



# TOP TO BOTTOM *refresh*

STORY **ADRIENNE BROWN** | PHOTOS **TARA WEST**

This home's main living area is topped off with original beams, which were updated with a fresh coat of light paint. The large doors walk out to a beautiful back yard. **BELOW:** Mario Gianniotis from Riverside Door and Trim, Sandi Duclos from Sandi Loreen Duclos Interiors, and Maggie Bard from Accents for Living.



This formal dining room off the main foyer is set and ready for company. **ABOVE:** Marble flooring in the foyer, at the bottom of a spiral staircase, is the only original flooring that remains in the home. **TOP RIGHT:** Sandi Duclos used just the right accents and hits of colour to make the palatial home shine.

Some homes are just too beautiful to pass up, even if they aren't what you were shopping for.

When George and Andrea Gianniotis, part owners of the family business **Riverside Door & Trim**, were looking to downsize, they happened across a 10,000 sq. ft. stunner in Waterloo. At least, they knew it could be a stunner, once it got some help.

Although they changed their minds and didn't end up moving into the home they fell in love with, the couple

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**RIGHT:** Soaring ceilings offer plenty of height for new cabinetry, which was all built by Riverside Door and Trim. **BOTTOM:** The island is the centrepiece of the kitchen, which features all brand new appliances. **OPPOSITE:** The eat-in nook in the kitchen is the perfect spot for afternoon tea.



did decide to renovate and update the whole space before relisting it.

After working on the bones for several months, they hired **Sandi Duclos** of **Sandi Loreen Duclos Interiors** to help them make the five-bedroom home shine.

“‘This house needs a family in it,’ Andrea told me,” says Duclos. “And because the house was going up for sale, we wanted to appeal to the masses.” White cabinets and “greys you can live with” were her first choices. “It’s all neutral but very fresh looking,” she says.



But tackling such a large project was no easy feat. Almost everything had to be changed.

Aside from the Calacatta marble in the foyer, which is original, all the flooring in the home is new. Area carpeting was provided by **Fitzgerald Carpet One**, tiles were installed in the bathrooms and Riverside Door & Trim installed hardwood in much of the home, including the top floor nanny quarters. They also replaced all the trim and cabinetry and redesigned the master walk-in closet. All seven bathrooms were gutted.

The main level footprint was also slightly altered. To accommodate more modern closet-space needs, the Gianniotises took some space from the formal living room to make a larger walk-in closet and adjust the en suite.

“I felt like the house had a story to tell and my job was to complete it,” says Duclos. “The real end will be whoever buys the house, but for me it was choosing surfaces, fixtures and design elements that were current yet timeless and furniture to complete the story,” she says. Accents For Living in Guelph provided all the new furniture in the home and Duclos complemented it with some antique pieces of her own.

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## ASK A DESIGNER

OUR HOMES asked Sandi Duclos, the designer behind this home’s dramatic facelift, to share her expertise on all things interiors:

### With a large-scale renovation, how do you decide where to begin?

Much like any renovation, a large-scale reno begins with careful planning and precise organization. First, I establish the scope and budget. From there, itemizing needs, wants and “we would love to have, but not sure if it’s in the budget” is what begins the design process. Thoroughness and attentiveness in critical planning is what can make or break a positive renovation experience, especially when the scale of the project is large.

### What advice do you have in regards to sticking to a budget, whether large or small?

Ensure the budget you are working with is realistic. If a budget is unrealistic, you are setting yourself up for failure even before you begin the design process. Overspending can be detrimental to a home’s realistic value, especially when dealing with fixed furnishings like bathroom and kitchen fixtures. Budgets are one of the most difficult aspects of any design process.

### What are some of your favourite design trends for 2015?

Current design trends are heading in a direction that thrills me. I have always had a love affair with classic and traditional design, so I am delighted to see modernism going by the wayside! With that being said, I love the new look and feel of the transitional home, which is a modern take on traditional home decorating. I’m thrilled to see gold and brass re-emerging, pattern-on-pattern trends, the use of fabric in artful ways, wallpaper and Hollywood-glam style, including tufted everything!





## feature

This main-floor master also walks out to the backyard patio. **BELOW:** The master closet features enough built-in storage for even the largest wardrobe. **BOTTOM:** The master en suite incorporates the same colour scheme as the bedroom and is just as fresh and inviting.



**It's Curtains For You** sewed custom draperies designed by Duclos for many of the home's tall windows and wide doors, many that lead out to the spacious backyard, which features a pool.

"I've seen the blood, sweat and tears these people have put into this home," says Duclos. Not only a lot of work, but a lot of love went into updating the home. "It's a house that's full of character. The detail work is exquisite."

It's the series of specific design choices – from painting dark timbers in the great room white and selecting a new limestone mantel

for a two-sided fireplace, to painting the coffered ceiling a half-tint of the wall colour – that pulls everything together just as the Gianniotises had imagined. "It doesn't feel like a big house. It just kind of wraps you in grace," says Duclos.

Although the project may have seemed daunting at first, it's exactly the sort of job Duclos loves to sink her teeth into. "Interior decorating has always fueled my passion, but when everything you fancy is on trend, you just can't wait to get up in the morning and decorate!" **OH**



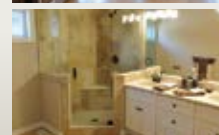
## SOURCE GUIDE

Accents For Living • Belmar Roofing • Cambridge Custom Hardscaping Inc. • Chervin Kitchen and Bath Inc. • Creative Glass 2010 • Fitzgerald Carpet One Floor & Home • It's Curtains For You • Jules For Your Home • Riverside Door & Trim Inc. • Rushton Contract Flooring • Sandi Loreen Duclos Interiors • TA Appliances & Barbecues • The Lighting Shoppe • Windows to Adoor • Woodland Air Conditioning

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