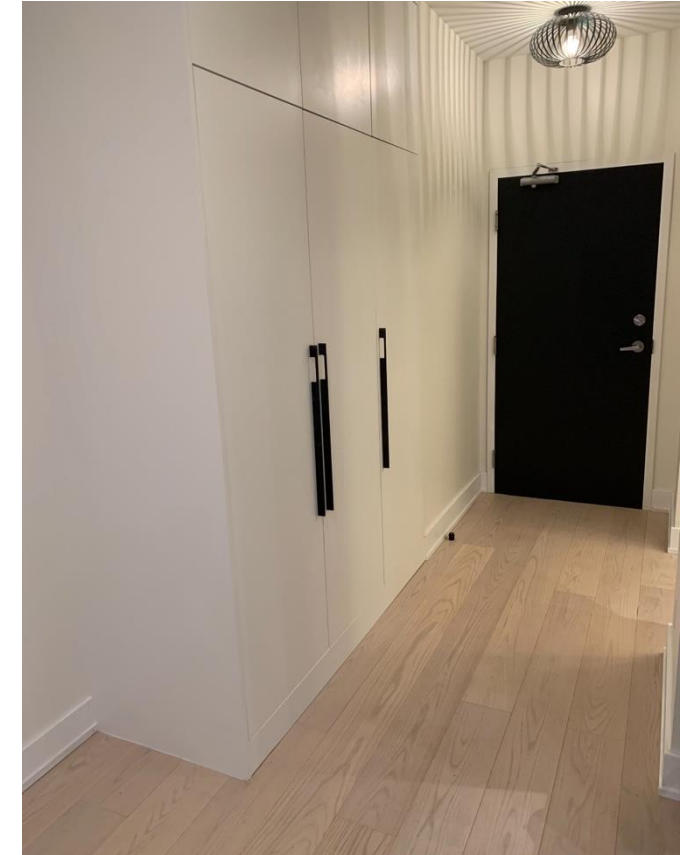
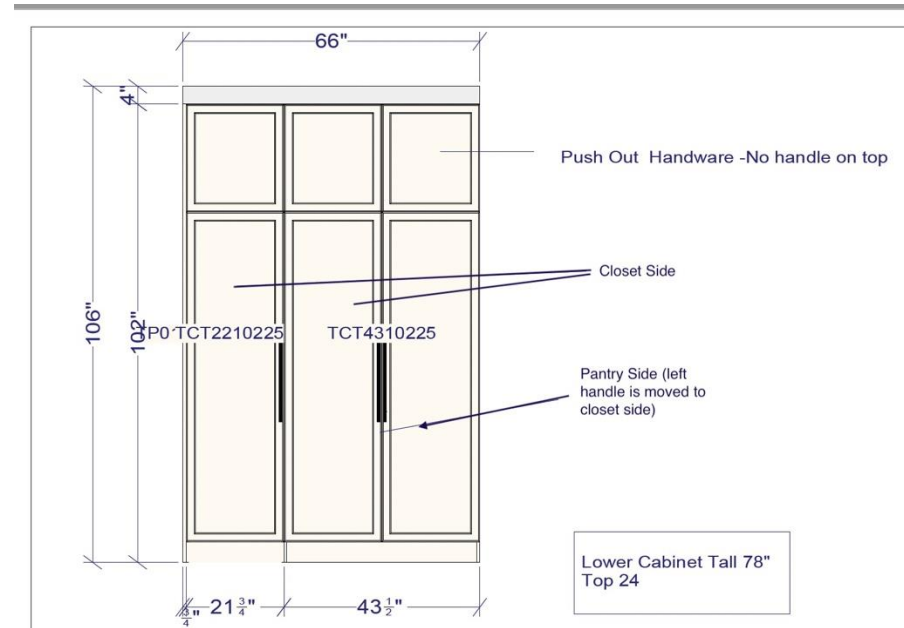


Material Selection

When it came to material selections for fabrics and finishes we decided to stick with the neutral, calming palette and use black as our accent/grounding color. We achieved this using black hardware on her custom built-ins, black finishes on accent lighting and black frames for wall art. We had to be meticulous about fabric selections during this project because the client had very unique natural lighting and we wanted to make sure the space felt as bright as possible. I was very careful in gathering a variety of different samples and placing them in different types of lighting through out the space.

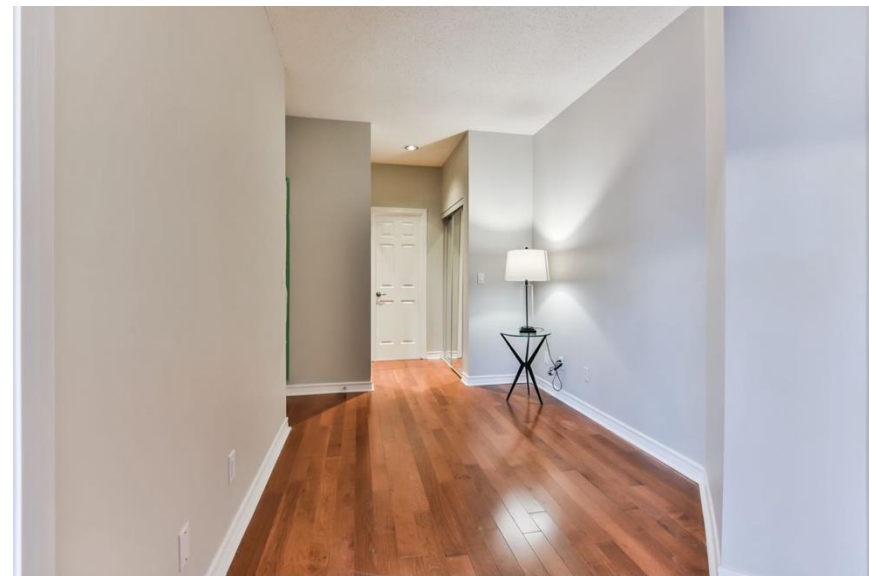


Custom Build-Ins



One of the more structural and larger elements we were able to accomplish was this custom built-in entry unit. It functioned as a pantry, shoe & coat storage, and upper general storage area. This was one of my clients main requests as it added a huge functionality element to her home. We made sure to make it seamless and modern as per her request and incorporate it into the overall design of the actual condominium itself.

Rental Unit: Pre-Renovation



Rental Property: Renovation



My client also had a rental unit in the same building. She requested that the dated space be updated and have the same clean, transitional modern aesthetic while also keeping it cozy & appealing to potential renters. We made some structural changes to open the space up by removing unnecessary bulkheads from the kitchen and updating the lighting, color and fixtures in the space.

Rental Unit: Built-In's & Maximizing Space

Bedroom Built-In: Option #1
(Exposed Lower Drawers)

Bedroom Built-In: Option #2
(Lower Drawers Hidden/Behind
Closet Doors)



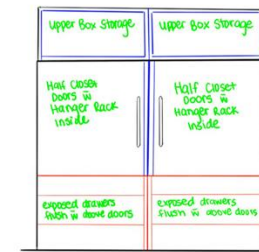
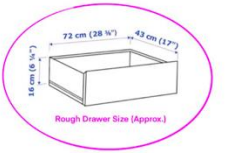
Price Difference?



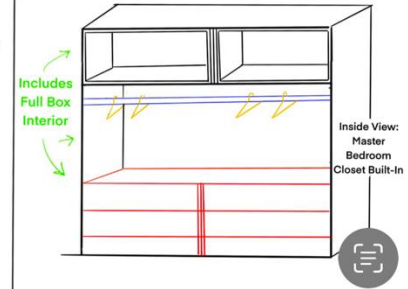
Similar to her primary residence, my client wanted to update the closet and storage spaces to optimize functionality and add value to her property. Here you can see some rough sketches I drafted for her as we explored the different options and prices of storage built-ins

MASTER BEDROOM CLOSET

- Full Built In Box
- Exposed Double Drawer Storage Bottom (x3)
- Clothing Rod Above; Across Entire Closet with Double Exterior Doors
- Box Storage Above Flush with Ceiling — Push to Open



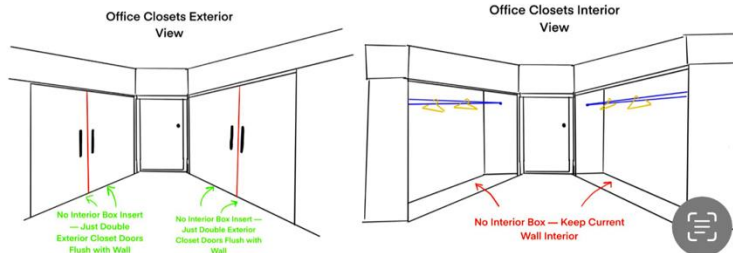
Master Bedroom Built in Closet



OFFICE CLOSETS

- Double Doors on Each Closet Flush with Wall
- No additional interior work needed — Keep Interior Walls
- No Interior Storage or Hanger Rods needed

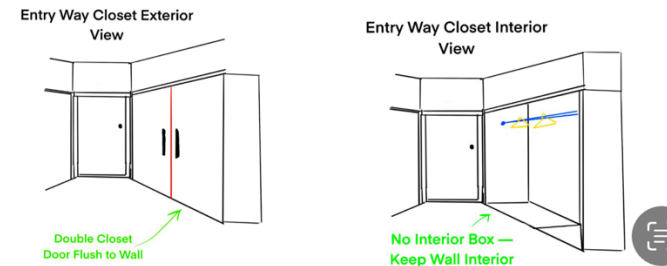
Just Door Replacements



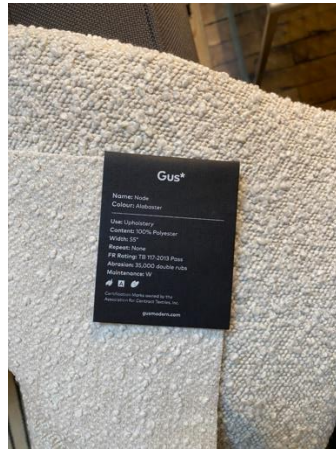
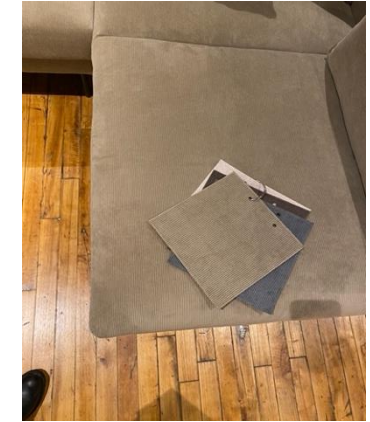
ENTRY CLOSET

- Double Exterior Doors Flush with Wall
- Keep Current Interior Walls
- No Interior Inserts or Storage Needed

Just Exterior Doors Needed



Rental Unit: Furniture & Material Selections



My clients' rental unit was significantly smaller than her primary residence, so I had to work harder at finding appropriately sized furniture to fill the space and make it feel cozy but also maintain movement and open 'paths of travel' throughout the space. Material selection was also important seeing as it was essential that the fabrics had high durability. I went with a light neutral performance fabric on a sleek modern transitional style two-seater sofa.

Rental Unit: Completion



Here are some shots my client took of the completed rental unit. We managed to stick to budget and raise the value of her property significantly by adding built in bookshelves, a full built-in wardrobe, a cozy yet modern living room space and ran the neutral, calming palette throughout the unit.