

Site Seeing

MODELS OF DESIGN

Great views within and looking out

ALEX NEWMAN
SPECIAL TO THE STAR

At almost 1,100 square feet, the model suite at the new Bellair Gardens condo project is large. Even so, packing in everything that most buyers really want in a home — function, comfort, livability — meant pulling out some tricks of the trade.

For designer Carmen Dragomir, making rooms multi-task was top of list. Turning the second bedroom into a chic guest room, home office and den accommodated work and occasional guests, while careful furniture arrangement in the open-concept living, dining and kitchen helped cover both casual and formal entertainment needs.

Restraint in furniture scale and palette keeps the visual space calm and uncluttered.

Though inspiration for the colour palette comes from a sensual source — “a Starbucks vanilla

latte with caramel twist,” Dragomir confesses impishly, it was also a rational choice.

When walls, drapery, and upholstery are a continuous colour, the designer explains, there’s nothing to distract from the suite’s terrific views. That’s because the eye can move easily and uninterrupted throughout the room, and the farther you can see into and through rooms, the larger your home will feel.

In keeping with the visually calm and uncluttered theme, Dragomir selected streamlined furnishings that offer full seating without such cumbersome details as heavy skirts, high backs or large arms. Doing this, she adds, emphasizes the beautiful space that’s available.

In the living room, a perfectly scaled sofa with low English arms takes up little room but still offers three comfortable seats. In the dining area, a bow table (rectangular with rounded



Scaled-down furnishings and a monochromatic colour scheme lend elegance and versatility to the living and dining areas.

ends) seems to float in the space, while providing enough room for six chairs.

Window treatments are simple — whispery soft sheers and heavier panels float against walls of the same wheat colour and let the light filter through the large windows.

The kitchen, too, is understated. Though a compact L-shape, it’s big on function and storage through pantry units, and an island with extended counter that doubles as breakfast area, buffet space, and pre-dinner drinks area.

Simplicity is key, Dragomir says, especially in condos. “A few key pieces should dominate each space, playing a role in the dialogue of colours, patterns and textures.”

Though pieces are understated, they’re not without flourishes.

Dragomir repeats certain details to keep the scheme under control: circular wood trim on the back of two living room chairs echoes that on the back of the dining chairs, as well as the round breakfast stools, and the glass-topped coffee table.

When it came to accessories, Dragomir returns to her latte

analogy: “I layer textures for a soothing, delicious sensation.”

Warm, plush area carpets, ultrasuede upholstery, rich mottled brown granite, Bisazza glass tiles on the kitchen backsplash which add depth as well as sparkle — they all add a glamour twist to a neutral palette.”

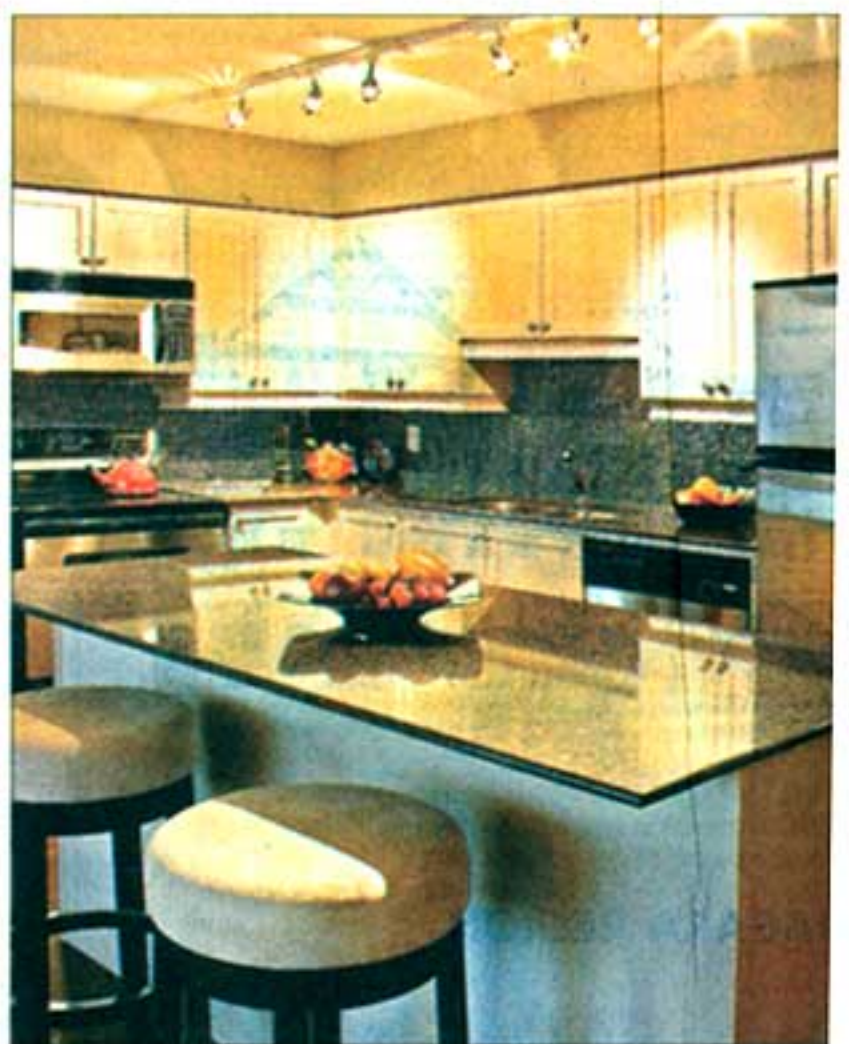
Framed sheets of beaded wallpaper — a huge element over the dining table, and four smaller works over the living room — create custom artwork for the suite.

Reflective elements like mirror, crystal, glass and silver reflect light and help create an expansive feeling. The eclectic collection of lamps provides different interest zones.

The suite’s private spaces are deeper and darker. Caramel walls, ebony wood furniture and punchy red accessories create a retreat space in the home office and guest room.

Chic black shelves provide storage space but take up very little room.

The master is a cocoon of greys, with silver-toned linens and an ultrasuede headboard stretching well beyond the limits of the large bed to add warmth and intimacy.



The kitchen’s pale palette includes cream cabinets, brown granite counters, dark Bisazza glass tiles, and stainless steel appliances.

Details

- > **Project:** Bellair Gardens
- > **Builder:** The Castle Group
- > **Designer:** Munge//leung, Model designer Carmen Dragomir, esQape Design
- > **Location:** 18 Valley Woods Rd., North York, just east of the DVP and south of York Mills
- > **Size:** 948 to 1,710 square feet
- > **Price range:** From the mid-\$300,000s
- > **Amenities:** Fitness centre; furnished multi-purpose room

- with kitchen and bar; home theatre and media room; yoga studio; cyber lounge; landscaped gardens with barbecue area for outdoor cooking; executive concierge; indoor guest parking.
- > **Sales office:** 18 Valley Woods Rd., Monday to Wednesday 2 to 7 p.m.; Saturday/Sunday/holiday noon to 6 p.m.; 416-510-2228, www.bellairgardens.com
- > **Occupancy:** 60 days maximum