

NEWCONDOGUIDE

GTA Edition

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INSIDE THIS ISSUE FINISHES, UPGRADES & OPTIONS, OH MY!

5 FACTORS IN A GREAT CONDO LOCATION SHOP AROUND AT MORTGAGE RENEWAL TIME



BLISSFUL SMALL BATH



Recognized for her classic and eclectic style, award-winning interior designer Evelyn Eshun has been a fixture on the design scene for the past 15 years. Evelyn's firm, Evelyn Eshun Design, does a wide range of residential and commercial projects from concept to build throughout the GTA, evelyneshun.com ransforming a small and awkward bathroom was a challenge in this space, but the final result is a bathroom which is timeless, functional and bright. The dated vanity and dark finishes made this windowless room feel small and un-welcoming. Physically making the space larger and adding a window was not an option, so the challenge of making it feel brighter and more luxurious was overcome by adding a few strategic design elements.

OVERCOMING THE OBSTACLES: An angled wall adjacent to the vanity obliged us to design a vanity with sliding doors for easy access to the storage area (pictured below, left) With its clean lines and aluminum feet, the wood-look freestanding vanity takes on the aesthetic of a piece of furniture and brings a luxurious look to the space.

Being the only dark piece in the room, the vanity, which is adorned with a stunning Calcutta marble counter, is an attractive focal point taking the focus away from the odd shape of the room. Choosing this classically luxurious marble was the one design splurge which instantly injected the space with luxury and a timeless quality.









Photos by Larry Arnal Photography

Evelyn Eshun at the Fall Home Show

Evelyn Eshun will be at the Toronto Fall Home Show running Sept. 18 to 21 at the Better Living Centre, Exhibition Place. Evelyn will be speaking on the Main Stage Inspired by Artemano on Sept. 18 at 1 p.m. and Sept. 19 at noon. Visit fallhomes how.com for more details. where we splured: One of the best ways to visually open up a bathroom and add to the luxurious experience is with the addition of a seamless glass shower outfitted with updated fixtures. Originally, this shower was confined to a small cubical finished with a four-by-four-inch dated ceramic tile. Creating a feature wall in Calcutta marble mosaics to match other surfaces, and a seamless shower glass installation by Hoski Glass created the illusion of space with a spa-like feeling. Details like a square drain, and contemporary, clean-lined plumbing fixtures contribute the modern edge in this bathroom.

WHERE WE SAVED: After splurging on the marble, the savings came in the choice of a porcelain tile which was installed on the floor as well as walls. The idea of tiled walls is overwhelming for many people, but it does look great if done properly. Choosing the same tile for the walls and floor creates a seamless edge and consistency, making the space feel larger. The fact that it is easier to maintain a bathroom finished with wall tiles adds to the benefit of this design choice.

DETAILS: My goal was to create a bathroom which is timeless, bright and spacious in feel, at a budget the client was comfortable with. Adding chrome accessories such as a hotel-style towel rack, counter-to-ceiling vanity mirror, and contemporary light fixtures gave this space its "wow" factor.

TIPS

- Vanity lights mounted on the wall approximately 55 inches high will provide great light for grooming activities.
- 2. A large mirror above the vanity will "open" the space.
- The style of your vanity will determine the overall look. Use this opportunity to express yourself.
- Keeping all plumbing fixtures in their original location will save money

 and in a condo, you will have limited options to move those elements.
- Seamless glass showers are measured on site after the shower is installed. It is one of the last items installed, so expect to wait for that element well after the bathroom seems completed.
- Seal your grout and natural stone surfaces before using the room to prevent mildew and water stains.

SOURCE LIST

- » Custom-designed glass shower: Hoski Glass hoskiglass.ca
- » Heated flooring: Nuheat nuheat.com
- » Flooring/wall: Weston Tile westontile.com
- » Marble shower, vanity materials, installation: York Fabrica yorkfabrica.com
- » Vanity: Solea Kitchens+Bath soleakitchens.com 905.660.5995
- » Vanity sink: Watermarks Kitchen & Bath Boutique watermarksboutique.ca
- » Faucets, plumbing parts and shower system: Aqua brass aquabrass.com
- » Vanity lights: Living Lighting On King livinglighting.com
- » Waterproofing shower system: Schulter Systems schluter.com
- » Flooring and wall installation: Lab Flooring Ind Inc. 905.417.4994
 161 Cityview Blvd., Woodbridge