

# LOVE IT « OR » LIST IT VANCOUVER



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## DANIELLE & JOEL

Five years ago, Danielle and Joel were looking for a house to start their family. They chose a rambling, two-storey home in a quiet subdivision thinking they hit the jackpot—large yard, quiet street, close to town and lots of square footage, but sometimes looks can be deceiving. Now with three young boys under five and all the toys and gear that come with active children, the realities are setting in. Danielle is frustrated with the odd layout, the lack of storage in such a big house and dark, oppressive rooms with no sightlines to watch the kids in the backyard. Joel thinks these are all aesthetic fixes that could be accomplished with Jillian’s help, and he’s pretty thrilled with his extensive “man-cave”, so he adamantly wants to stay put. Danielle wants to move to something brighter with a better layout and bedrooms for the entire family on the same floor. She’s embarrassed that the baby sleeps in their master bedroom walk-in closet and she can’t move any of the boys to the downstairs guest room because of a strange, noisy vibration in that room that is disconcerting to say the least. No proper entryway and a closed off dining room round out her laundry list of complaints. Joel loves the space, the yard and the country-like neighbourhood that is so close to the city, but Danielle thinks the problems with their current home are insurmountable. She can’t wait to see homes with a better layout, open-concept and storage galore that Todd is sure to find them, while Joel banks on Jillian to transform their underutilized space into a functional, airy and bright forever home.

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## FOYER

**Hall Tree:** Eternal Timber + Design, custom storage

**Closet Organizer:** Stor-X Organizing Systems, custom storage

**Flooring:** Nufloors, Engineered Hardwood- Kootney Collection 5" – Oak Grey Creek

**Paint:** General Paint, Baseline Primer: 60-026 White, Ceiling Latex: 52-060 White Flat, Walls:  
55-120 Metropolitan WH04 Eggshell

**Lighting:** Design Lighting, Foyer Lights: FM408-PM

**Artwork:** Minted.com, "Bloom Mixer" by Three Kisses Studio

**Door Hardware:** Emtek, Brass Urban Modern Rosette Dummy Pair 5306 US14



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## SQÛP ÒP

**Cabinetry:** Merit Kitchens, Door Style: Manor Flat 2 ¼" Shaker, Species: Paint on MDF, Perimeter & Pantry Finish Color: Powder, matte, Island Finish Color: Storm, matte, Perimeter Case: white melamine, Island Case: natural maple melamine, Drawer: Dovetail, full extension & soft close, Top Drawer Fronts: 5pc framed, Hinges: Soft Close, Shelves: MDF painted Powder, matte

**Cabinetry Hardware:** Emtek, Pulls: Freestone 4" US14 (Code:86454); Freestone 8" 86456

**Backsplash:** Olympia Tile + Stone, Backsplash: Queen Snow white gloss mosaic, Grout: Mapei White

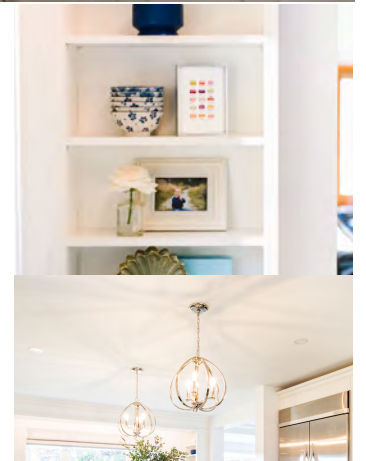
**Plumbing Fixtures:** Kohler, Sink: K-3350 Undertone double (equal) bowl stainless steel, Faucet: 596-CP Simplice Pull down faucet

**Flooring:** Nufloors, Engineered Hardwood- Kootney Collection 5" – Oak Grey Creek

**Paint:** General Paint, Baseline Primer: 60-026 White, Ceiling Latex: 52-060 White Flat, Walls: 55-120 Metropolitan WH04 Eggshell

**Artwork:** Minted.com, "Pink Hawaiian" by Erica Connolly, "Sweet Macaroons" by Blixa 6 Studios

**Lighting:** Design Lighting, Island Pendants: 4982-613



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## DINING ROOM

**Window Bench:** Stor-X Organizing Systems, custom storage system

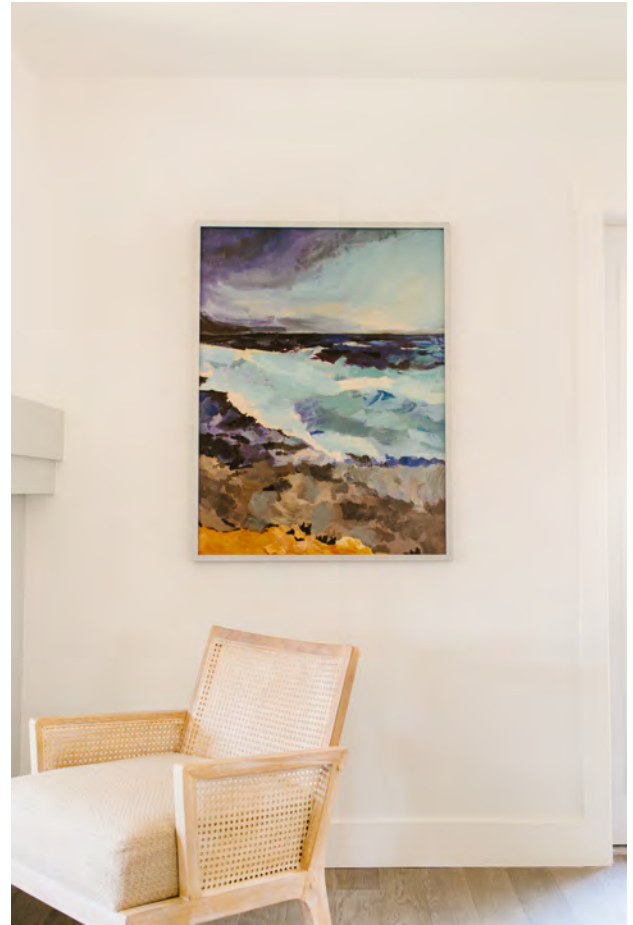
**Flooring:** Nufloors, Engineered Hardwood- Kootney Collection 5" – Oak Grey Creek

**Paint:** General Paint, Baseline Primer: 60-026 White, Ceiling Latex: 52-060 White Flat, Walls:  
55-120 Metropolitan WH04 Eggshell

**Lighting:** Design Lighting, 6 Light chandelier 415-24

**Artwork:** Minted.com, "Cotton Candy on a Stick" by Michelle Westling

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## FAMILY ROOM

**Fireplace:** Valor Fireplaces, 534JN (natural gas), 534LSK Log Set, 620FBL Fluted Black Liner, 610FVI FenderFire Double Doors, 1265WSK Wall Switch Kit

**Flooring:** Nufloors, Engineered Hardwood- Kootney Collection 5" – Oak Grey Creek

**Paint:** General Paint, Baseline Primer: 60-026 White, Ceiling Latex: 52-060 White Flat, Walls: 55-120 Metropolitan WH04 Eggshell

**Artwork:** Minted.com, "West Coast" by Carol Dysart, "Welcomed" by Seth Smith



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