

# LOVE IT « OR » LIST IT VANCOUVER



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## THERESSA & KEITH

When Theresa and Keith were looking for a house to raise their two young children in, Keith found a two-storey home and sold Theresa on the quiet street, huge yard and great view. Theresa quickly grew to love the neighbourhood and the house, which seemed to provide ample space for everyone in their family. Surprisingly, Keith has now done a one-eighty – he is fed up with the awkward, boxed-in layout and dated fixtures and finishings. His wandering eye is ready to see more modern homes with updated bathrooms, an open-concept and space for everyone’s hobbies, crafts and social lives now that their kids are teenagers. Theresa is resistant to moving, but agrees that their house has seen better days. She believes that Jillian will know how to update their home and open up the layout to maximize their space. She’s invested a lot of time and sweat equity into their large yard and garden, and her heart is in this home and on this street. Keith feels that the layout is working against them. The spaces they spend the most time in like the kitchen and family room are always packed with people and mess, while the larger formal spaces like the living and dining room go unused because of the uninviting layout. The giant staircase in the middle of the house only further divides the spaces. Keith is also over the “country-style” old cabinets in the kitchen and terrible layout in the family room that requires their couch to be pushed up against the kitchen peninsula... he doesn’t see how Jillian could ever provide the open-concept floor plan he wants! Now that the kids are teenagers and put more demand on the house, Keith thinks dedicated space for each of them to work and pursue their hobbies is the answer, but their basement is so dingy, dated and unfinished that no one wants to spend any time down there! For Keith, there’s just no rescuing this house. It served the family well when the kids were little, but he feels it’s time to move on. He thinks that once Theresa sees fresh, new houses finished top to bottom, she will see the light. But Theresa isn’t budging... at least not yet! She agrees that the house could use an interior overhaul, but as far as she’s concerned you can’t renovate neighbours or community, so Todd will have a hard time impressing her!

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## KITCHEN

**Lighting:** Design Lighting, Westminster Collection- 3 light Pendant 65046EN-715

**Cabinet Hardware:** Emtex, Pulls: Ribbon & Reed Pull 4" C-to-C: 86285US10B, Knobs: Ribbon & Reed Knob 1- 1/4: 86277US10B, Dishwasher Pull: Bylthe Appliance Pull-Dishwasher 12" C-to-C: 86910US10B, Appliance Pulls: Bylthe Appliance Pull Fridge 18" C-to-C: 86911US10B

**Plumbing Fixtures:** Kohler, Sink: Undertone Preserve- Stainless Steel K-3171-HCF, Faucet: Artifacts Pull-down Faucet – Oil Rubbed Bronze K-99259-2BZ

**Cabinetry:** Merit Kitchens, Brand: Lectus, Door Style: Laurel Flat, Species: Paint on MDF, Finish: Artic, Matte, Case: Melamine, Drawer: Dovetail, Full Extension , Top Drawer Fronts: 5 Piece , Hinges: Soft Close

**Flooring:** Craft Floors, Cordoba- Castillo- Hickory (10 ft planks 7" wide)

**Paint:** General Paint, Ceilings: Cloud White WH03 Flat, Walls: Mid Summer Night 314G Eggshell, Trim: Cloud White WH03 Monamel

**Artwork:** Minted.com, "Coffee Time" by GeekInk Design, "Greyscale Poppies " by Shannon Kirsten



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## LIVING ROOM

**Gas Fireplace Insert:** Valor Fireplaces, Horizon 534JN, Front: Edgemont Brushed Nickel 673EDN, Rocks 534RSK

Liner: Fluted Black 620FBL, Valorstat Max Remote, Masonry chimney liner vent kit

**Lighting:** Design Lighting, Monarch 3 light Semi Flush 439SF14-BRZ

**Fireplace Surround:** Dreamcast, Torino w/height at 50", Color: Simply White, Texture: Smooth

**Flooring:** Craft Floors, Cordoba- Castillo- Hickory (10 ft planks 7" wide)

**Paint:** General Paint, Ceilings: Cloud White WH03 Flat, Accent Wall: Mid Summer Night 314G Eggshell, Walls: Cloud White WH03 Eggshell, Trim: Cloud White WH03 Monamel

**Artwork:** Minted.com, "Dora's Floral" by Jill De Haan, "Wildflowers" by Lindsay Megahed

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## DINING ROOM

**Lighting:** Design Lighting, Seville Collection- 5 light Chandelier 3320205-962

**Flooring:** Craft Floors, Cordoba- Castillo- Hickory (10 ft planks 7" wide)

**Paint:** General Paint, Ceilings: Cloud White WH03 Flat, Walls: Cloud White WH03 Eggshell, Trim:  
Cloud White WH03 Monamel

**Artwork:** Minted.com, "Otonio " by Parima Studio

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## BEDROOM

**Lighting:** Design Lighting, Mini Pendants MX2291

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

**Flooring:** Craft Floors, Cordoba- Castillo- Hickory (10 ft planks 7" wide)

**Paint:** General Paint, Ceilings: Cloud White WH03 Flat, Trim: Cloud White WH03

Monamel, Walls: Spectral 410A Eggshell

Artwork: Minted.com, "Night in the City" by Kate Baird, "This is How I Feel Today" by

Melissa Ponicsan, "Blue Moon Over Mountains" by A Little Big Picture



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## REC ROOM

**Flooring:** Craft Floors, , Cordoba- Castillo- Hickory (10 ft planks 7" wide)

**Paint:** General Paint, Ceilings: Cloud White WH03 Flat, Trim: Cloud White WH03 Monamel, Walls: Spectral 410A

Eggshell

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