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REGIONAL PUBLISHERS Jamie Jefferson, Georgette McCulloch

REGIONAL ASSOCIATE PUBLISHER Beth Charbonneau

REGIONAL MANAGING EDITOR Heather Wright

REGIONAL PRODUCTION MANAGER Kelly Donaldson

MARKETING & ADVERTISING Beth Charbonneau, *613.327.1923*, *beth.charbonneau@ourhomes.ca*

REACH US EASILY: firstname.lastname@ourhomes.ca

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OUR HOMES MEDIA GROUP INC:

EDITORIAL

EDITOR-IN-CHIEF Georgette McCulloch

ASSOCIATE EDITOR Heather Wright

DIGITAL EDITOR Rachael Havens

MANAGING EDITORS Walter Franczyk, Rachael Havens, Donna Luangmany, Gina Makkar, Sara Martin, Melissa North, Megan Smith-Harris, Gabrielle Tieman-Lee, Janet White Bardwell, Heather Wright

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PRODUCTION

PRODUCTION DIRECTOR Lynn Derrick

PRODUCTION MANAGERS Julia Dempsey, Kelly Donaldson, Tracy Shuttleworth

OPERATIONS

MANAGING DIRECTOR, SALES & MARKETING Jamie Jefferson *jamie.jefferson@ourhomes.ca*

MANAGING DIRECTOR, OPERATIONS Georgette McCulloch

ACCOUNT EXECUTIVE & DIRECTOR OF DISTRIBUTION Lisa Ormsby

BUSINESS DEVELOPMENT Kelly Craig

ACCOUNTING Tyler Annette

CONTRIBUTORS

Jennifer Backstein, Stephani Buchman, Mike Chajecki, Marc Fowler, Annemarie Gruden, Lori Hamilton, Laura Hay, Gillian Jackson, James C Lee, Gordon King, Jenelle McCulloch, Tamarisk McNalty Stephens, Devon Pastorius, Lisa Petrole, Venjhamen Reyes, Jody Scully, Brianne Smith, Patti Wilson, Heather Wright

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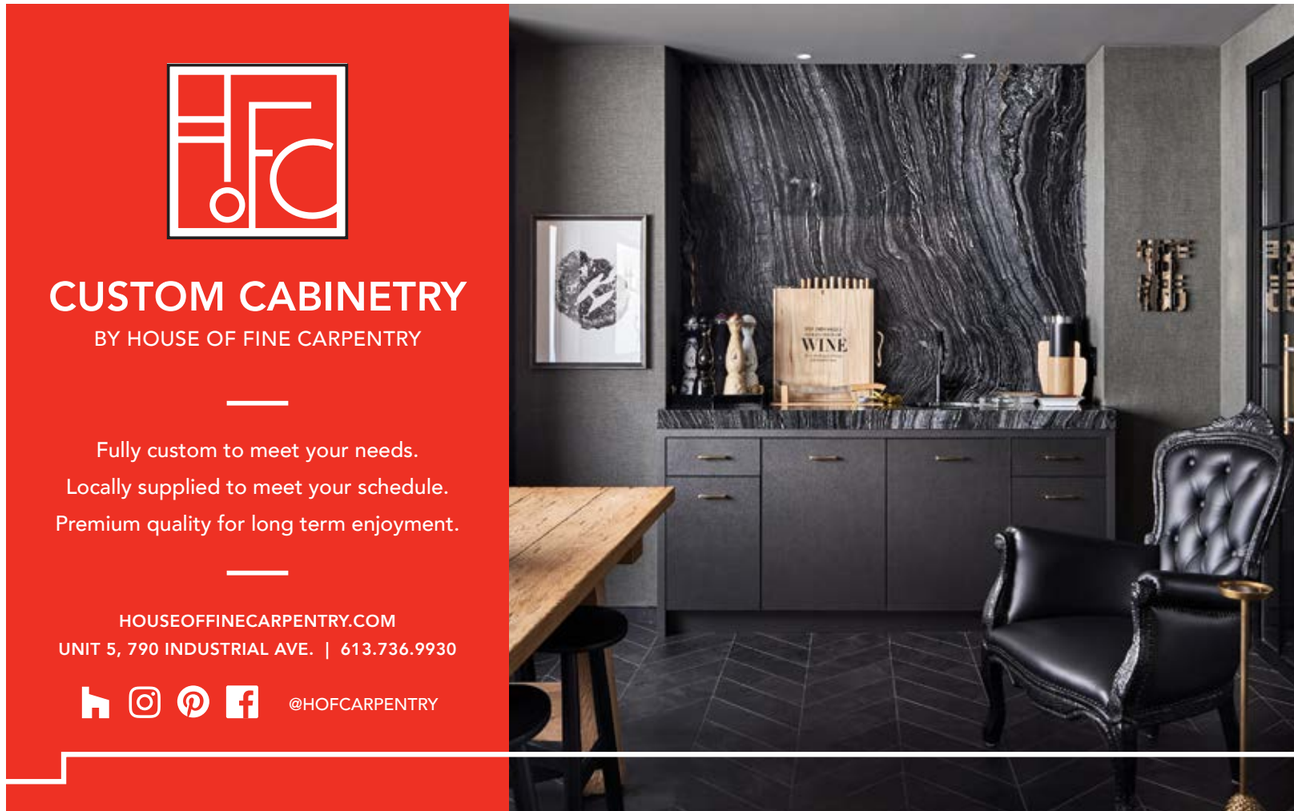

When it comes to renovations – especially in the world of home design media – there is great emphasis on before and after.

We eagerly await the dramatic reveal to see how drab goes to fab. But as homeowners who have lived through renovations will tell you, the less-talked-about portion of the renovation cycle (the in-between) is the most challenging.

There is excitement at the beginning, as selections are made and the old is removed to make way for the new. And the home stretch is easy because you can see the end in sight, and it is beautiful. It's the in-between periods that are the hardest.

I can relate to this right now while we renovate four bathrooms in my home. Truth be told, although daily routines are upended a bit (I am currently sharing a bathroom with teenagers) it's only temporary and made easier with the good cheer and great skill of our contractors. And it is truly fun to see the progress each day as we inch towards our own design transformation.

To me, this underscores the trust you build with the team you choose to renovate your home. The rewards are tremendous.

We are truly lucky in the Ottawa area, with so many skilled and personable members of the housing and home industry standing at the ready to play their part in transforming your home. The features in this issue of OUR HOMES offer lots of inspiration to draw from. We visit two jaw-dropping homes, both with substance and style. You'll also learn about luxury rentals and the lifestyle that awaits. We also provide thoughtful advice from local pros on how to make your home project special. Check out and shop our hot style picks for summer.

Happy reading!

Heather Wright, *Managing Editor*
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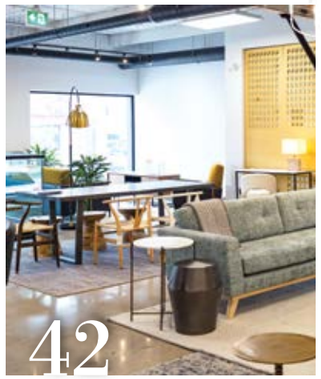

ON THE COVER

Smart design and natural light make this bungalow shine. Story, page 68. *Photography by Gordon King.*

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WALLSizzle
CUSTOM WALL ART

Is it me, or does it seem like everyone I know is excitedly planning a vacation this summer?

THE PAST TWO YEARS of stay-at-home have unleashed a pent-up desire for new vistas and far-flung adventures. We have been kept apart from family and friends for much too long. Many of us made the most of the circumstances by focusing our attention on our homes to bring us joy. Here at OUR HOMES, we are always pleased to offer inspiration on how to make the most of life at home with our feature homes, crafting ideas and décor advice.

While relaxing at home is great, the time has arrived to pack our bags for a summer road trip or a dream vacation. Like many others, my hubby and I had to shelve our vacation plans (a three-week anniversary tour) in 2020. But now, we are excitedly making good on our long overdue travel plans.

Although we are eager to begin our journey, we will be equally excited to come home. Our granddaughter will turn 18 while we are away so arriving back in Ottawa will be a time for celebration and a reminder that truly "home is where the heart is." We also look forward to entertaining friends and family on our patio once again.

Speaking of entertaining, there is a recipe in this issue that I will certainly be making – a refreshing Thai salad – perfect for an afternoon barbecue with the family. When it comes to entertaining the grownups, we have you covered. Learn more about the latest trends in barware in this issue, too. Raise a glass to the joys of summer.

Hopefully you have time to savour the pleasures of the season at home this summer – after you enjoy some time away that is!

Beth Charbonneau

Beth Charbonneau, *Associate Publisher*
beth.charbonneau@ourhomes.ca

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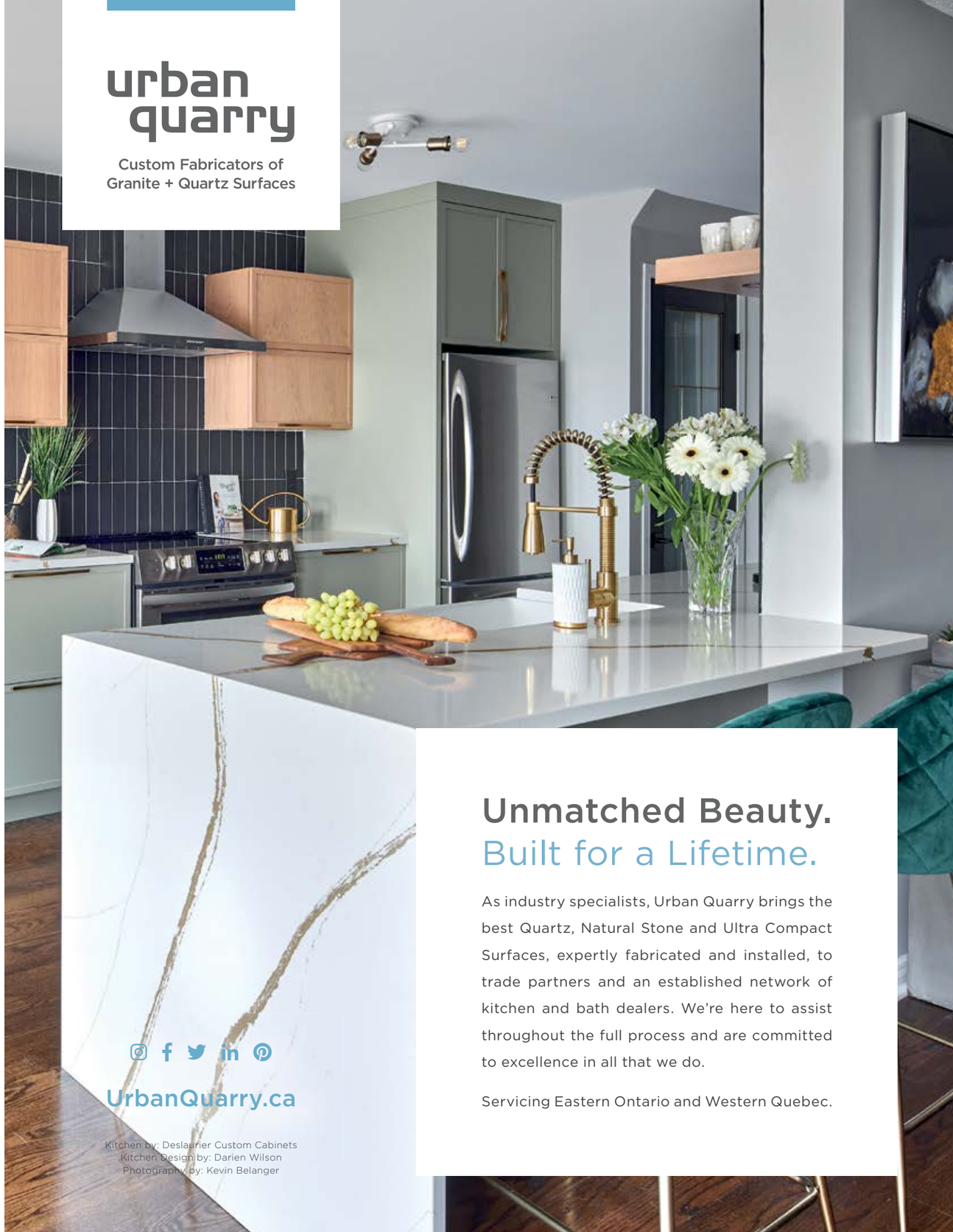

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Kitchen by: Deslaurier Custom Cabinets
Kitchen Design by: Darien Wilson
Photography by: Kevin Belanger

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COOL HOUSE

Designer **Tamarisk McNalty Stephens** explores the principles of sustainable living.

You may be fortunate enough to have air conditioning in your home, but did you know that there are some practical ways to help minimize your dependency on the AC? Read on for ideas that are good for the environment – and your pocketbook!

KICHLER: Dawn 52" Ceiling Fan in Satin Black

FANS

Ceiling fans should turn counter-clockwise in the warmer months as this creates a downdraft. The effect of moving air hitting the sweat on your skin is known as evaporative cooling. As sweat evaporates, it helps lower your overall body temperature. Thus, you can keep the thermostat turned up a few degrees and still stay cool. High-quality ceiling fans are worth the investment because they are often much quieter while providing powerful airflow.

PAINT

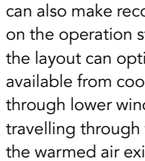
If you have a room that gets a lot of southern exposure in the warmest months of the year, keep the paint light and airy. Dark colours can absorb the sun's radiant energy and that energy creates unnecessary heat gain.

BEDDING

An important consideration in the summertime is optimizing comfort levels in the bedroom. In addition to keeping the room cool (65˚F is considered optimal for sleeping), another element that can greatly impact body temperature is the material of your mattress, pillows and bed linens. Natural materials are preferred over synthetics because of their ability to breathe. Some synthetic materials (including most memory foam mattresses) are very dense and tend to trap body heat. Ensure your bed frame allows for proper airflow around your mattress. Consider a mattress topper made from natural material such as latex, wool or cotton. Select bedding that is natural and breathable – such as linen. Use a lighter duvet in the summer months made with natural down or wool filling. These will help keep you cool as they allow moisture to escape. A shredded latex pillow with a cotton or linen cover is a good combination to help keep your head cool. Latex is a naturally breathable material and when shredded, provides improved airflow.

IF ONLY HOME: Organic Cotton Sheet Set in White Sand

OBASAN: Custom Organic Mattress & Pillow



HOLTEN IMPEX: Autumn Tile in Grey

TILE

Porcelain or natural stone tiles generally provide cooler temperatures in the summer (look to Mediterranean architecture) – that is, if not continuously exposed to direct sunlight. Natural stone floors and porcelain tiles will hold heat, which is why they are often successfully paired with radiant heating options to warm up spaces in the colder months. Again, consider selecting lighter-coloured flooring in rooms that get direct sun exposure.

WINDOWS

If you are in the market for replacing windows, get the most energy-efficient windows you can afford. Spend some time with a professional to review the various frame, glazing and operation options. To minimize solar heat gain and reduce energy loss, you may require different energy efficiency ratings depending upon the exposure/orientation of various windows within your home and the overall ratio of window glazing to walls. A professional can also make recommendations on the operation styles and how the layout can optimize the breeze available from cool air entering through lower window openings, travelling through the house and the warmed air exiting at a higher location. Close windows first thing in the morning and open them up once the outside temperature has dropped in the evening.

HUNTER DOUGLAS: Designer Roller Shades

POTTERY BARN: Classic Belgian Flax Linen Rod Pocket Blackout Curtain in Dark Flax

WINDOW TREATMENTS

Window treatments are an excellent way to keep the cooling bill in check by controlling solar heat gain (while also adding an element of design). Blackout drapery is the most effective at preventing the sun from entering a room and offers a great solution for the sunniest times of day for south/west facing windows (specifically bedrooms). Solar shades provide various degrees of privacy, light penetration and heat transfer – all while offering a view to the outside.

LANDSCAPING

Landscaping outdoors can also help to keep the inside of your home cooler. Planting deciduous trees, shrubs and tall grasses can provide shade that will help mitigate solar gain in the summer months.

APPLIANCES

Practical day-to-day tips include firing up the outdoor grill instead of using the oven, installing a clothesline for drying and waiting to use the dishwasher until temperatures dip in the evening. Also remember to turn on exhaust fans in the bathroom when taking a shower to remove hot, humid air. **OH**

Heat WAVE

These sizzling style picks are coming in hot for summer.

1

PHOTO: ANNEMARIE GRUDEN

2

3

5

4

6

1 THE HIVE

Hinza Bags
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2 MY HOME FURNITURE

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6 TERRA 20

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Continued on page 24

8

9

7 TOP HAT HOME COMFORT SERVICES

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8 PIRAMID MANUFACTURING LTD.

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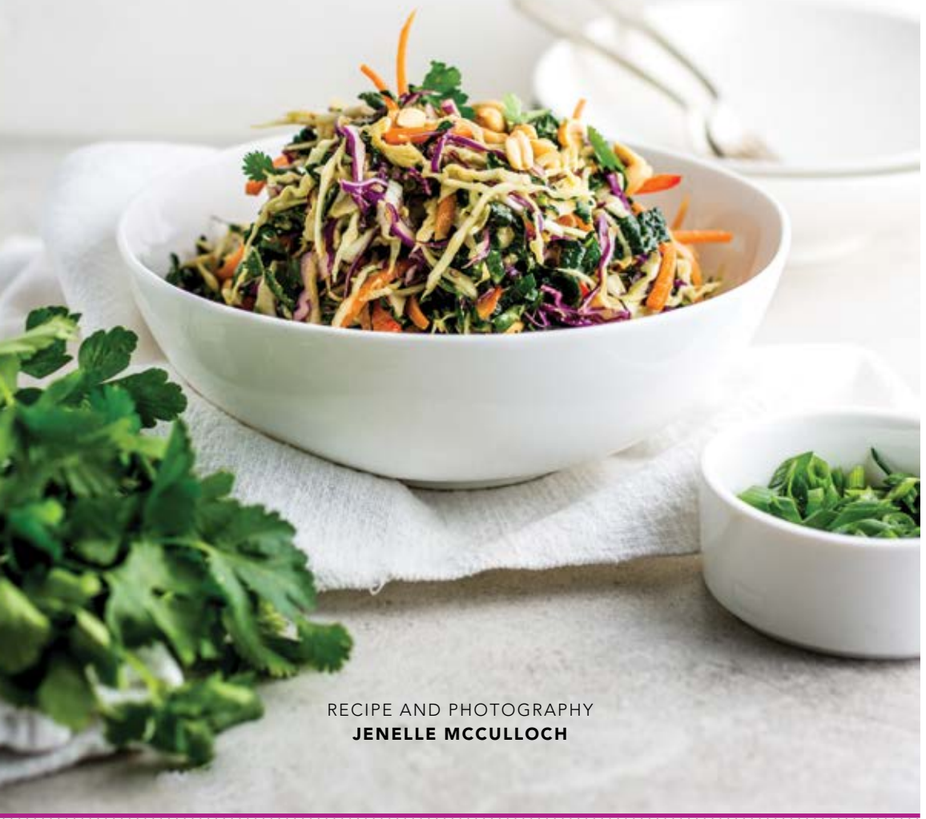

RECIPE AND PHOTOGRAPHY
JENELLE MCCULLOCH

THIS THAI-INSPIRED CRUNCH SALAD IS SO EASY TO MAKE. PACK IT UP FOR YOUR NEXT OUTDOOR SUMMER PARTY OR PICNIC.

Ingredients
(Serves 4)

SALAD

- 2 cups cabbage, shredded
- 1 cup carrots, shredded
- 1 red pepper, thinly sliced
- 2 cups black kale, shredded
- ½ cup peanuts, roasted
- Handful cilantro
- 3 green onions, thinly sliced

THAI PEANUT DRESSING

- ¼ cup peanut butter
- 3 Tbsp rice vinegar
- 2 Tbsp honey
- 2 Tbsp soy sauce
- 1 tsp sesame oil
- 2 cloves garlic, minced
- Pinch of red chili flakes

Instructions

To make the dressing, combine all ingredients in a small blender or whisk together in a bowl until smooth.

Add salad ingredients to a large bowl. Pour dressing onto the salad and toss.

Serve with your protein of choice for a full meal! **OH**

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STORY **JENNIFER BACKSTEIN**

LEVEL UP *your KITCHEN LIGHTING*

Kitchen lighting is so much more than just a bulb to illuminate dark corners. Yes, it must be practical, but it should also be artistic, inspiring and a focal point in the space. From a designer's perspective, your lighting plan should integrate into the broader design with regards to functionality and aesthetics.

If you've engaged a designer for a kitchen renovation, communicate with them early on to ensure your goals for the space are baked into the overall plan. Here are some of my key items to note when lighting up your kitchen.

LIGHTING, 3 WAYS

In general, lighting falls into one of three categories: ambient lighting, task lighting and accent lighting.

1 Ambient light is the overall lighting in the room, commonly in the form of ceiling fixtures intended to illuminate the entire space. The kitchen demands brighter ambient lighting than you might otherwise opt for in a room like the den. In the kitchen, plan for more ambient light sources, such as pot lights that can be distributed evenly throughout, but have a minimal visual impact on the design.

2 Task lighting refers to focused lights that illuminate a specific area for a set purpose. As its name suggests, this type of lighting should correlate to your tasks, so I always evaluate the space based on my clients' activities and their location. Some areas that typically require concentrated lighting include above the island, countertops, cooking areas, sink and kitchen table – areas that are commonly used to prepare and eat meals. Also consider your secondary uses of the space. If you use part of your kitchen as a pantry, office, homework area or for hobbies, ensure your lighting plan accommodates each pursuit and pastime. *Continued on page 30*

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3 Accent lighting is purely decorative and can be used to highlight notable features within your kitchen, or to act as focal points. For example, in-cabinet lighting can be a beautiful feature if you have glass cabinet doors, allowing you to highlight glassware, china or collections. Strategically placed wall sconces can draw attention to open shelving, frame the cooking area or highlight a beautiful backsplash. Even integrated appliance lighting can serve a function, while acting as an accent.

TIP: Task lighting and accent lighting should be on a separate switch from ambient lighting, allowing options for light and illumination in the kitchen. Remember to also add dimmers to easily adapt your lighting for your specific needs, whether it's preparing a meal, dining, entertaining or any one of the other things you do in your kitchen.

PHOTO: STEPHANI BUCHMAN

PHOTO: HUDSON VALLEY

THE LOOK

While each type of lighting has a distinct job to do, the opportunity to add style into a space should never be wasted! When choosing lighting for your kitchen, always consider its aesthetic impact in terms of colour, shape and finish.

You'll want to ensure your lighting fixtures stand out, but still complement the kitchen's overall aesthetic. Is your space clean and contemporary? Then consider a more streamlined or minimal style of fixtures.

TIP: The technical side of your lighting is as important as its style. It always helps to have your fixture professionally mounted and be sure to consider the right height of each fixture within the context of the kitchen space. The general rule is to hang pendants three feet above a table or countertop or six feet above the floor.

As a final thought, consider your bulbs. Not only do they come in different intensities, they also come in different temperatures. A cool bulb is slightly blueish, while a warm bulb is yellowish.

At the end of the day, have some fun with your lighting. Your lighting should make a statement while adding that stylish key ingredient to your kitchen design. **OH**

Jennifer Backstein is the creative director and principal designer for Jennifer Backstein Interiors.

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Amazing APARTMENTS

STORY **HEATHER WRIGHT** | PHOTOGRAPHY **MARC FOWLER**

Wide open space provides pretty vistas at Lépine Lodge in Renfrew. Units are available in various sizes and layouts.

THE PERCEIVED DOWNSIDE OF DOWNSIZING IS THAT COMPROMISE IS INEVITABLE WHEN IT COMES TO SPACE AND LIFESTYLE, BUT THAT ISN'T NECESSARILY THE CASE.

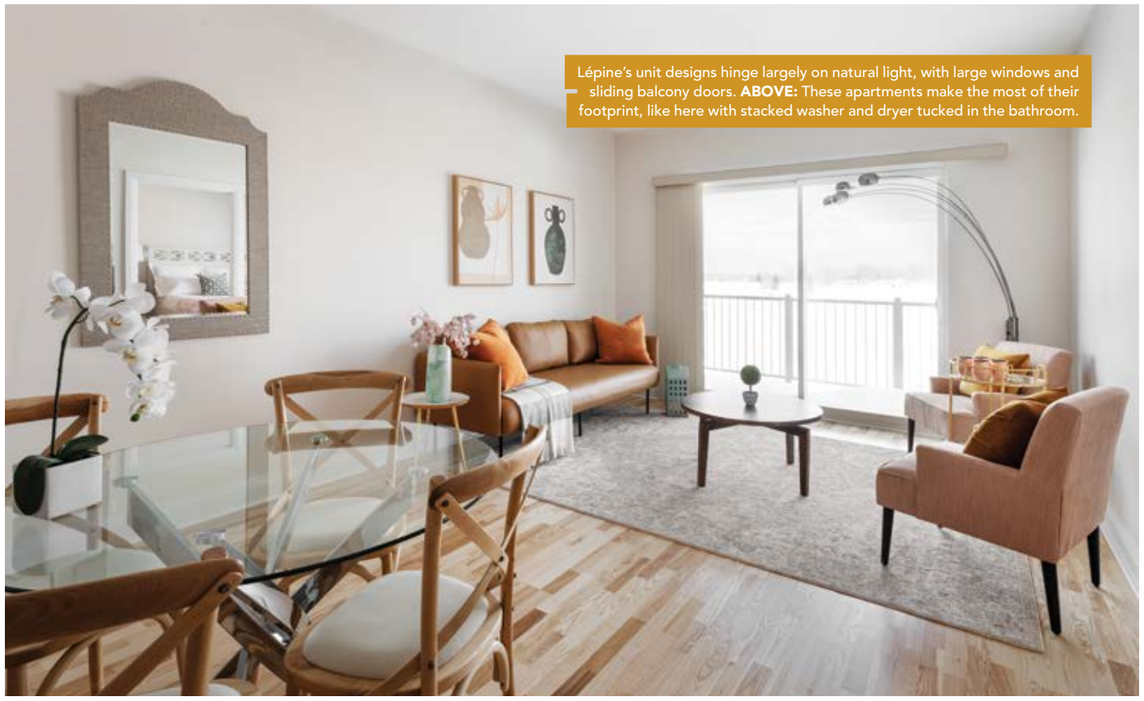
Continued on page 34

LÉPINE APARTMENTS employs a user-centric approach to replicate "life at home," right down to every detail. From luxury finishes, sensible and spacious layouts, incredible green spaces and resort-style amenities, they offer residents the opportunity to easily continue pursuing their passions and hobbies while taking advantage of the freedom of turn-key living.

The Lépine family tagline of "building for the generations ahead" is authentic, with an emphasis on sustainable building practices and features. Similarly, they have a rich history of stepping just ahead of the curve in creating living spaces that reflect the needs and tastes of society at a given point in time.

Patriarch **René Lépine** was a well-known figure in the Montreal real estate development industry in the later half of the 20th century. His many accomplishments include the construction of split-level homes in Côte Saint-Luc, which largely popularized the home style in Montreal for the generation that followed. Each house had a distinct look, adding variety to the streetscapes. Today, in the Ottawa and Ottawa Valley regions, Lépine Apartments, headed by **Francis Lépine**, continues that legacy by intuitively understanding what people want and need from their homes – comfort and usability of the space.

Lépine's multi-residential complexes focus not only on on-site amenities, but promote the "location, location, location" mantra. Two of their newest offerings – Howard Grant in Barrhaven and Lépine Lodge in Renfrew – demonstrate the diversity of their portfolio. Howard Grant, in a sweet suburban spot, embraces pedestrian living with



Lépine's unit designs hinge largely on natural light, with large windows and sliding balcony doors. **ABOVE:** These apartments make the most of their footprint, like here with stacked washer and dryer tucked in the bathroom.

PHOTO: GORDON KING

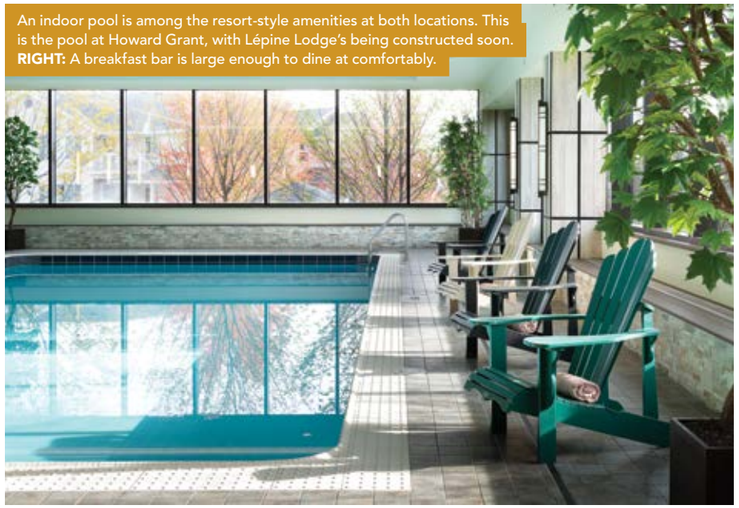
ABOVE LEFT: Francis Lépine and his wife Johanne are pictured here at their home, with dogs Cashew and Baker. **ABOVE CENTRE:** Howard Grant in Barrhaven has tons of outdoor space, including on this spacious apartment balcony. **RIGHT:** Howard Grant is a single building that stands 18 storeys tall. **BELOW:** Home chefs can continue to cook and entertain with well-designed kitchens from Laurysen Kitchens Ltd.

PHOTO: GORDON KING

proximity to a host of sought-after amenities, like shopping, dining and recreation at nearby Chapman Mills Marketplace. Meanwhile, Lépine Lodge celebrates rural living, with leisure opportunities and wide-open green spaces.

While these developments offer a distinct city-versus-country vibe, the units have a number of things in common: smart layouts with a focus on natural light, in-suite washer and dryer, granite counters, chef-inspired kitchens (**Laurysen Kitchens Ltd.**) and luxe flooring (**Westboro Flooring & Décor Inc.**). Each unit features individual climate control with air venting to the outside, offering optimum air quality. Units come with a storage locker. Lépine also focuses heavily on landscaping and creating at-home opportunities to connect with nature, no matter the physical location.

Howard Grant is an 18-storey building that offers sweeping vistas of the Gatineau Hills and Ottawa. With a green roof and common outdoor terrace, there are lots of opportunities to relax and take in the views. There are 242 units that range in size from 742 square feet to large penthouses. *Continued on page 36*



An indoor pool is among the resort-style amenities at both locations. This is the pool at Howard Grant, with Lépine Lodge's being constructed soon. **RIGHT:** A breakfast bar is large enough to dine at comfortably.

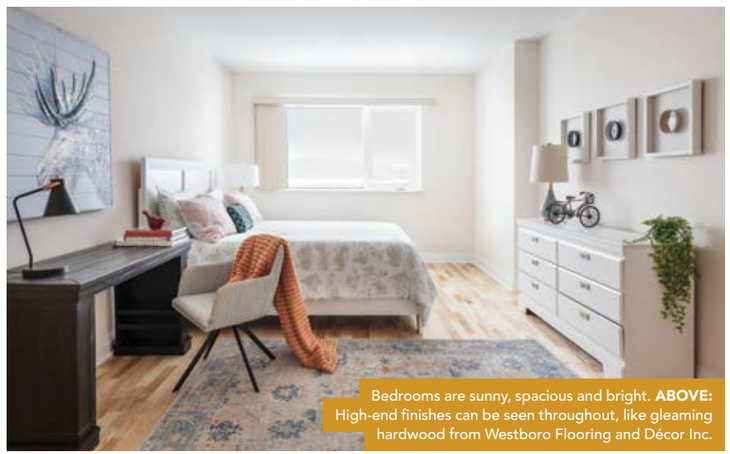
Resort-style amenities here include a state-of-the-art fitness centre, yoga studio, a tenant lounge with recliners and billiards, indoor saltwater pool, outdoor barbecue and more.

One of the challenges in moving to an apartment from a traditional home in a neighbourhood is the loss of that community connection among neighbours, but Howard Grant leasing agent Stacie Wilson says these amenities figure largely into recreating the neighbourhood vibe.

"We create a community by design," says Stacie. "There is a really social aspect to this building. With all the amenities being centrally located in the building, we have a hub for tenants to engage and connect." She describes a lively atmosphere, where tenants often gather for card games, organized social activities or nights when musically-inclined tenants gather and jam, much to the delight of the other residents listening in the audience.

Typically, in more urban areas, one sacrifices wide-open green space for proximity to amenities, but Lépine has struck a nice balance here, by creating a garden oasis around the building.

"Tall, beautiful trees are planted throughout the property," says Stacie. "Trees line the windows outside the pool area to create a lush feeling." *Continued on page 38*



Bedrooms are sunny, spacious and bright. **ABOVE:** High-end finishes can be seen throughout, like gleaming hardwood from Westboro Flooring and Décor Inc.

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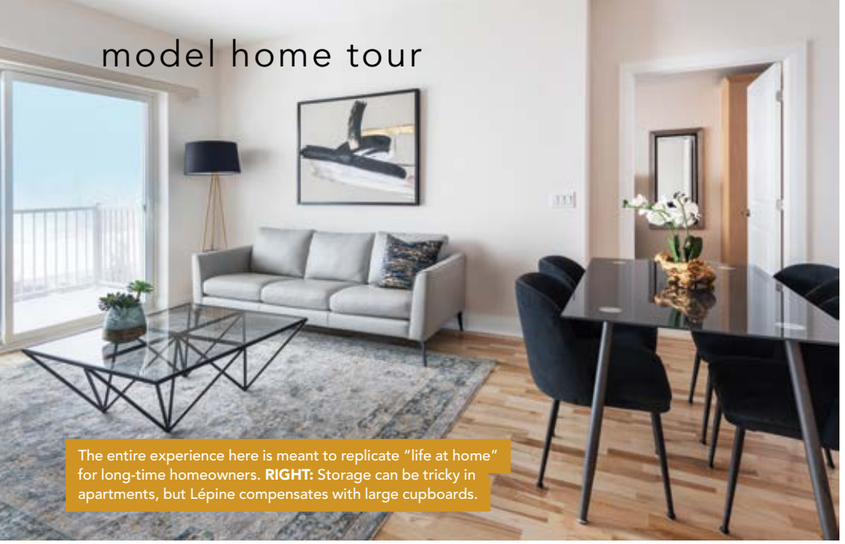


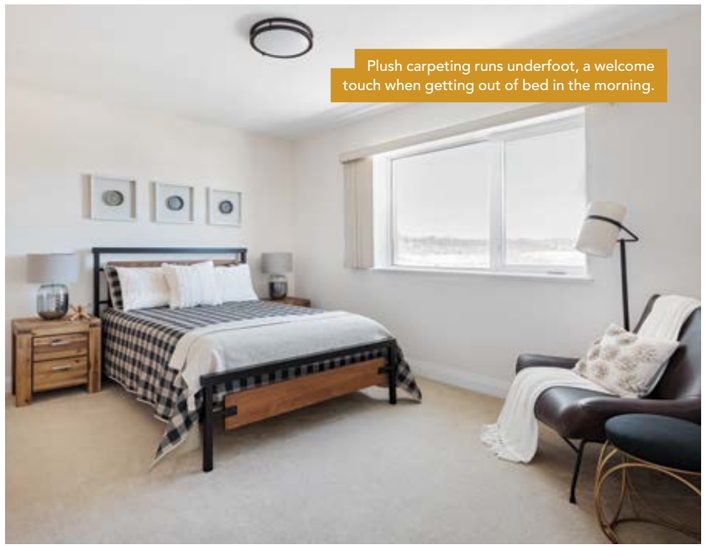
The entire experience here is meant to replicate "life at home" for long-time homeowners. **RIGHT:** Storage can be tricky in apartments, but Lépine compensates with large cupboards.

Lépine Lodge will eventually be a cluster of intimate low-rise buildings. One building is currently leasing, with more under construction. **LEFT:** The bathrooms are large and luxurious, with tons of stylish storage.

In contrast, Lépine Lodge in Renfrew benefits from a lovely pastoral setting, with the Algonquin Trail running behind the property. This is a low-rise community, comprised of one building currently open for leasing and two more under construction with a target to open in August and plans to build more over time. Currently, there are 64 units in various sizes ranging from a one-bedroom at 816 square feet up to a two-bedroom plus den at just under 1,300 square feet.

There is abundant outdoor space, trails, pickleball courts, a gazebo, a pond and plenty of space to unwind in nature. Other on-site amenities include an indoor saltwater pool, fitness studio, tenant lounge and more.

This development is the first of its kind in the area, says Cindy Massicotte, Lépine Lodge's leasing agent. "We were the first crane in Renfrew," she says. *Continued on page 40*



Plush carpeting runs underfoot, a welcome touch when getting out of bed in the morning.

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Most of the residents either come from the Ottawa Valley or have moved away for career and family and have now returned to familiar ground in search of a simpler lifestyle. A lot of their tenants are long-time homeowners, with many "living in their homes for 50 years or more," says Cindy. "It's a big task to downsize" and their amenities are sensitive to that change.

It's this level of detail that lets residents "maintain the same lifestyle they had as homeowners," says Cindy. "We strive to provide the same quality of life that people are accustomed to in rural communities."

For example, lovers of snowmobiling and other motorized outdoor activities popular in the Ottawa Valley will be pleased to learn that there is ample storage on-site for recreational vehicles.

Homeowners who coveted their backyard gardens needn't worry about giving up that healing pastime, as there are garden plots on-site.

What Lépine has succeeded in, perhaps the most, at both developments is creating that intangible sense of home. Stacie agrees. "We create a living experience that replicates what you expect at home." **OH**

Tenants can tend to gardens with garden plots at Lépine Lodge, similar to those pictured here at their Carleton Place development. **BELOW:** Many units include a den, which offers great flexi-space.

TOP LEFT: Lépine builds with an eye towards sustainability, including high-quality windows. **TOP RIGHT:** They design apartments that are transitional to simpler living, rather than compromising on space and features.

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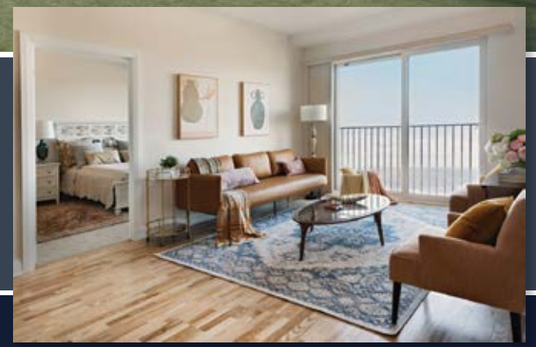

The Lépine Lodge in Renfrew | Howard Grant | Johanne's Court | Saint Émilion | The Cristina

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MAKE ROOM

Store Manager Martin Boileau

PHOTOGRAPHY **ANNEMARIE GRUDEN**

THE PLACE

Choosing the right furniture to support your at-home aesthetic can be challenging. You want comfort and usability, along with sleek style. At **Form Furniture**, customers can furnish every room in their home fashionably with functional pieces – with the added bonus of buying high-quality, made-in-Canada furniture. This store was formerly Mikaza Home, but recently changed its name to Form Furniture to distinguish itself from its Montreal branch. The Ottawa location features some lines that the Montreal Mikaza Home store does not carry, such as Trica furniture.

THE EXPERIENCE

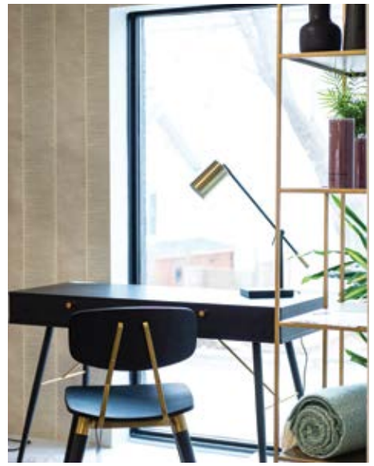
Customers can browse in an expansive, bright showroom where inspiration lies in every corner with vignettes, artwork and accents galore. Form Furniture is the only retailer in Ottawa with its own upholstery line, which is made in their Montreal factory. This means not only a custom fit and style, but excellent value and the quickest turnaround times in the industry. They offer design consultations with knowledgeable staff, either in-store or at a client's home.

CANADIAN-MADE

The benefits of purchasing Canadian-made go beyond supporting local, including greater durability, service and value, as Form Furniture owner Haig Dourian explains. "Furniture from overseas is often made with softwood or plywood, whereas Form Furniture uses only hardwood. Furthermore, we can provide better service, as we can replace parts more easily. Items can also be brought back to the factory for repairs if needed. It's the green choice."

THE PERFECT PIECE

With so many styles and options to choose from, how do you narrow down to the perfect piece? "If you really like something right away, don't overthink it," advises Haig. He also suggests investing for the longer term with your sofa or chair selections. "Sometimes it is better to spend a bit more and get a fabric that fits your lifestyle and will last as long as the skeleton of your furniture," he says.



TRENDING:

"Ceramic-top dining tables are still in high demand. Corduroy and chenille fabrics are popular. High performance FibreGuard treated fabrics are practical. Naturals and light-coloured furniture are in," says Haig. OH

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THE NEWEST WAY TO FURNISH

'After the first few auctions, we became more curious - people were winning full rooms at a fraction of the retail price!'

Imagine there was a way to furnish your interior space, not only in the comfort of your pyjamas with endless options at your fingertips, but also at half the price and delivered within 48 hours. Sounds like a dream or perhaps someone playing a prank.

Well, at **Unreserved.com**, this is now a reality. Since partnering up with Dala Decor to stage the homes shown on the auction platform, Unreserved has heard the demands of their buyers and sellers when it comes to furnishing their own homes.

unreserved

Conceptualised off these demands came the idea of auctioning off rooms full of furniture to everyone! These professionally decorated rooms are thoughtfully put together with furniture that is barely used.

Auctions are competitively priced and have a significantly discounted outcome. After only a couple months of furniture auctions, this is what the winners of some of the fully designed rooms have to say...

'The fact that they delivered within a couple days completely sold me.'

'I am no longer staring at an empty room and can finally enjoy and use the space.'

My boyfriend and I were so excited to have purchased our first home. We really wanted to revel in the joy that should come with such a huge milestone. Unfortunately, it didn't take long for the stress of furnishing this new space to really set in. When we heard about fully designer-curated rooms going on auction, we were all in on it. We won the very first auction and cannot express how happy we are with the whole experience!

-Kay G.

ALL FURNITURE BY DALA DECOR

Furniture is so expensive nowadays and lead times take forever! We were looking at sofas that wouldn't be delivered for over 4 months! I was so tired of not having a space that felt completed and was really feeling defeated by furnishing our living room. I heard about Unreserved and decided to check it out. The fact that they delivered within a couple days completely sold me. I am no longer staring at an empty room and can finally enjoy and use the space.

-Cassandra B

We were pretty hesitant at first by the idea of auction furniture shopping. After the first few auctions, we became more curious - *people were winning full rooms at a fraction of the retail price!* I mentioned it to a friend of mine and since neither one of us needed all the furniture, we went in on a room together and split it up between our homes!

-Miranda L.

PHOTO: GILLIAN JACKSON

VACAY *every day*

STORY **LAURA HAY**

You know that feeling you get when you arrive at your vacation home. Whether you own, rent or visit as a guest, that sense of rest, relaxation and recreation is irresistible – and once you're there, you never want to leave. But it's not just the waterfront or wooded location that gives you the feels. The set-up and style of the home play an important role in how you socialize, entertain and enjoy it. Here are some design features you can incorporate in your home to create that vacation vibe. *Continued on page 48*

PHOTO: LISA PETROLE

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Pay attention to flow

Entertaining is the name of the game in most vacation homes, which benefits from an open-concept floor plan connecting the kitchen, living room and dining area into one unified space. This communal layout allows family and friends to gather and spend time together, while still giving each other room to breathe.

But there's a catch-22: the space needs to be open, but also connected and cosy. How do you achieve balance between these seemingly conflicting characteristics?

Start with a consistent aesthetic. Echo materials and finishes in all connected living areas, such as continuous wood flooring, millwork and colour scheme. From designing many vacation homes I can attest this blurs the boundaries between rooms, making them appear larger and fresher, while allowing natural light, views and conversations to flow freely.

Now, add warmth and interest

You can do this by organizing your space according to activity. The beauty of this design approach is the ability to customize the space to your hobbies and preferences, such as adding a charming banquette to host family meals and game night, a cosy reading corner to dig into a juicy book and an inviting conversation area in front of the fireplace. The aesthetic of each area should be consistent with the broader style of the space, but independent of the others with its own dedicated furnishings, accessories, light source and rug, to visually anchor each vignette.

PHOTO: LORI HAMILTON

Create a relaxed aesthetic

Vacation means rest and respite, relaxation and rejuvenation. For most of us, vacation time also signals a return to nature, which serves as not just the location but as inspiration.

Indeed, recent trends have shifted back to nature in a big way, with a more relaxed, organic palette of colours, materials and finishes. Colours tend to be less saturated, with gentler, more muted blues and earthy greens at the forefront this year. Meanwhile, materials and finishes are softer, with mattes and textural elements that are both touchable and visually warm. The same qualities resonate in fabrics and upholstery, which lean to linen, wool and blends, layered to bring more texture and softness to the space. Overlapping area rugs, pillows and throws are a great way to bring a comfortable, "collected" look while adding a cosy touch and small but mighty hits of colour.

PHOTO: VENJHAMEN REYES

PHOTO: LORI HAMILTON

PHOTO: LISA PETROLE

Make it functional

Remember, the name of the game at your vacation home is "easy living." Daily cleaning and maintenance should be the last thing on your mind. To that end, seek out materials, fabrics and finishes that require little maintenance but offer good durability.

Keeping function and comfort in mind, scale back on your furnishings. This creates more room to move, while leaving fewer things to dust! When replacing old furniture or adding new pieces, look for dual-purpose pieces that serve their primary function while doubling as storage.

Achieving harmony between function and style can be challenging, but remember your vacation home is your great escape and ultimately, it should serve your every want and whim. Work with a professional designer to ensure it's a space that pulls you back, for all the right reasons. **OH**

International Designer Laura Hay, Principal of LH Decor & Design Inc., brings over a decade of experience to her work in residential interiors in the GTA, Canada, United States and Bahamas.

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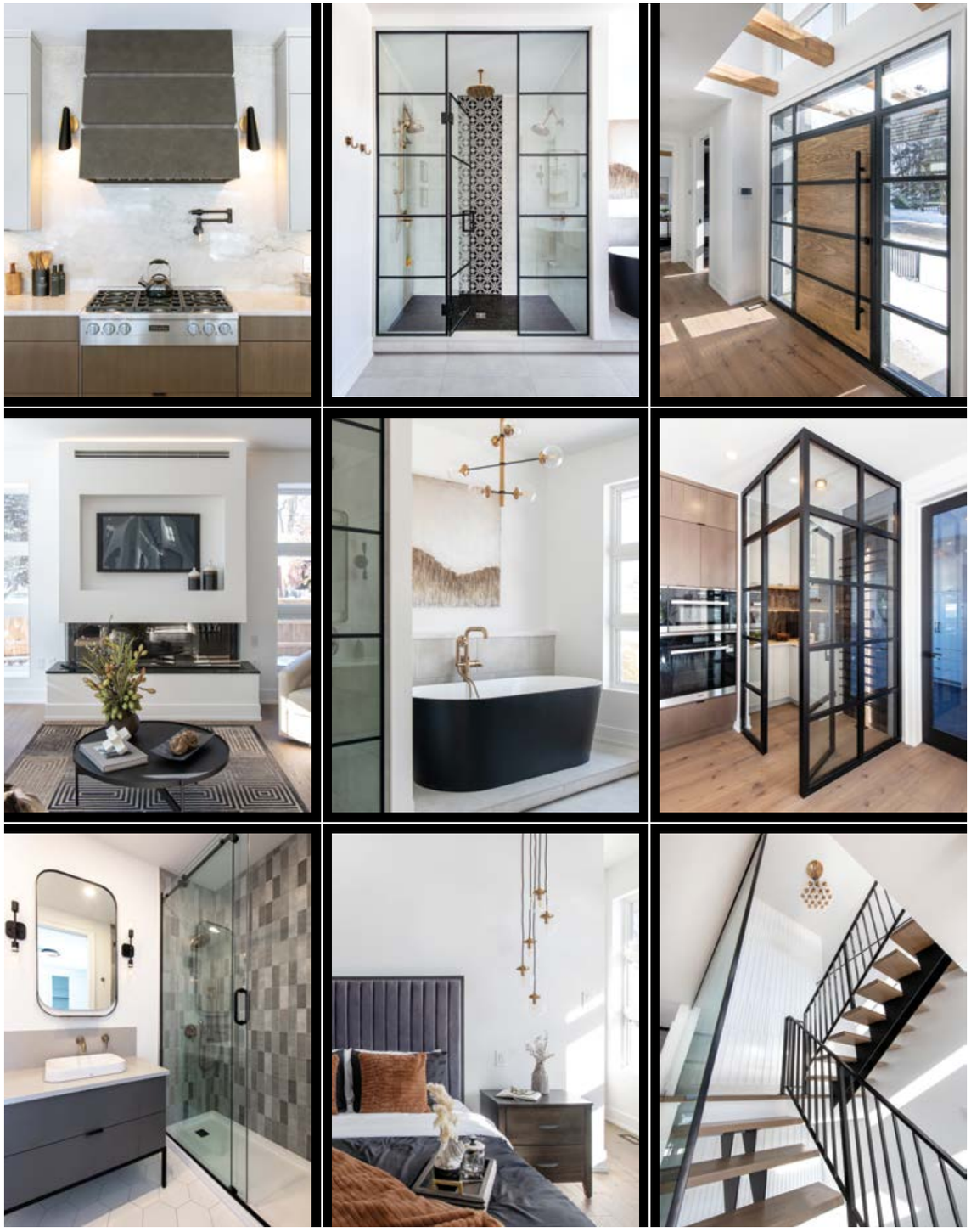
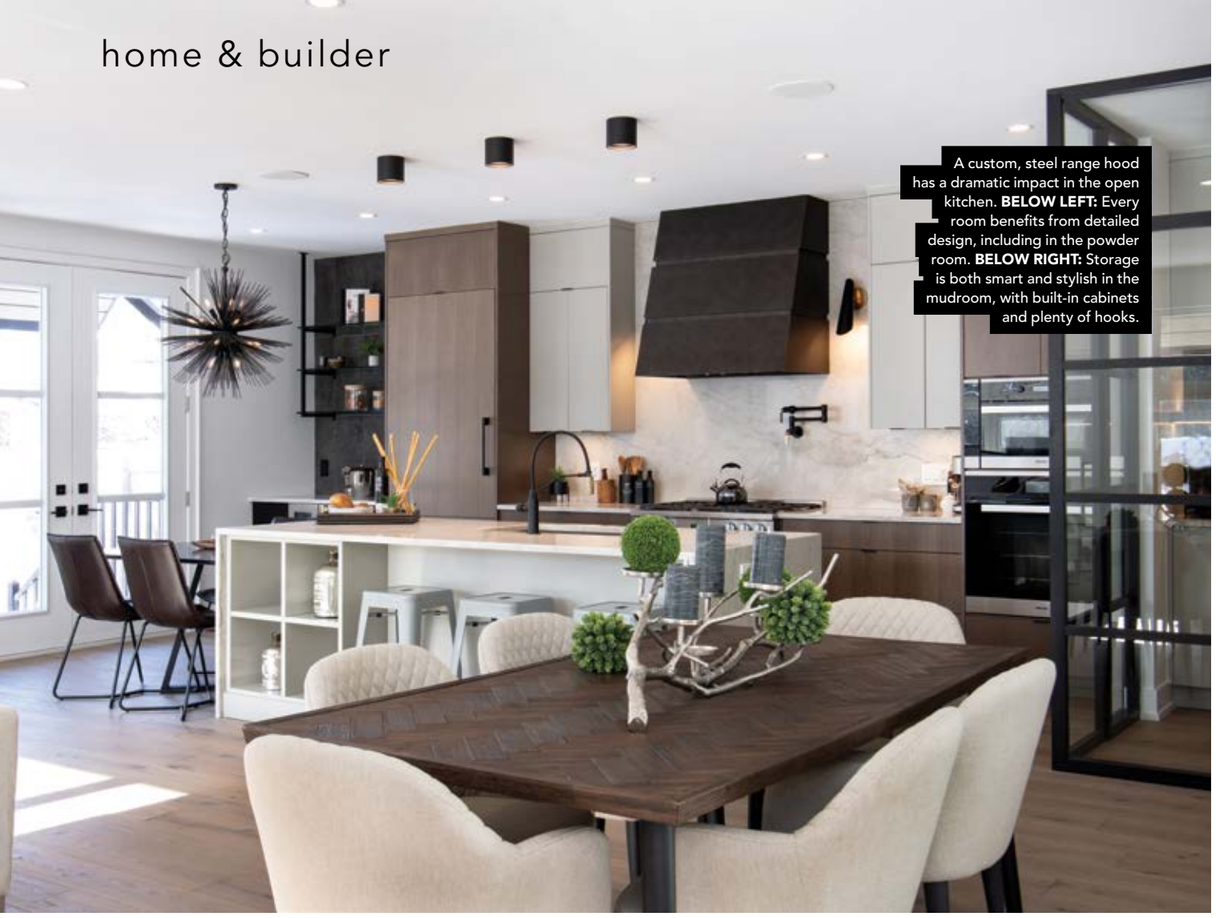


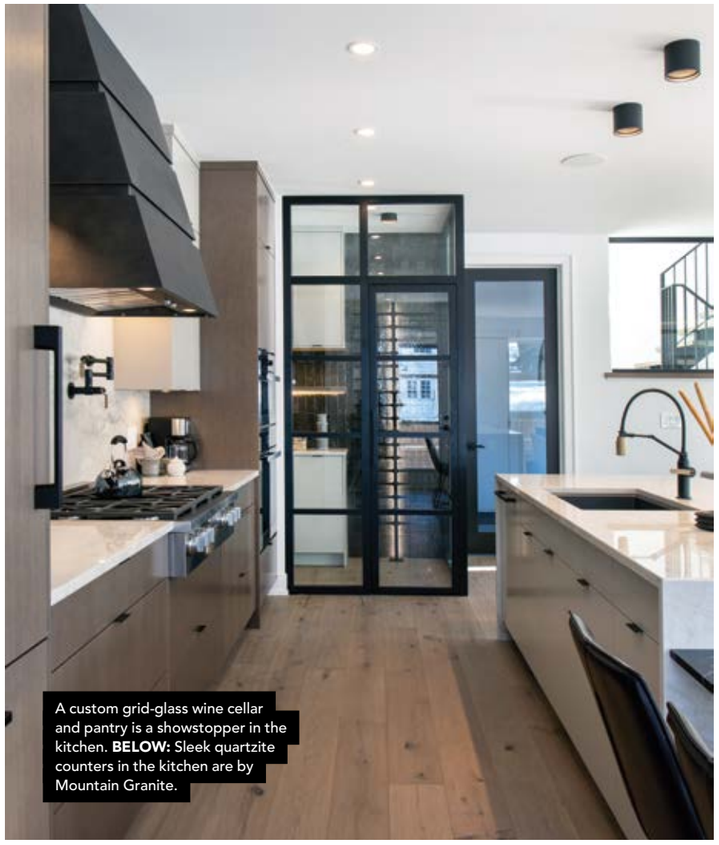
FARM FRESH MEETS INDUSTRIAL

AFTER THEIR THREE BOYS LEFT FOR UNIVERSITY, JENNY AND MARK NOONAN WANTED TO DOWNSIZE AND EMBRACE URBAN LIVING. *Continued on page 52*

STORY **BRIANNE SMITH** | PHOTOGRAPHY **GORDON KING**



A custom, steel range hood has a dramatic impact in the open kitchen. **BELOW LEFT:** Every room benefits from detailed design, including in the powder room. **BELOW RIGHT:** Storage is both smart and stylish in the mudroom, with built-in cabinets and plenty of hooks.



A custom grid-glass wine cellar and pantry is a showstopper in the kitchen. **BELOW:** Sleek quartzite counters in the kitchen are by Mountain Granite.

renovation boutique. Mark and **Gina Godin**, Mainstream's lead designer, challenged themselves to create a unique house that stood out, while also respecting the neighbourhood's existing streetscape.

"We were trying to design a home that really fit into the older neighbourhood," says Mark. "When you look at the exterior of the home, even though it's a lot more modern than what's on the street, it fits."

The result is a contemporary, industrial-style home with warm exterior finishes. A unique brick breezeway and wooden accents add to the charm of the established neighbourhood and stand out for all the right reasons. For Mark, the home holds a special place in his heart.

"The house has an amazing feel to it and it's honestly the house I'm the proudest of," he explains.

The five-bedroom residence has an abundance of natural light from clerestory windows illuminating the open-concept living space. The walls are brushed with **Benjamin Moore** Chantilly Lace. Hemlock beams extend from the exterior breezeway through the home's entryway, an element that brings the outdoors in. *Continued on page 54*

THEY DECIDED IT WAS TIME

to trade in their two-acre rural Kanata property for something more central with less maintenance.

They discovered their ideal home – a south-facing corner residence – in a mature McKellar Park neighbourhood. Jenny and Mark knew immediately after walking in the front door that this had to be their future home.

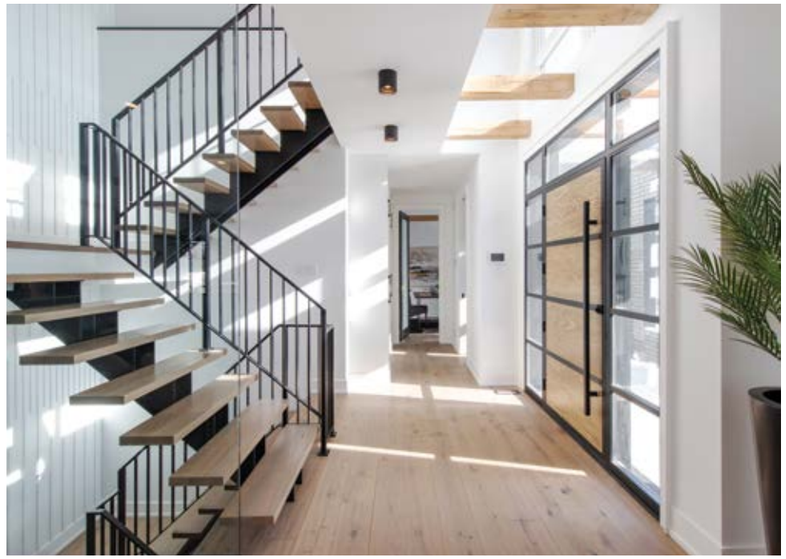
"It checked off everything on our list and just blew us away with all the finishes," says Jenny. "We were just like 'this is the house.' After spending 15 minutes walking through the home, we went home and put an offer in that night."

Built on spec by **Mark Kranenburg**, owner of **Greenmark Builders**, the home took close to two years to complete. Partway through the building process, Mark brought in **Mainstream**, an Ottawa interior design and

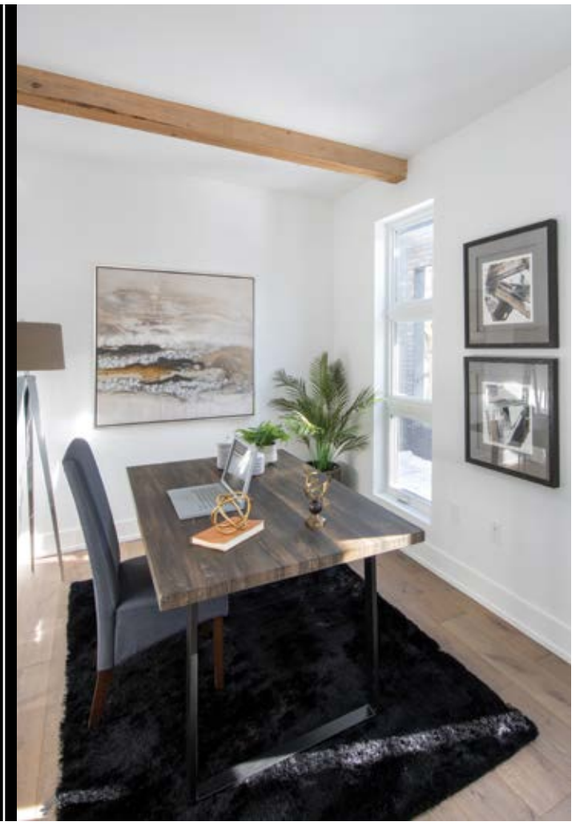
"We came up with this exterior breezeway that has these wood beams that carry into the interior and stairwell in an open-concept design," says Gina. "I was trying to create more of an industrial vibe while keeping the modern farmhouse feel that's super popular right now."

Steel spine floating stairs create openness and provide a unique focal point to the entryway. Vertical wooden lines add subtle details to a wall extending from the basement to the second floor. Custom aluminum rails follow one side of the stairs to the second floor, while the other side is attached to a glass wall (**Epp Glass**). Gina says her decision to add glass instead of a railing keeps the focus on the home's fine details.

"We did this really neat accent wall going up the stairs where we did all these cool vertical line elements," explains Gina. "With the grid glass and the wood beams, I didn't want to detract from any of those details by putting a railing there."



Ambient light plays a key role in this home's design, thanks to large windows and doors. **BELOW:** The home is painted with Benjamin Moore Chantilly Lace, providing a subtle backdrop for dramatic décor elements.



TOP RIGHT: Floating stairs contribute to the light and airy feeling in the front entryway. **ABOVE:** Clerestory windows harness natural light while hemlock beams create visual interest. **RIGHT:** It's easy to be productive when you are surrounded with style in this dreamy home office.

These fine details were a priority for Greenmark and Mainstream, which include a custom, steel range hood in the kitchen and dramatic light fixtures.

"The details in the home are just unbelievable," says Jenny. "It has these magnificent finishes that really captured our eye and we could tell it was high quality."

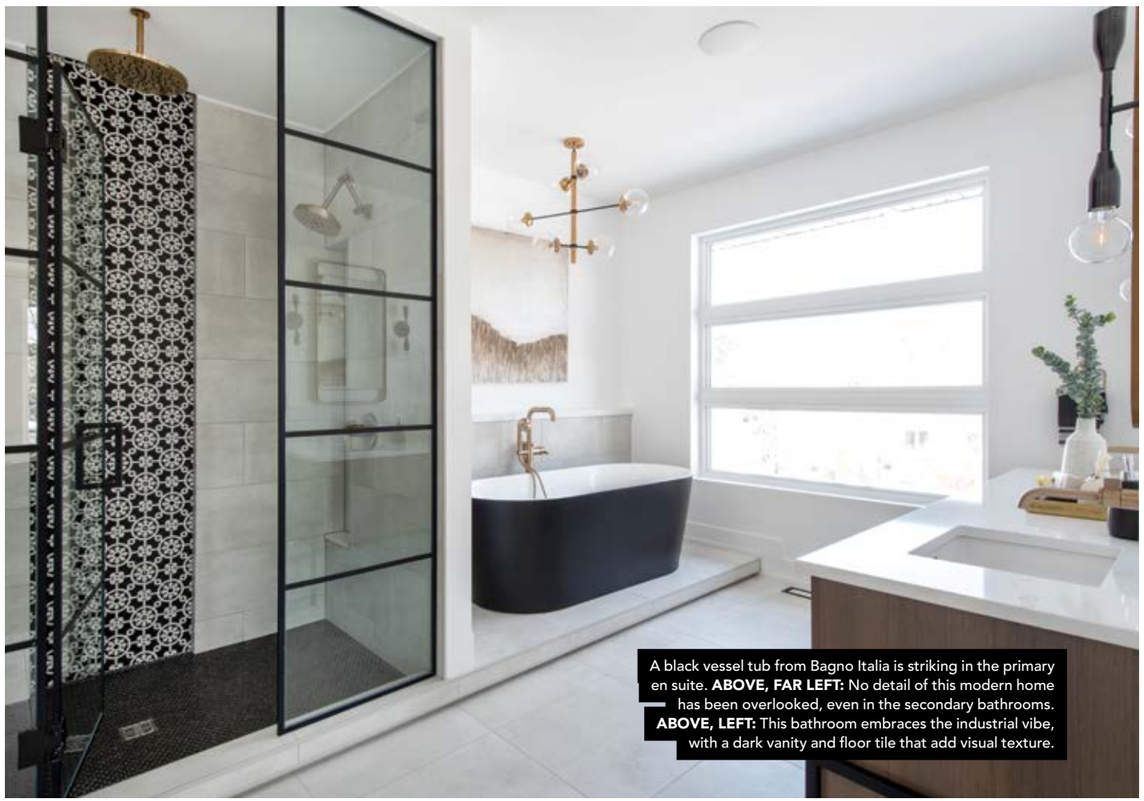
For Jenny, who loves to cook and entertain, the open-concept kitchen/dining/living space is exactly what she was hoping for. Striking quartzite countertops (**Mountain Granite**) and tiled statement walls elegantly juxtapose warm woods and soft accent lighting, striking the perfect balance of cosy and industrial. A sleek Miele gas range from **Universal Appliances** is functional for this avid home cook and adds visual interest in the kitchen.

As a trained sommelier, Jenny was instantly drawn to the custom grid-glass wine cellar and pantry.

Designed and built by **Max Belley**, Mainstream's president/builder and team member **Marc Lavigne** in the company's workshop, the glass-walled room is an eye-catching feature that allows separation in the open-concept layout. *Continued on page 56*

THE BATHROOMS ARE ANOTHER FEATURE THAT CAUGHT THE HOMEOWNERS' EYES IN THE INITIAL WALKTHROUGH. EACH WITH THEIR OWN UNIQUE LOOK, MAINSTREAM AND GREENMARK USED THESE AS AN OPPORTUNITY TO HAVE A LITTLE FUN IN THE DESIGN PROCESS AND BRING FLAIR TO THE HOME.

Continued on page 58



A black vessel tub from Bagno Italia is striking in the primary en suite. **ABOVE, FAR LEFT:** No detail of this modern home has been overlooked, even in the secondary bathrooms. **ABOVE, LEFT:** This bathroom embraces the industrial vibe, with a dark vanity and floor tile that add visual texture.

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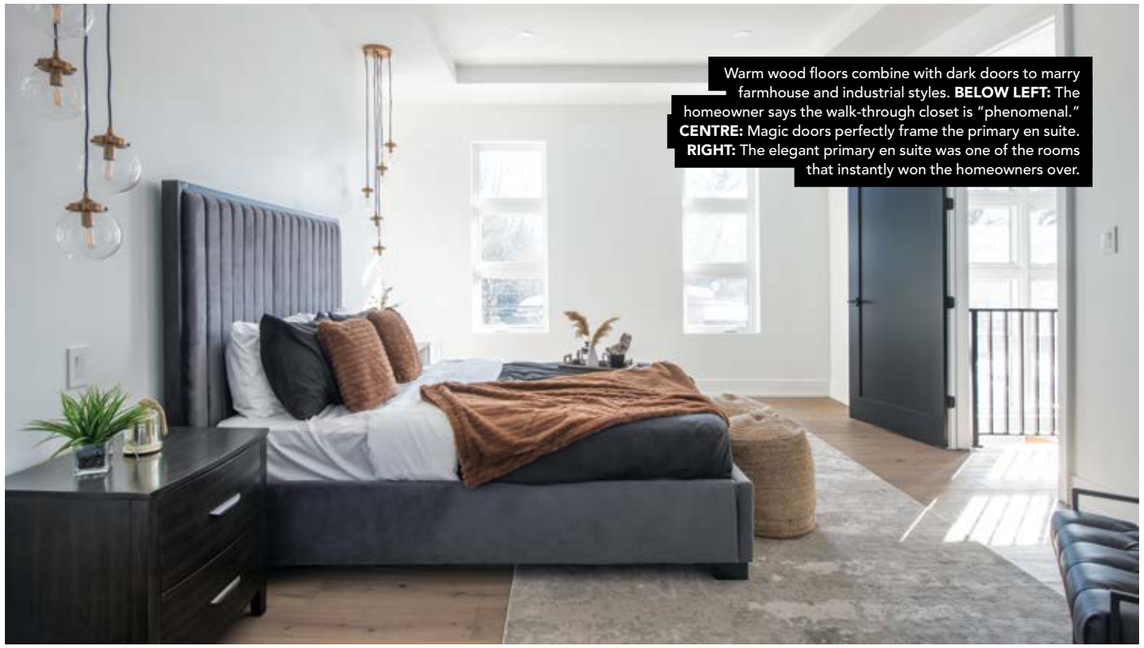


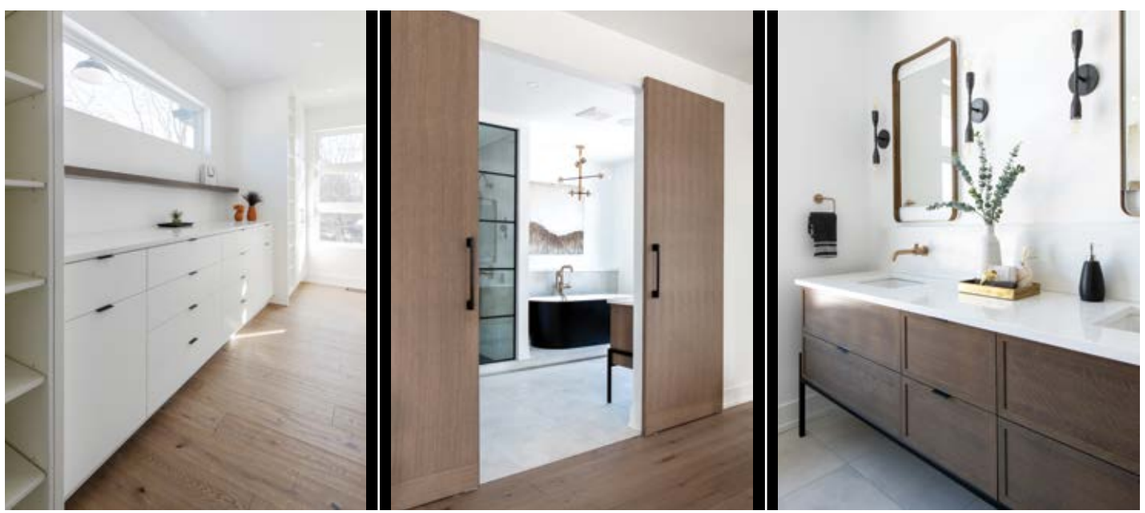
Warm wood floors combine with dark doors to marry farmhouse and industrial styles. **BELOW LEFT:** The homeowner says the walk-through closet is "phenomenal." **CENTRE:** Magic doors perfectly frame the primary en suite. **RIGHT:** The elegant primary en suite was one of the rooms that instantly won the homeowners over.

Out of the four-and-a-half bathrooms, the clear showstopper is the primary en suite. Complete with dual showerheads, niche lighting and a sleek black vessel tub (**Bagno Italia**), Gina's vision of creating a spa-like experience was truly brought to life.

The primary en suite and the walk-through closets "are phenomenal," says Jenny.

"They are everything we could've wanted. There is cool accent lighting along the floor. It's so well thought out."

This stunning home is the hallmark of a creative collaboration between two companies. Mark has high praise for the energy and stylish detail that Gina and Max brought to the project. Mark says, "Gina is just so creative and so good at what she does. Gina, Max and I, we're high energy kind of people, so when you put the three of us together, sparks fly." **OH**



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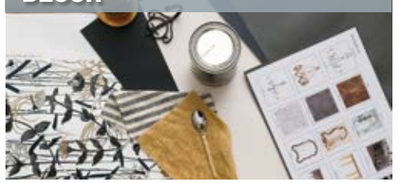

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PHOTOGRAPHY **ANNEMARIE GRUDEN**

Denis & Lyse Perrault, with Merlot

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WHAT'S TRENDING

Our Marilys rosé and Orange wine are always very popular during the summer. This year, we have a new wine – a bubbly called Pompette.

Continued on page 62

Jacques Marchand, Simone Marchand & Eric Marchand

WHAT'S TRENDING

Statement pieces are trending. Sconces in the kitchen and living room. Larger pendant lights over the kitchen island. Fixtures that are colour selectable, dim to warm or colour changing.

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Mireille Bellavance

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Family-owned-and-operated Urban Quarry has been part of the community for 36 years. Working with trade partners and accounts, they specialize in the custom fabrication and installation of natural stone, premium quartz and ultra-compact surfaces.

WHAT'S TRENDING

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THE EQ DIFFERENCE

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Continued on page 64

Emily Jossinet and Gary Singh

SINGHKO DESIGN BUILD REMODEL

With 20-plus years of experience in the business, Singhko Design Build Remodel has evolved from an interior renovation company to more complex and comprehensive projects like luxury kitchens and baths, additions and full new builds. Their continued success is built on quality and consistency.

WHAT'S TRENDING

A shift towards bigger projects. Less housing stock on the market and people wanting to re-think their living spaces after pandemic stay-at-home have resulted in people doing full main floors, additions and full reconstruction of space, rather than a one-room reno.

THE SINGHKO DIFFERENCE

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When creating the name for her passion business, Kristen decided to combine the names of her children – Lincoln which is her son's name, Mae which comes from her daughter's name Maddie Mae, and then Interiors for her passion for Interior Design.

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(Please see ad on pg 79)

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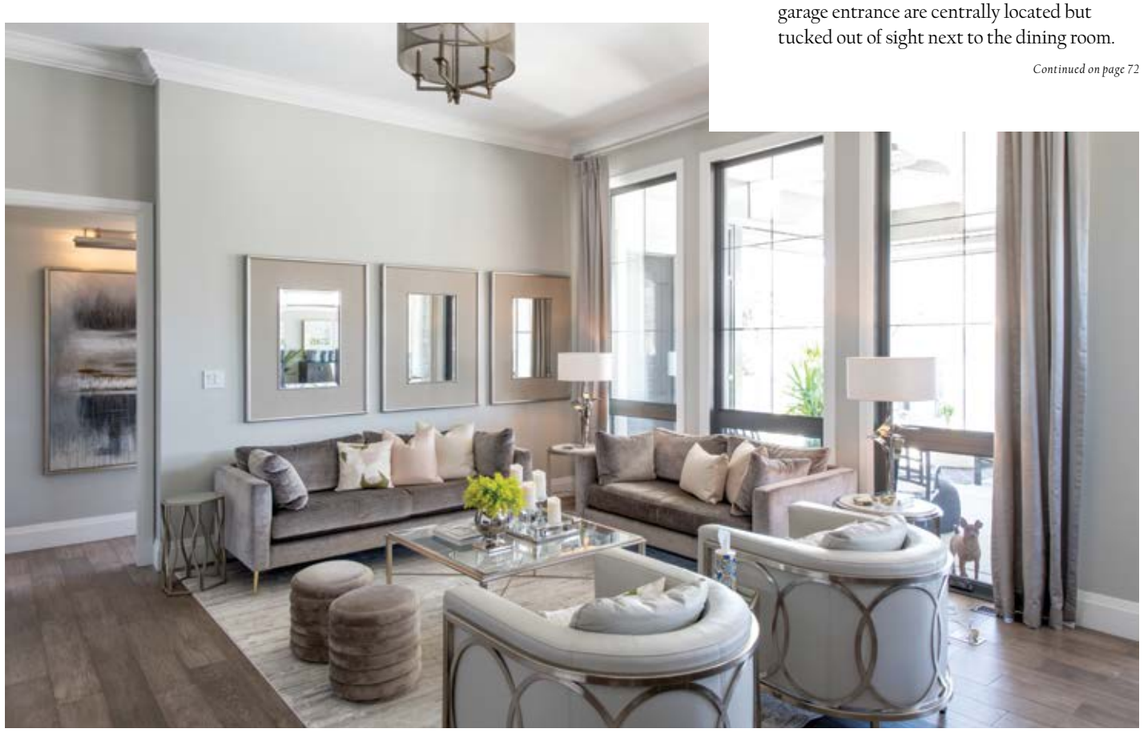
STORY **JODY SCULLY** | PHOTOGRAPHY **GORDON KING**

The foyer of this expansive bungalow provides an enticing taste of what awaits inside. It's luxe, with gleaming porcelain tile, an impressive floor-to-ceiling mirror, an eye-catching light fixture and 12-foot ceilings. This rich and refined look carries throughout the entire home.

As the designer and decorator of the property, **Allison Ross**, owner of **Across Ottawa Home Staging & Interiors**, is thrilled with how the entire home turned out. She brought her vision for the design to **Miroca Design Inc.** to help pull everything together and finalize the architectural drawings. The home was built by **Urbanlux Homes** and the landscaping was completed by **Pro Pavingstone Inc.** and **Artistic Landscape Design Ltd.** *Continued on page 70*

ABOVE: This home buzzes with curb appeal, thanks to landscaping by Artistic Landscape Design Ltd. and Pro Pavingstone Inc. **RIGHT:** Natural light spills through large windows from Dalmen Pro Windows and Doors. **OPPOSITE:** The grand foyer hints at the style that awaits.



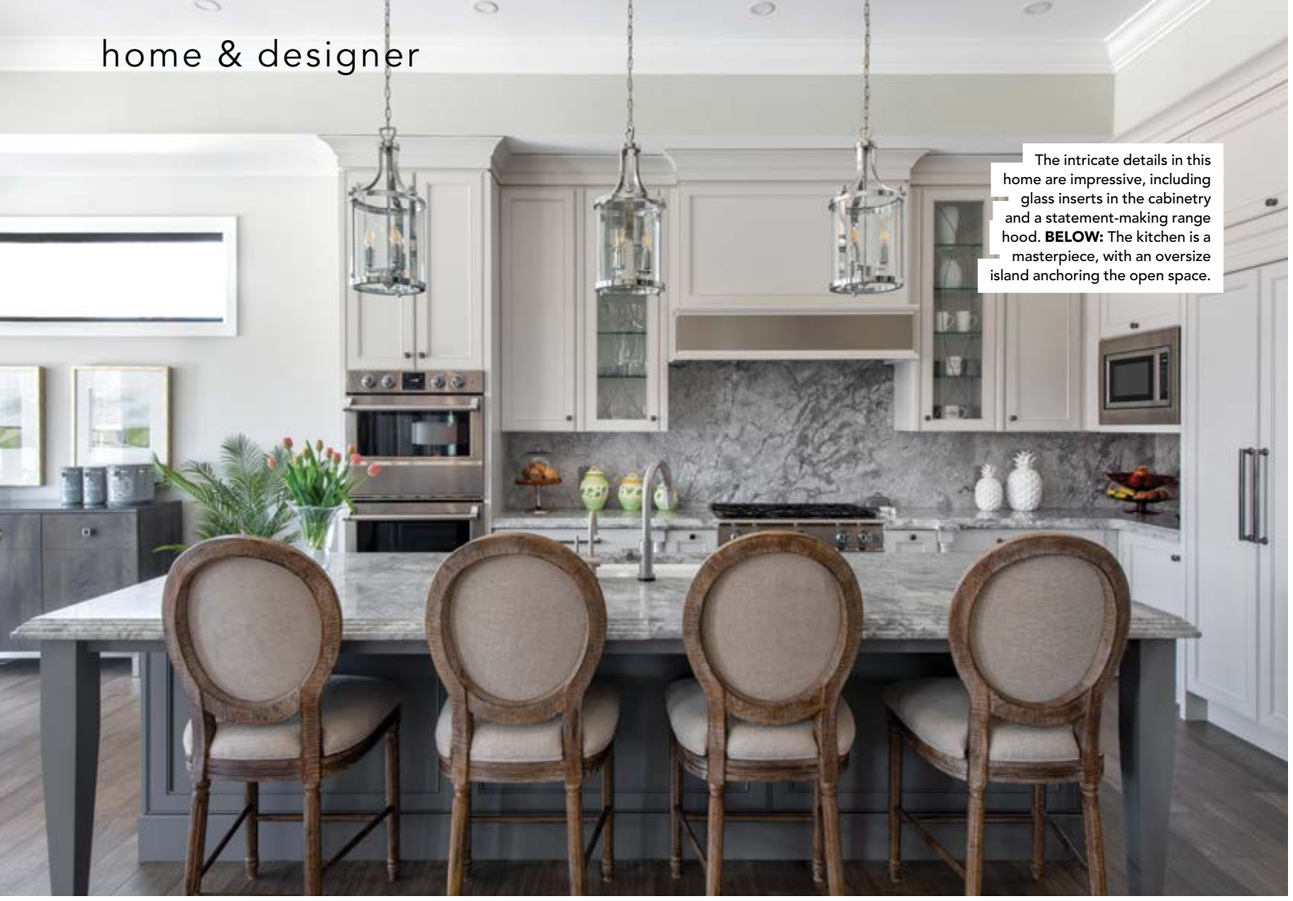
Allison credits the success of the project to taking the time to understand her client's needs. Her approach to design is function first. "We start by finding out how they need to use the space and then we design around that," she says. "If they can't live in what you design, then there's no point. It has to be functional for the homeowner."

It's evident that this home was designed with that philosophy in mind. Off the entry is a beautiful home office with its own bathroom, so clients never have to venture into the main living area. There's also a large closet, which is convenient for storing office supplies, but is also a carefully-planned design detail. In the future, the space can easily be converted to a secondary main suite ideal for multigenerational living or a live-in caregiver.

The layout of the home offers a thoughtful mix of open-concept living and distinct spaces. A long hallway separates the entry and office from the rest of the house, ensuring privacy and enhancing the feeling of a separate workspace. And while the living room, kitchen and sunny breakfast nook are all open to one another, the formal dining room is enclosed to create a more intimate gathering space. A mudroom, laundry room and main-floor garage entrance are centrally located but tucked out of sight next to the dining room.

Continued on page 72

The home office has its own private washroom and could easily be converted to a secondary main suite to accommodate changing needs in the future. **OPPOSITE TOP:** The fireplace is sleek and functional, with built-in shelving to display treasures and space for the TV. **BOTTOM:** The walls are painted with a pleasing hue – Benjamin Moore Gray Owl.



The intricate details in this home are impressive, including glass inserts in the cabinetry and a statement-making range hood. **BELOW:** The kitchen is a masterpiece, with an oversize island anchoring the open space.

Attention to detail is evident in the design choices that enhance flow and create continuity throughout the home. Features throughout the main rooms, such as substantial crown moulding (**Portes Express Doors & Trim Ltd.**), a consistent wall colour (**Benjamin Moore** Gray Owl) and gorgeous engineered hickory flooring (**BH Floors Ottawa**) all work togther to create a connection between the spaces.

Maximizing natural light is also a prevalent theme throughout the home. Almost every room features a bank of windows (**Dalmen Pro Windows & Doors**) that spans the height of the room and floods the space with natural light. In spots where you wouldn't normally find a window, Allison added long clerestory windows near the ceiling to let light in without infringing on privacy. Paired with high-gloss finishes and strategically placed mirrors, the entire home shines.

Downstairs on the bright lower level is a media room, with a rustic and elegant wine cellar tucked off to the side.

After 13 years of helping people sell their homes quickly and above asking, Allison knows what it takes to make someone fall in love with a home. "Many of our clients see what we do with the staging and are so happy with the outcome, they end up hiring us to do their new homes." Although the bulk of Across Ottawa's business is home staging, they also have an interiors division. Allison wants people to know that "they don't have to be selling a home to take advantage of our services."

Continued on page 74

LEFT: Glass railings are strategic and create a light, airy feel. **ABOVE:** A built-in servery is beautiful in the dining room. **BELOW LEFT:** There is something unique to discover in each room, including light fixtures and a textured vanity in the bathroom. **BELOW:** The formal dining room is the height of elegance for entertaining.

When it comes to the importance of home staging, Allison is emphatic that "homes have to be 100 per cent showcased at their best regardless of what the market is like. People expect perfection. They want to live the dream. A home is an emotional buy. If people love what they see, they're going to buy it, regardless of whether or not it's what they really need."

And Allison recommends a proactive approach to stay current, stylish and comfortable when it comes to home improvements and updating décor. "Stay on top of things," she advises. "Don't wait 20 years before you invest. Invest a little every year." That way, she says, you can better manage the cost of improvements and you have time to enjoy the upgrades before you sell.

Continued on page 76

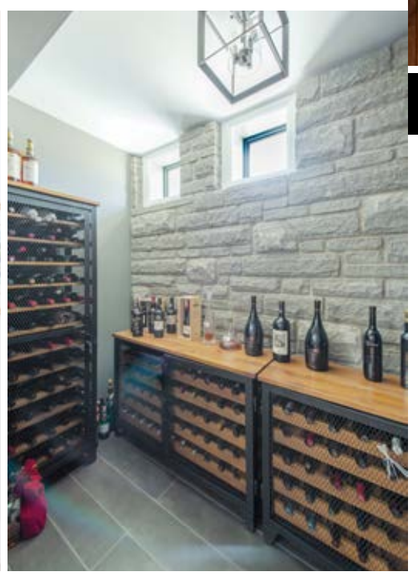
TOP: A tray ceiling draws the eye upward in this serene primary bedroom. **ABOVE:** The walk-in closet seemingly goes for miles and features a large window, making it a bright room unto itself. **LEFT:** Tile choices are beautiful in the primary en suite, with a herringbone pattern in the shower and pretty tiles on the floor.

The generous covered patio with automatic screens and a splash pool create a perfect backyard bay. **BELOW LEFT:** Transom windows are seen throughout this home and add a decorative touch. **BELOW RIGHT:** The wine cellar on the lower level features a stone accent wall.

When asked which space in this dreamy bungalow is her favourite, Allison says it's a hard question to answer since she "loves every inch of the home." But the outdoor living space is a stand-out. The backyard features a splash pool (**Rinox Inc.**) and a fabulous, covered patio with automatic screens that can be lowered to enclose the entire space. The big window in the breakfast nook in the kitchen doubles as a retractable door, so the entire wall can be opened up to blend indoor and outdoor patio space comfortably.

"Outside in the summertime is just stellar," Allison says. "The seasons are so short. But lowering the screens makes it enjoyable day and night."

From the front door and stylish lower level to the backyard oasis, Allison has demonstrated with this bungalow the depth of drama that can be achieved when design details are purposefully layered and connected. **OH**



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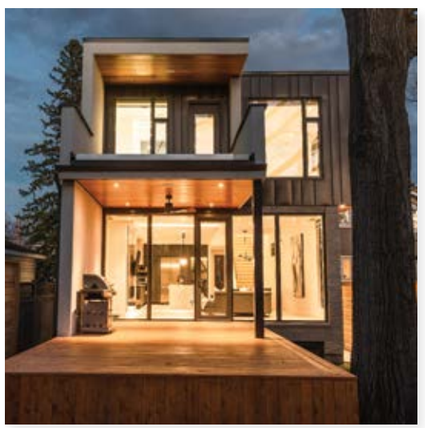

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TRUE BLUE

STORY **PATTI WILSON**
PHOTOGRAPHY **MIKE CHAJECKI** & **JAMES C LEE**

Is blue the new *it* colour? I say yes! This versatile hue comes in hundreds of shades and tones, from primary blue, barely-there baby blue, to Pantone's 2022 colour of the year – a bold, purplish periwinkle. Indeed, there's a variation of blue that goes with everything in every room. Here's why blue is my go-to hue in much of my own design work and where to incorporate it in your own home.

WHY THE DRAW TO BLUE?

This incredibly adaptable colour is a "shape-shifter," with a shade for every mood, making it a fixture in many different rooms, with varying results. Blue can range from energizing and relaxing to brooding, depending on its tone, temperature and vibrancy.

Continued on page 80

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TEMPERATURE & MOOD

Blue is thought to be a cool colour and it often is – but not always. Cool blues have green undertones, while warm blues have purple ones, such as denim or slate, which boast earthy, organic characteristics and are subtly warm. The "temperature" of your blue can dramatically impact the overall ambience of the room.

A warm blue is the perfect choice for cosy spaces, such as a living room, family room or den, giving some wonderful depth and drama. These shades of blue have a warmth and intimacy to them, which are conducive to the intimate activities taking place in these areas of the home. Depending on the desired atmosphere in your space, consider a moody, navy blue.

Meanwhile, on the cool side of the colour spectrum, you'll find greenish blues, such as aquamarine, turquoise and other ocean-inspired hues. The bathroom is the logical choice for these cool colours, inspiring a sense of calmness and relaxation. They also pair well with other bathroom staples such as mirror and polished chrome and complement crisp white casings, fixtures and floors. This classic palette boasts widespread appeal and for good reason. The look is fresh and clean, perfect for a spa-inspired bathroom.

Beyond temperature, colour intensity can also influence the mood of your space. A saturated shade of blue will convey a very different look and feel than a faded version of the same. Barely-there blues act as palette-cleansers, which are essential for hectic lifestyles, delivering some much-needed serenity when it's time to retreat.

HOW TO "DO" BLUE

That all depends on your space, your intended vibe and the blue you'll be using. But generally speaking, if blue is your dominant colour in the space, chances are it is a lighter, paler shade. In this case, blue acts as your backdrop, which you'll liven up with a secondary colour and accent colour. Refer to the 60-30-10 rule when playing with colour proportion: 60 per cent of the space is reserved for the dominant hue, 30 per cent for the secondary and 10 per cent for the accent, which is usually a bolder choice.

If blue is your secondary or accent colour (or both), chances are you've selected something a little more daring, more vibrant or darker. A feature wall, a bank of cabinets, furniture and accessories are all impactful ways to incorporate your selection into a more neutral aesthetic.

I've always enjoyed working with blues in my design work and in spite of the ever-changing trends I've seen come and go, this one seems to have endured them all with grace and a touch of drama. It remains at the forefront in 2022, inducing a sense of calm in a world that can get crazy at times. Try it out in your home and see what it can do for you. **OH**

Patti Wilson, principal of award-winning Patti Wilson Design is known for creating stylish, thoughtfully curated, livable interiors.

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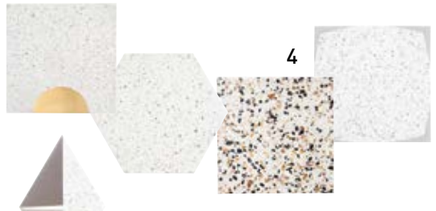
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SPECKLED Style

Terrazzo is back in all shapes and colours. And it's not just for floors, walls and counters. The terrazzo look is everywhere and we've found some fun ways to introduce this look at home.

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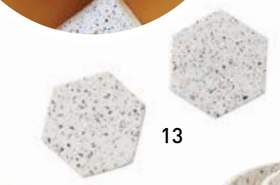
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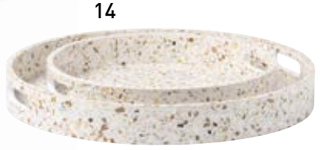
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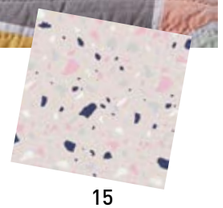
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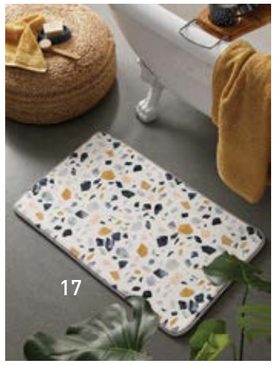
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1. **RENWIL:** Bruno Bookends **2. RENWIL:** Teano Side Table & Magazine Holder **3. INDIGO:** A4 Spiral Notebook in Terrazzo Blush **4. GEON TILE:** Assorted Terrazzo Tile **5. SURYA:** Terra Pillow **6. RENWIL:** Castelo Pillow **7. S'WELL:** Pink Terrazzo Takeaway Mug **8. IH CASADÉCOR:** 9.5" Cutting Board Shape Ceramic Trivet **9. SIMONS:** Concrete Disc Hook **10. NUEVO:** Nani Sconce in Bubble Gum Terrazzo **11. CRATE & KIDS:** Terrazzo Toddler Bedding **12. SUGARHOUSE CERAMIC CO.:** Hand-Painted Terrazzo Mug in Speckle **13. STYLE IN FORM:** Anthology Honeycomb Coasters **14. MADE GOODS:** Janison Tray Set in White Mop Terrazzo **15. ABBOTT:** Luncheon Terrazzo Napkins **16. SIMONS:** Terrazzo-Print Shower Curtain **17. SIMONS:** Terrazzo-Print Bath Mat **18. SIMONS:** Terrazzo Printed Accessories **OH**

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