

LOVE IT « OR » LIST IT VANCOUVER



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HALYNA & PETER

Halyna and Peter both have a strong emotional connection to their adorable but tiny house. They rented the property for eight years while they were students in university, and they jumped at the opportunity to put in an offer the second it was put up for sale. Halyna loves the 20-minute walk downtown and the proximity to beaches and trails, but Peter is quick to point out that all the things they love about the house are actually outside of it! Although this was a great place for them as students and a wonderful starter home, Peter feels it's time to move on from their condo-sized house and into a larger space with room to grow and perhaps even start a family. Although having a smaller house means less cleaning, lower energy bills and a smaller footprint, Peter can no longer ignore the glaring dysfunctions, difficulties and clutter that come with living in such a small space. There is no room for his hobbies, the kitchen has minimal storage and counter space, and there is a giant wall dividing the kitchen and living room which makes the space feel even more cramped! Halyna is betting that Jillian can maximize every inch of their home and find creative solutions to improve their space and storage shortcomings, while Peter is hoping Todd can find them a property nearby that has all the charm and character of their current house but with a little more room to stretch out and grow into!

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KITCHEN

Shelving: Eternal Timber + Design, custom shelving wood species: Elm Wood

Backsplash: Olympia Tile + Stone, Penny Round Mosaic –White, Tender Gray & Taupe

Plumbing Fixtures: Kohler, Sink: Whitehaven Cast Iron Undermount Apron Front Sink (K-6427), Faucet: Simplice Semi-Pro (K-22033)

Lighting: Design Lighting, CWI Lighting

Paint: General Paint, Walls: cloud white, WH03, eggshell, Doors: Simply White, WH05, semi-gloss, Trim: Simply White, WH05, semi-gloss

Cabinet Hardware: Emtek, Mod Hex Pulls 86462 - US15

Flooring: Craft Floors, Engineered Hardwood: Savona-Urbana-Hickory

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LIVING ROOM

Coffee Table: Eternal Timber + Design, custom coffee table wood species: Elm Wood

Fireplace: Valor Fireplaces, Madrona Modern Freestanding Fireplace, Black steel sides- black fluted liner
MFCS05-3BK Black casting MFCS05-2, Fire Bed- Madrona Driftwood Logs MF28DWK, MF28JN Engine, Valor
remote GV60

Lighting: Design Lighting, Maxlite

Paint: General Paint, Walls: cloud white, WH03, eggshell, Trim: Simply White, WH05, semi-gloss **Artwork:**
Minted.com, "Quiet Poplars by Jenni Kupelian, "Construct 3" by Ashleigh Ninos **Flooring:** Craft Floors,
Engineered Hardwood: Savona-Urbana-Hickory

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BATHROOM

Shower Tile: Olympia Tile + Stone, Callisto White Hex Décor 12 x 24, Colour & Dimension- Tender

Gray 4 x 16

Plumbing Fixtures: Kohler, Shower Kit: Purist (K-T14421-4)

Lighting: Design Lighting, Mitzi

Paint: General Paint, Walls: Warm White, WH06, semi-gloss, Trim: Simply White, WH05, semi-gloss

Hardware: Emtek, Modern Brass Towel Bar: 28022-US15, Modern Brass Towel Ring: 2801-US15

Artwork: Minted.com, "Mesmerize" by Melanie Severin

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FRONT ENTRY

Lighting: Design Lighting, Pot Lights

Paint: General Paint, Walls: cloud white, WH03, eggshell, Trim: Simply White, WH05, semi-gloss, Front Door: Simply White, WH05, semi-gloss

Flooring: Craft Floors, Engineered Hardwood: Savona-Urbana-Hickory

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