

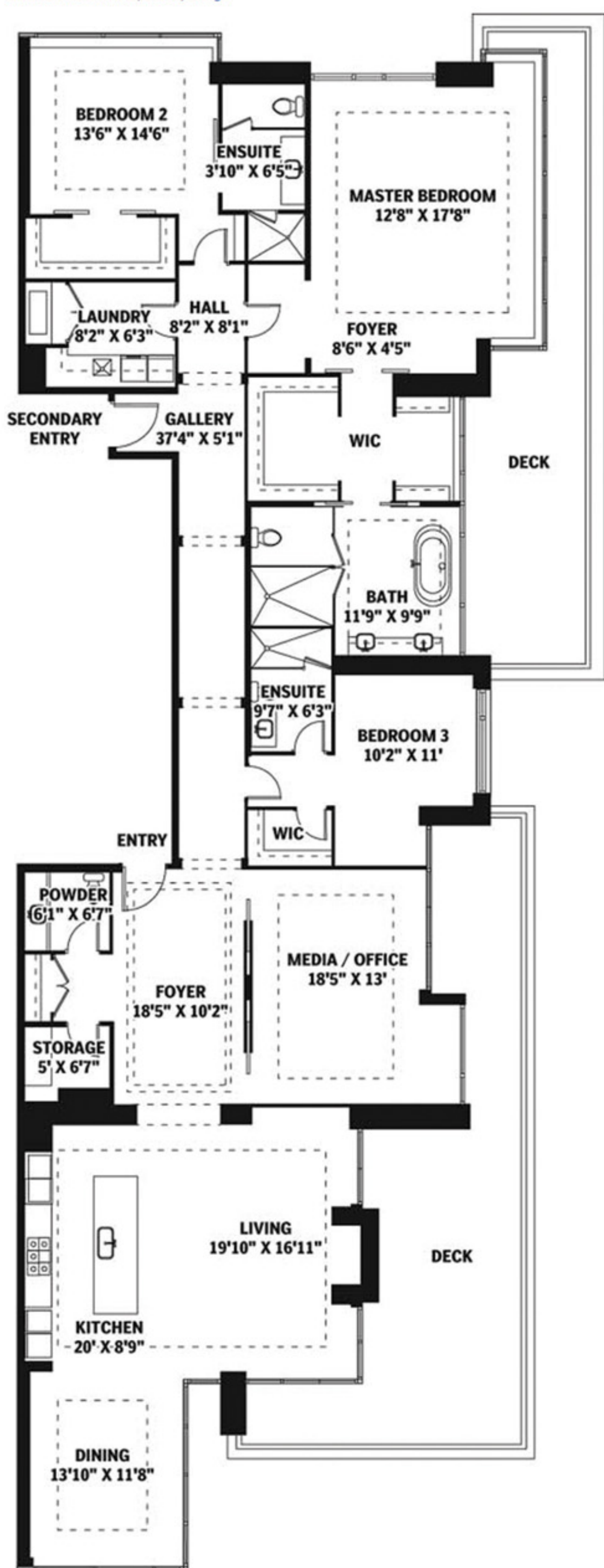
- POPULAR**
- Backyard oasis that puts Muskoka to shame
 - What do Brad Pitt, concrete, olive oil and wine have in common?
 - Large bunaglow sold in four days
 - Constructive Criticism: A 5,646-square-foot condo
 - Luxury penthouse with two levels
 - Sold in two days with three offers
 - Arren Williams: 5 minutes with Barclay Butera
 - More than \$200,000 spent in renos
 - Ugly Duckling: Kingston Road history
 - Allenby home has 'magnificent skyline view'

POSTED HOMES

Main | About | Contact Editor | Subscribe RSS

Constructive Criticism: A 3,414-square-foot condo

Posted: August 29, 2009, 1:00 AM by Becky Guthrie
Constructive Criticism, decor, design



Constructive Criticism is a regular feature in which three design experts analyze a home's layout.

Dee Dee Taylor Hannah operates Taylor Hannah Architect and is a partner in Montclair Construction:

Bedroom three with its ensuite relationship with its walk-in closet is fabulous. It makes the bedroom a safe haven devoid of clashing doors. However, as I would likely occupy the master bedroom, the journey in the morning through my closet to the ensuite and back again to wake my sleeping spouse is dismal. This is easily corrected by creating a hall on the left side and rearranging the closet. This way, the arrival and departure is relatively unknown to all concerned (key to a perfect marriage). Continuing on the relationship theme, the main entrance door is an afterthought and competes with the gallery archway. The arrival procession is your first shot at getting to the second-date stage and with this awkward slip into the suite your chances are nil. The raised ceiling of the foyer tries to define the space, yet the archways and double pocket door wall can't contain the angst in this plan. And can someone explain living and eating with your kitchen in plain sight? Personally, I need separation from my appliances; actually, a divorce from cooking is not a bad gig, if you can get it



Richard Librach is principal of his Toronto-based residential/commercial architectural firm:

This plan is efficient with spaces appropriately scaled according to function and in relation to the overall unit size. Orientation is established through an oversized entrance foyer, directing long views through the unit, creating an impression of extended space. The office is conveniently located for guest access with powder room/storage and entry closet tucked aside. This buffers the casual family area from the private bedroom zone. Its open kitchen opposite the grand living room fireplace and flanking doors to the deck make for easy entertaining. The corner window and L-shaped deck extends the interior outdoors, but don't forget the greenery! I really like the dining room reaching views beyond the deck area. That the service spaces are to the dark side of the unit makes sense. For visual interest to break up the monotonous gallery, steal a bit of shower/closet space to add art/display niches in each bay or add double doors just beyond bedroom 3. Change the unusable narrow portion of the master deck to more practical proportions to produce a better direct view to the exterior.



Yanic Simard is principal of Toronto Interior Design Group, specializing in residential and commercial projects:

Did Thomas Edison create this floorplan? The lightbulb just turned on. Someone finally took the time to plan an almost perfectly scaled, well balanced, practical living space with interesting architectural details. This unit features two areas, a living and entertaining space and private bedrooms. The bedroom closets and ensuites are proportionate to the room sizes and their almost-square shape makes decorating easy. The two decks are large enough for entertaining. To maximize the long hallway through the private quarters, LED alcove lighting can give the appearance of a higher and wider corridor, as well as creating a space to showcase original artwork. I did say almost perfect. The open-concept kitchen lacks storage, but a custom pantry on the bare wall between the storage room and kitchen will help. The existing two entrances is great, but I would relocate the powder room to the existing storage room and install a double-door entrance to distinguish it as the primary entry way. I would also replace the niche wall in the living room with a double-faced fireplace to add visual interest both indoors and out.



Search...

Seasonal Properties For Sale »

- 100 Acre Equestrian Farm**
Ara Yeremian - Royal LePage Part...
This sanctuary hobby farm is just minutes outside of ... [Read more](#)
- 71 Acres \$899,000**
R. Sharon Smith - Royal LePage Fi...
Custom cape cod home w/walk-out basement plus bachelor apt ... [Read more](#)
- Horseshoe \$347,000**
R. Sharon Smith - Royal LePage Fi...
Immaculate ranch bungalow with full walk-out basement! Dining ... [Read more](#)

Exclusive Properties For Sale »

- Ravine Setting - Dog Lovers, Couples \$1,159,000**
Carole Hall - Royal LePage Real Es...
351 BLYTHWOOD ROAD. OPEN HOUSE SUNDAY AUGUST 30TH 2-4PM. ... [Read more](#)
- Masterpiece of Modernism \$9,888,000**
Elise Kalles - Harvey Kalles Real Et...
35 High Point Road. Great investment. 18,000 sq.ft. glass ... [Read more](#)
- Gated Bridle Path Mansion \$18,500,000**
Elise Kalles - Harvey Kalles Real Et...
82 The Bridle Path, Immacula... [Read more](#)

The 3G Palm® Pre™ Voted best mobile phone. [Learn more](#)

Recent Posts

- Upgraded home also wheelchair friendly -Becky Guthrie Posted Homes
- Sold in two days with three offers -Becky Guthrie Posted Homes
- More than \$200,000 spent in renos -Becky Guthrie Posted Homes
- Freshly decorated and upgraded -Becky Guthrie Posted Homes
- Constructive Criticism: A 3,414-square-foot condo -Becky Guthrie Posted Homes
- Arren Williams: Adler offers a squillion design options -Arren Williams Posted Homes
- Arren Williams: Under the covers with Rashid and Nouvel -Arren Williams Posted Homes
- Why spend only one season in Whistler, when you can stay for four! -Becky Guthrie Posted Homes
- Riverdale home in the Withrow school district -Becky Guthrie Posted Homes
- Luxury penthouse with two levels -Becky Guthrie Posted Homes

Recent Comments

- Looking great to reach more buyers add this to classified site <http://www.adsglobe.com/realstate/sale/> -Katherine25 Posted Homes
- Good One, I will let my friends about this... If you want reach more prospective people post and publish @ <http://www.adsglobe.com/realstate/sale/> -Katherine25 Posted Homes
- "It has gorgeous landscaping with a backyard oasis that puts Muskoka to shame." Come on! It's a 50 ft lot! What are you smoking???? -STUG Posted Homes
- "It has gorgeous landscaping with a backyard oasis that puts Muskoka to shame." Come on! It's a 50 ft lot! What are you smoking???? -STUG Posted Homes

Rogers Digital VIP
Canada's #1 Digital TV package
[FIND OUT MORE](#)

Find a new home:
Canadian Real Estate Association
[housebuying.ca](#)