

HOMES & CONDOS

WHAT THEY GOT: CONDOS



GUILDWOOD

Location: 20 Guildwood Parkway and Kingston Rd.
Asking price: \$448,800
Selling price: \$435,000
Previous purchase price: \$311,000 (2005)
Size: about 1,622 sq. ft.
Parking: one underground space, one locker
Maintenance fees: \$771.30 per month
Taxes: \$2,637.50 (2012)
Bedrooms: 2 plus 1
Bathrooms: 2
Days on the market: 6

This two-bedroom unit features a solarium and sold for 97 per cent of the listing price in less than a week. "This was a great opportunity to own a popular 'Avonmore' model in the well-managed and highly sought-after Gates of Guildwood building," says listing agent Jill Fewster-Yan. The unit has an ensuite laundry room and a large ensuite storage room.

Amenities include an exercise room, guest suites, an indoor pool and security guard.

Unit has: L-shaped living room with broadloom; dining room with broadloom and wainscoting; eat-in kitchen with ceramic floor; master bedroom with four-piece ensuite; second bedroom with double closet and walkout to balcony; solarium with large window and walkout to balcony; four-piece bathroom.

Listing agents: Jill Fewster-Yan and Sue Mills — The Mills Team, Royal LePage Signature Realty, Brokerage



APPLEWOOD HEIGHTS

Location: 1333 Bloor St., and Dixie Rd., Mississauga
Asking price: \$204,900
Selling price: \$196,000
Previous selling price: \$155,000 (2009)
Size: over 800 sq. ft.
Parking: one underground space
Maintenance fees: \$513.95 per month
Taxes: \$1,509 (2012)
Bedrooms: 1
Bathrooms: 1
Days on the market: 75

On the second floor of Applewood Place, this one-bedroom suite sold for 96 per cent of the asking price. "It is a great first-time buyer's price, with over 800 square feet of living space and reasonable maintenance fees," says listing agent Tomasz Mukosie. "It features an updated kitchen and a remodelled washroom. Amenities include a 24-hour concierge, exercise room, guest suites, indoor pool, recreation room, tennis courts, sundeck and sauna. Unit has: living room with laminate floor and bay window; dining room with laminate and walkout to balcony; kitchen with ceramic floor, stainless steel appliances and breakfast area; master bedroom with laminate, mirrored closet and picture window; four-piece bathroom; locker. Listing agent: Tomasz Mukosie, Sutton Group Realty Systems Inc., Brokerage.

Compiled by Allison Harness from information that is publicly available. Send recent homes sales to soldhome@rogers.com. Not all submissions can be used.



PHOTOS BY NICK KOZAK FOR THE TORONTO STAR

Actress Amanda Brugel's living room has walls painted a trendy shade of rich beige and includes furniture made by her grandfather.

Inspired by a creative vision

Anyone can achieve impact without spending lots of money

A blind man once said, "Design is 1 per cent of what you see and 99 per cent of how you respond to it." Although it is easy to think of interior design as a 100 per cent visual pursuit, the man who said this would likely disagree — and he'd be arguing from experience.

Eric Brun-Sanglard, a.k.a. Eric B the Blind Designer, discovered his passion for design around the same time he lost his eyesight, about 14 years ago. Unable to rely on the advantages most of us share, Eric learned to use his other senses to perceive his environment. His success proves the key to great interior design is not just an eye for beauty, but true creative vision. Whether an interior is being planned by an expert, or a first-time homeowner, achieving a look that reflects your own needs and dreams requires a little creative thinking and a willingness to experiment with new ideas. My design studio typically works with generous budgets, and I love guiding clients through full-scale top-to-bottom renovations, but anyone can achieve a high-end impact without having to invest a lot of money. It just takes a little thought — a little vision — and some effort.

Amanda Brugel, featured in countless Canadian television hits (including *Seed*, *Paradise Falls* and *M.V.P.*), is a terrific example of someone with the imagination to make the most of her space. I took a visit to Brugel's home (that is to say, me, a producer and a whole camera crew) for *Cityline*'s Feb. 7 episode. A tattoo running down the back of Brugel's neck translates to her motto "light up the darkness," and a reading of her house reflects her desire to bring happiness and life to her blank canvas.

The walls of Brugel's home were painted a trendy shade of rich beige, a colour that can be inviting or bland depending on how it is



Brugel's family room features sculpture and family photos in bold frames.



YANIC SIMARD

dressed. Luckily the actress had the vision (and a very skilled furniture maker for a grandfather) to put together a collection of large high-impact pieces.

She admits she wasn't completely sure that all of these items would work together, with everything from beautiful '50s Art Deco cabinets and armoires, to a life-size stone soldier, but a little faith (and a little white spray paint on a bundle of branches) yielded results that speak for themselves. The groupings bring so much character to her living room the walls don't even need art. So the Brugel family photos can all be collected on one feature wall in the family room and the simple black frames contrast with a sophisticated plaid paper to complete the scene.

My love for investigating people's homes, paired with my belief that a little creative intervention can go a long way, lead me to propose a recurring segment called "Instant Makeover," where I would travel to

a viewer's home, search through it top to bottom and make use of their existing items to reinvent one room. I love exploring someone's house with them and helping them get a new perspective on things they already own — and finding new ways to use them.

I always start the process by purging the room of clutter — editing is very important — and then look to see what lost treasure I can bring in. Quite often, I'll find items even the homeowner has forgotten about, like the time I found a rug buried away in a basement, only to be used as the perfect finishing for a *Cityline* viewer Denise's dining room. Many makeovers later and the extremely popular segment continues on as a favourite of both viewers and myself.

Walter, an accountant, showed me a room that he called his home office, but admittedly never really used it to work. Feeling inspired by one of my past projects, Walter got a head start by repainting the room with Benjamin Moore's Classic Gray, one of my design staples, and creating an accent wall with some perfect leftover wallpaper. The room still felt more office than home, however, with a drab filing cabinet, overfilled shelves weighing down one wall and the desk pushed to the end of the room, creating a cubicle-like environment.

Scouring the other rooms in Walter's home (my favourite part of the process), I brought in an underused table lamp from the living room to add brightness, and moved out the filing cabinet to declutter. Pulling the desk away from the wall to the centre of the floor allowed Walter more breathing room both for himself and for a second person during meetings.

Rethinking his belongings already created a more inviting work space with no money — just some biceps. To polish it all off, affordable decor accessory experts Bouclair provided the accessories, including storage baskets, a mirror to create the illusion of more space, and — the pièce de resistance — a beautiful capiz chandelier (one of my favourite go-to materials for a high end look for any budget) dancing in the middle of the room and tying everything together.

In each of these cases, the potential was always there to create a beautiful, livable space — it just took a little bit of vision to find it and bring it to the surface.

I always suggest it's better to have one room completely perfected than a whole house half-done. The satisfaction you get from this one space can then inspire you to do even more.

Picture your perfect space, snoop around your own home and keep trying all your options until what you see in front of you matches what you see in your head.

And hey, if you can't get it to match, you can always call me in.

➤ To apply for an instant makeover visit cityline.ca/instantmakeover. To get styling tips from Yanic, you can find him at the National Home show on Friday, March 22 at 5 p.m. during Toronto Star Day.

Yanic Simard, the founder of the Toronto Interior Design Group, appears every two weeks on *Cityline* (9 a.m. on City) and is the design editor of *New Condo Guide*. You can contact him at info@tidg.ca, read his blogs at tidg.ca, or follow him on Twitter, Facebook, YouTube, Houzz and Pinterest. He appears every two weeks in New in Homes & Condos.

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