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## KARALYN & TODD

Karalyn met Todd while travelling in Australia and they've been together ever since. Sixteen years later, their lives revolve around their two energetic boys, Cove and Tanner and their busy schedules. When it came time to find a family home, they looked at four houses in an established neighbourhood known for its central location and good schools. When they saw their adorable 1960's bungalow they were smitten with the home's cozy retro feel and its large yard, despite Karalyn's Dad warning them that the house needed a lot of work. Now after living in the house for a few years, Karalyn wishes she had listened to her Dad! True to its 1960's architecture, the house is chopped-up into multiple small rooms with little storage and only one main-floor bathroom. The tiny, closed off kitchen and dining area are crammed in the front corner of the house, making it nearly impossible for Karalyn to cook while entertaining, or to keep an eye on the children in the back yard! They rarely use their front entrance and instead use the one that is located just off the carport, which opens to a treacherous landing and steep stairwell. Karalyn is done sharing the cramped, dated, moldy bathroom with Todd and the boys and she dreams of a spa-like ensuite. Given the old bones of the house, Karalyn is worried that the list of problems will only get longer when Jillian's team starts opening up walls! Jillian must sell them on a radical interior overhaul to make this renovation work, but will she have the space and the money to make it happen? Todd Talbot knows it won't be hard to find them a newer updated house that gives them the space, yard, storage and open-concept main floor that Karalyn dreams about. Will Karalyn & Todd choose to go big or go home?

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## KITCHEN

**Cabinetry:** Merit Kitchens, Perimeter: Door Style: Nottingham Flat, Species: MDF, Finish: Painted 'Frost' matte finish, Case: white melamine, Drawer: Dovetail, full extension & soft close, Top Drawer Fronts: Slab, Hinges: Soft Close, Island & Pantry Wall: Door Style: Highland Flat, Species: Maple, Finish: Brandy Stain, Case: maple melamine, Drawer: Dovetail, full extension & soft close, Top Drawer Fronts: Slab, Hinges: Soft Close

**Cabinet and Door Hardware:** Emtek, Sweep Pull 8" 86409 US19 Flat Black, Davos Tubular Entry Set 4818 with Breslin Lever US19 Flat Black LH Inswing

**Lighting:** Design Lighting, Z-Lite 100701MB-SMB

**Plumbing Fixtures:** Kohler, Sink: Kohler Strive Stainless steel with Smart Divide K-5284-NA, Faucet: Kohler Sensate Touchless with pull down spout K-72218-CP

**Backsplash:** Olympia Tile + Stone, Regles Series NZ.RL.STO.0309.LN

**Flooring:** Craft Floors, 8' Width, Random Length Contempa Genoa

**Paint:** General Paint, Walls: Metropolitan WH04 Eggshell, Trim: Metropolitan WH04 Monamel, Ceiling: Cloud white WH03 flat

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## LIVING ROOM

**Lighting:** Design Lighting, Hinkley Lighting 3030DZ

**Fireplace Tile:** Olympia Tile + Stone, Niagara Falls QT.NF.WHT.1224

**Fireplace Mantel:** Eternal Timber + Design, **DO NOT HAVE INFO**

**Artwork:** Minted.com, "Mariner's Muse" and "Mariner's Muse 2" by Kamala Nahas

**Flooring:** Craft Floors, 8' Width, Random Length Contempa Genoa

**Paint:** General Paint, Walls: Metropolitan WH04 Eggshell, Trim: Metropolitan WH04 Monamel, Ceiling:

Cloud white WH03 flat, Accent Wall: To match Benjamin Moore 2053-20 Eggshell

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## DINING ROOM

**Artwork:** Minted.com, "Valley" by Kelly Ventura

**Lighting:** Design Lighting, Light is 3023MM

**Flooring:** Craft Floors, 8' Width, Random Length Contempa Genoa

**Paint:** General Paint, Walls: Metropolitan WH04 Eggshell, Trim: Metropolitan WH04 Monamel,

Ceiling: Cloud white WH03 flat

**Door Hardware:** Emtek, Classic Face Mount 6'-6" Track B110206 US19 Flat Black, Wilshire Pull Back to back BTB86078US19B

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## POWDER ROOM

**Plumbing Fixtures:** Kohler, Sink: Kohler Devonshire Undermount K2350-0, Faucet: Kohler Purist Tall single lever K-14404-4A-BL , Toilet: Kohler Cimarron K-3609-0

**Vanity:** Merit Kitchens, Door Style: Nottingham Flat, Species: MDF, Finish: painted 'Frost' matte finish Case: white melamine, Drawer: Dovetail, full extension & soft close, Top Drawer Fronts: Slab, Hinges: Soft Close

**Hardware and Accessories:** Emtex, Sweep Pull 8" 86409 US19 Flat Black, Transitional Brass Towel Bar with Quincy Rosette 24" 29027 US Flat Black, Transitional Brass Paper Holder with Quincy Rosette 2904 US19 Flat Black, Pocket Door lock 2102 US19 Flat Black

**Lighting:** Design Lighting, Capital Canada 121831AD-432

**Paint:** General Paint, Walls: Metropolitan WH04 Eggshell, Trim: Metropolitan WH04 Monamel, Ceiling: Cloud white WH03 flat

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## MUDROOM

**Floor Tile:** Olympia Tile + Stone, Marrakesh Décor Mix 8x8

GW.MK.MX2.0808.MT.DC

**Built Ins & Closet:** Stor-X Organizing Systems, custom storage

**Hardware:** Emtex, Breslin Lever w Urban Modern rosette Dummy 5306 US19 Flat

Black Pair

**Paint:** General Paint, Walls: Metropolitan WH04 Eggshell, Trim: Metropolitan WH04

Monamel, Ceiling: Cloud white WH03 flat



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## MASTER BEDROOM & CLOSET

**Artwork:** Minted.com, "Melting Glacier" by Caryn Owen, "Ever Softly" and "Weathered" by Melanie Severin

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

**Flooring:** Craft Floors, 8' Width, Random Length Contempa Genoa

**Paint:** General Paint, Walls: Metropolitan WH04 Eggshell, Trim: Metropolitan WH04 Monamel, Ceiling: Cloud white WH03 flat





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## MASTER ENSUITE

**Tile:** Olympia Tile + Stone, Walls: Italwood JD.IW.WHT.0636 White, Floors: Series: Callisto GE.CI.GRY.1224

**Plumbing Fixtures:** Kohler, Shower/Tub Valve Trim: Kohler Purist KTS14423-3-CP, Kohler KT14780-4-CP rite-temp valve trim, Shower Base: (Emco) Maax 420002-501 Sq. White, Tub (Home Hardware): 3214750 Seville 60x30 White LH drain, Toilet: Kohler Cimarron K-3609-0, Shower: Kohler Hydro Rail K-76474-CP, Vanity Sink: Kohler Ladena Undermount K2214, Faucet: Kohler Purist Tall single lever K-14404-4A-BL

**Lighting:** Design Lighting, Hinkley L5163CM

**Vanity:** Merit Kitchens, Door Style: Parksville Flat, Species: Maple, Finish: Brandy Stain, Case: maple melamine, Drawer: Dovetail, full extension & soft close, Top Drawer Fronts: Framed, Hinges: Soft Close

**Paint:** General Paint, Walls: Metropolitan WH04 Eggshell, Trim: Metropolitan WH04, Monamel, Ceiling: Cloud white WH03 flat

**Hardware and Accessories:** Emtek, Breslin Lever w Urban Modern rosette Privacy 5326 US19 Flat Black RH, Transitional Brass Towel Ring with Quincy Rosette 2901 US19 Flat Black, Transitional Brass Paper Holder with Quincy Rosette 2904 US19 Flat Black, Traditional Brass Hook 2606 US19 Flat Black, Sweep Pull 8" 86409 US19 Flat Black

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## FOYER

**Built In:** Stor-X Organizing Systems, custom storage

**Stikwood on Built In Wall:** Eco Floor Store, Reclaimed Weathered Wood White

**Flooring:** Craft Floors, 8' Width, Random Length Contempa Genoa

**Paint:** General Paint, Walls: Metropolitan WH04 Eggshell, Trim: Metropolitan WH04, Monamel, Ceiling: Cloud white WH03 flat, Front Door: Distant Thunder 416G Breeze Exterior

**Door Hardware:** Emtek, -Modern Keypad Entryset E4817 with Breslin Lever US19 Flat Black RH Inswing

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olympiatile.com



merit-kitchens.com



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Hazardous Materials Survey



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Construction Dumpster



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