

Tight, bright condo makes effective use of space

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Janice, a single gal, is excited about her new 575-square-foot condominium.

"I love to entertain and I expect to have out-of-town guests stay with me a few times a year," she says.

Janice also loves metal and glass and would like advice about furnishing her new digs.

Interior decorator Sharyn Kastelic approves of Janice's floor plan.

"It's straight forward, bright, an efficient use of space and doesn't have a bathroom opening into the entrance or kitchen," says Kastelic, owner of Primed by Design Inc. Her only quibble is why there are two kitchen sinks in a tiny place with a dishwasher.

Kastelic suggests incorporating the dining function with the kitchen, since there is no room to manoeuvre around a table. She would extend the kitchen counter by 3½ feet along the right wall. This will allow Janice to have two swivel stools — one on the side and one at the end of the extension.

"This multi-purpose space is good for dining, food prep, and a computer desk. It can also be a buffet server when Janice is entertaining," Kastelic says.

The best way to define the dining area is with a pendant light above the extension and a tall piece of art on the wall beside it. Kastelic also advises building a combination pantry and storage closet, 45-centimetres (18-inches) deep, in the corner against the bathroom wall.

Janice intends to buy a sofa bed for her guests. Kastelic endorses this plan and urges Janice to invest in a good quality queen-sized sofa bed that she can take with her when she upgrades to a larger home. This sofa will fit along the exterior wall along with a floor lamp on the left and a round, funky martini table on the right. Instead of a coffee table, Kastelic recommends two small ottomans that Janice can use as occasional tables or extra seating. Opposite, there's space for a low, sleek media unit with floating shelves for books and knick-knacks. Janice wants to watch TV



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Janice's 575-square-foot condo is "straight forward, bright, an efficient use of space," says Sharyn Kastelic.

from the kitchen, so Kastelic suggests placing it on a swivel stand on the media unit.

“Since Janice loves contemporary furniture, I’d buy a media unit with a metal frame and back-painted white glass, that is reflective,” Kastelic says. “Also, I’d have a mirror over the sofa to reflect light.”

There’s a place for one small accent chair against the mechanical bump on the left. Kastelic suggests a tubular Brno chair in a bold colour, designed in Czechoslovakia in 1930 by [Mies van der Rohe](#). (Check out Knoll Studio.) Kastelic would finish the living room with a sophisticated cowhide rug in black and white.

Because the balcony is an extension of the living room, Janice ought to play it up according to Kastelic, who suggests keeping a tall potted evergreen on the balcony. There’s also room for a fancy 90-centimetre (36-inch) café table and two wee chairs.

The bedroom will accommodate a queen-sized bed (with storage underneath), a pair of generous night stands and that’s it. Kastelic recommends jazzing up the room with an upholstered headboard made of panels in a punchy fabric. She feels Janice should invest money in this style of portable headboard. She suggests investigating the custom work offered by Wall Huggers in Ayr. (www.upholsteredwallhuggers.com).

Kastelic advises nixing the tile and, for the sake of flow and aesthetics, running grey bleached pre-finished wooden flooring throughout the condo.

This floor would enhance the white or pale grey kitchen cabinetry with stainless steel handles. Because this space is tight but bright, Kastelic advises painting the entire suite one muted shade and suggests a sage green-grey from [Sherwin-Williams](#) (SW 7049). And, since Janice’s unit faces west, she will need sun control.

“I’d install [Sun Glow](#) linen roller blinds (FSG 103) with a black-out curtain in the bedroom, and soften both windows with simple grommet style drapes, “ Kastelic says.

If you have a plan, send it to Best-Laid Plans, Condos, Toronto Star, 1 Yonge St., Toronto M5E 1E6. No email submissions. Designers wanting to take part can contact Donna.jean@sympatico.ca.