

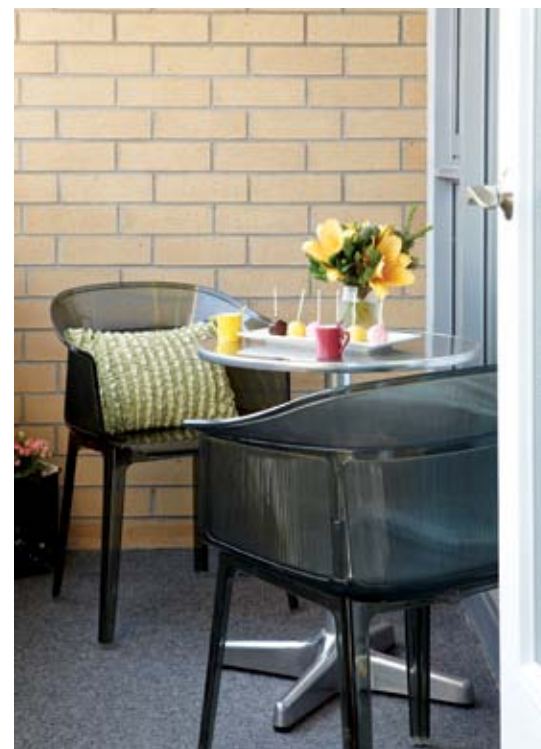
SMALL BUT MIGHTY

BY ADRIENNE BROWN
PHOTOGRAPHY BY KELLY HORKOFF
FRESH FLOWERS BY PINK POPPI

The neutral palette in this Bauer Loft is anything but boring. Beginning with cork flooring, the homeowner layered a variety of textures, patterns and materials without overwhelming the space.



LEFT: A high breakfast bar adds extra compact seating. The homeowner can chat with guests while she's in the kitchen. **BELOW:** The homeowner chose the same grey ghost chairs for her patio as she has in her living space for cohesiveness. **RIGHT:** The distinctive kitchen with its dark finishings helps define and separate the space. **BOTTOM RIGHT:** Although the space is small, it's functional and sleek, so the homeowner has no issues with entertaining.



There's no rule that says only big homes can be beautiful. New and trendy condo and loft buildings cropping up across Waterloo Region are proof that good things, quite often, come in small packages.

At just 780 sq. ft., this one-bedroom Bauer Loft on King Street in Waterloo is the perfect example of simple living with style.

In this case, the homeowner, a young woman, was one of the first to move into the building over four years ago and she was excited to start with a clean slate and make the space her own. She had looked at other lofts in town but decided this was the best location and style for her and it fit her budget.

As the first owner, she was able to make basic design choices from the get-go. She opted to close in the ceiling with drywall to keep the

noise down and install pot lights in her living space and bedroom. In the kitchen, she chose cherry cabinets and granite counters. A large island functions as the hub not just for the kitchen, but for the whole living space. She purchased stainless steel KitchenAid appliances and ceramic Kohler sinks.

In the bathrooms (a powder room near the front door and a large master en suite) she selected quartz counters and 12-by-24 inch ceramic tiles for the floors. For laundry, the homeowner selected a Whirlpool washer and dryer set.

When it came to decorating, the homeowner focused on her main living space first. Since it's her "first real place" she wanted to inject her own style, get all new furniture and really make it her dream home. "I like contemporary but I do like transitional too," she says. "I didn't want a contemporary bedroom, for example. I wanted a mix. You don't have to go all modern."

She started with the white leather sofa she'd been coveting from **Leather By Mann** and her décor sprung from there. Her coffee table, side tables, bar stools, wall units, pillows, chandelier and floor lamp are also all from Leather By Mann, as is the beautiful Santa Fe cowhide

rug with gorgeous silver flecks painted on it for added interest. It's a beautiful piece that doesn't take up unnecessary space while still adding personality and style.

"I do like things simple," says the homeowner, who admits to leaning towards minimalism, although she also likes a little flair, too. "You don't need to repeat things too many times for them to be effective." That's why she leaned towards more earthy elements, including cork flooring and stone details. By drawing in textures through fixtures, she didn't feel like she needed to add "too much stuff" to her space.

While she doesn't have a fireplace, she does have a freestanding ethanol tabletop version by Blomus, which she says she uses all winter. It provides a charming flame in the middle of her coffee table – and plenty of heat.

In terms of paint, the homeowner wanted to stick with a neutral colour that would work with her new finishes and mix of textures in her furniture. She chose Titanium by Benjamin Moore from **Expressions On King**.

Essentially, two main elements make the small space work so beautifully and efficiently: simple, classic style with lots of white and carefully considered storage. In her bedroom, in particular, the homeowner stuck with white bedding, a fresh, white headboard and



Continued on page 26

feature

RIGHT: Floor-to-ceiling windows out to the patio let plenty of light into the homeowner's feminine master bedroom. **BELOW:** An antique chair tucked in the corner of her room is exactly the type of simple accent the homeowner tried to incorporate through her whole space. **BOTTOM RIGHT:** The master bath is surprisingly large and luxurious. White finishes keep it looking clean and fresh.



simple wool carpeting for the décor. She also had **Space Age Shelving & Design** from Cambridge install tailored closet organizers so she can keep all of her clothing and belongings straight. "I absolutely needed it for a closet that size," she laughs.

Her bedroom is flooded with light from large windows that look out to the balcony and then beyond. She went for a more traditional and feminine approach to the décor while still keeping things simple. In addition to a few white frills and sparkly accessories, she incorporated soft green accents into the room to tie in with the balcony furniture on the other side of the window, since it often feels like one big space.

While she also has access to a barbecue area on the building's roof, her own balcony is big enough for a bistro table and seating for two – perfect for coffee in the morning or a glass of wine at night. "It feels like a totally

different area of the condo. It feels like you're somewhere else," says the homeowner. She installed a Phantom screen door so she can leave the door open and let air flow through in warm weather.

Finally, she had local contractor **Dave Ryan** come in to mount the Novecento wall storage units and her televisions. Hanging both on the wall eliminates the need for more furniture so her space doesn't feel cluttered or full.

The homeowner likes to entertain friends in her space, but when celebrations get too big, she's just an elevator ride away from The Bauer Kitchen and the hustle and bustle of King Street, the perfect balance for her current lifestyle.

When she needs a break, she can retreat back to her cosy home. "Simple feels calmer," she says. This loft is her calm oasis in the middle of a busy city – and she loves it. **OH**

WWW.NORTHFIELDTRIMANDDOOR.CA



**NORTHFIELD
TRIM & DOOR Inc.**

We are your Interior Trim, Door
& Hardware Specialists

39 Northfield Drive West
Waterloo, ON N2L 4E6
519.884.4901






TAKING DRYWALL SOLUTIONS
TO NEW HEIGHTS

For work that is unparalleled in excellence and value.

519.624.4400 • www.altadrywall.ca
 depifano@altadrywall.ca
 250 Thompson Drive, Unit 2, Cambridge ON N1T 2E3



Brodrecht's Flooring Canada

45 Northland Rd.
Waterloo, Ontario
N2V 1Y8

519-885-3200
www.brodrechts.com

MANNINGTON.
Beautiful floors for the real world



BRODRECHT'S
FlooringCanada

where friends send friends