

Free

GTA Edition

Sept 24 - Oct 8, 2011 Volume 15 Issue 17

NEW CONDO GUIDE

home**TRADER**.ca

Your Best Source for New Condos

Tomorrow. Today.
Only Tridel.

INSIDE THIS ISSUE



**BREAKING
DOWN THE
MOVING PROCESS**



**THE NEW
VS. RESALE
CONDO GAP**



**THE
DESIGNER-CLIENT
RELATIONSHIP**

YANIC SIMARD'S INSTANT **DINING ROOM** MAKEOVER IDEAS

DO YOU HAVE A BLAND AND BORING DINING room in need of some decorating on a dime? You don't have to spend a fortune to make your dining room look like a million bucks! A few months ago I wrote about giving your living room an instant

makeover with little or no money, and now I've got some excellent ideas on how to do the same in your dining area! These tips are so helpful and easy that we've turned it into my own segment on CityLine on CityTV!

CONTINUED ON PAGE 128...



1 / POSITIONING

The position of your dining room table should make sense with its surroundings. If you have a long ceiling mounted light fixture, your table should run the same way it does. You wouldn't want a horizontally mounted pendant with a vertically positioned table, as that would interrupt the room's flow. The layout of your room doesn't have to be the layout the builder suggested in the plans. You may be able to switch the suggested living room with the suggested dining room just move around your furniture until it feels right.

2 / AREA RUG

I always like to put an area rug in the dining room, to add some warmth and character. A rug can completely set the mood of a room. If you're looking for a more formal dining area, choose an elaborate Persian rug. If you want it to be more informal, try going with a geometric pattern, like a large scale chevron. When choosing your rug, make sure that the table and all of its chairs will fit properly no pieces of furniture should sit off of it. If the room is carpeted, you can still use an area rug they're not just meant to go on hard surfaces!

3 / ACCESSORIES

If your room feels empty even though there's furniture in it, that's probably because you're lacking accessories. A table runner and a few large vases is all you really need to fill up the centre of your table. If you haven't got anything suitable, take a trip to Home Sense and for less than \$50 you're bound to find something!

4 / COLOUR

If your room still feels empty even with accessories, it's probably because you're missing colour. Choose between one and three accent colours that you like, and use them in that room. I like mixing turquoise, fuchsia and orange. Don't go with colours that you're not drawn to, or those that don't make you happy when you're in that room colour has a huge impact on your mood. Some easy ways to add colour include fresh or faux flowers, and fruit.

5 / WINDOW COVERINGS

The way you choose to dress your window can make or break the space. If you can't find a nice window covering that suits the shape or size of your window, and can't afford to go custom, think outside the box. Take a decorative piece of art (I suggest something metal or glass) that is a bit smaller in size compared to the window it's going to be used on, and securely hang it with a piece of transparent line. It will look even prettier once the sun hits it.



YANIC SIMARD

Yanic is the principal designer of Toronto Interior Design Group, specializing in residential and commercial projects. Yanic has created designs for clients in Toronto, Montreal and Miami, and appears as a regular guest expert on Citytv's *CityLine*. Visit tidg.ca for more information.

FACEBOOK facebook.com/yanic.simard

TWITTER twitter.com/#!/TIDGca