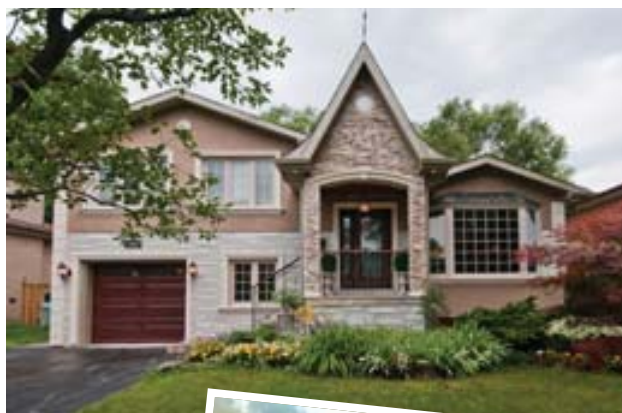




FROM DRAB *to Fab*



Outdated house was modernized for comfort and ease of entertaining

Story and photos by Miri Fatael



My home renovation was a challenging and exciting experience. Challenging because I continued to live in the house while it was under construction, and exciting because the transformation was a wonderful learning experience.

We renovated to create additional living space, especially for the master bedroom. The outdated 50- to 60-year-old house was modernized to make it more comfortable and more suitable for entertaining.

When I was recommended to the Augusto Palmili Group, I met with contractor/designer Omar Palmili who opened my eyes to so many possibilities. On the job, APG had their cleanup crew clean everything to perfection after each area was renovated. After the renovation was complete, the cleaning crew did a final cleanup, which included a full duct cleaning.

We did not run into any surprises but there were a couple of issues to overcome. Tree roots had started to invade the

plumbing, evidenced by water in the laundry room. And, there was no insulation throughout the house – a main concern because it was too cold in the winter and too hot in the summer. The cost of energy was very high.

EXTERIOR

As well as stripping the old roof to add new shingles, new windows and doors were installed, and the house was given a facelift too. The roofs were restructured with higher arcs, which made the house



stand out and look larger. Stone and stucco was applied to the front, along with a newly built vestibule, a modern gothic roof over top, pot lights with dimmers throughout, and iron railings and stone steps. It all makes for a grand entrance.

KITCHEN

A warm and welcoming atmosphere is what I wanted in the kitchen. The wall separating the kitchen from the dining room was removed for an open-concept layout, and a breakfast bar was added. I had a new country look in mind, and Palmili also suggested adding a touch of the romantic with warm golden tones and plenty of light (without it being too bright).

Luckily, we were able to refurbish the old cabinets with an antique stain to create the new country look I wanted. And

new handles and knobs completed the design. The backsplash is tiled mosaic. The granite countertop was purchased in one piece (from a wholesaler), and Palmili's crew installed it, saving money.

The open breakfast bar was an added touch to the kitchen, which provides a comfortable sitting area. I wanted a big double sink, comfortable to work with, yet beautiful to the kitchen as well. A stainless-steel undermount sink was chosen. The old appliances were upgraded to new stainless-steel units. The cabinet hardware was matched to the faucets and the chandelier, which made it all come together.

MASTER BEDROOM

One of the smaller rooms in the house, the master bedroom had limited closet space and no ensuite. Palmili suggested a

five-star resort design in the bedroom. Now the room has ample space, a good ambiance with lighting, colour and textures. New features included hardwood floors, a custom-built, walk-in closet, pot lights with remote control dimmers, Venetian plaster, a lounge area with bulk head and crown mouldings, elevated step-up to master bed with cathedral ceiling, and a sliding door walkout to a Juliet balcony with a glass-and-brushed-stainless-steel railing and cedar side wall for privacy. A double-sided gas fireplace was positioned between the master bedroom and master bathroom, boasting a spectacular view from both sides.

MASTER ENSUITE

Everything in the spa-like ensuite is artful. From the dome ceiling over the



Jacuzzi bath to the custom-made, frameless glass shower with rain shower and body jets, to the chandelier with matching wall fixtures, heated floors, skylight, travertine marble floors and countertop. So many textures and soft tones and lighting bring to life a feeling of ultimate tranquility.

BASEMENT

The basement was originally split into two rooms. There was a drab, cold open sitting area, a laundry room, and storage area that was not at all renovated. The new design separated the laundry room from the storage area. Now the laundry room is more inviting with tiled flooring, fresh paint, extra storage, and

counter space. The sitting area has a new ceiling, new wood floors, bold electric fireplace, and inviting decor.

BACKYARD

An exotic red outdoor room was created using all stucco, dimmer pot lights, floor lights, ceiling fans, and a surround-sound entertainment centre with cable. It feels like a Caribbean getaway. A gazebo was also added – perfect for summer entertaining.

The total cost was about \$300,000 and it took about seven months to complete. I am very happy with the renovation experience and pleased with the final outcome of the redesign of the entire home. ■

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