


**NEW HOMES & CONDOS**


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# Leave room for the tried-and-true



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**LIVING BY DESIGN**

Decorating one's room can be daunting let alone an entire house, but it doesn't have to be. The key to designing a functional stylish home is making sure everything in your space works well together.

Designers are naturally creative, and have the technical training to back them, therefore they can make intuitive and educated decision on what colors, textures and decor work.

At my design firm, I also rely on tried-and-true methods to make sure my clients' homes are aesthetically pleasing but also reflect their personal lifestyle.

Adhering to design fundamentals when decorating your home, will ensure your space looks good and works for you.

You can follow some simple design tips to pull some

looks on your own, get started with some of these tips and if you get stuck along the way you can always call in someone like myself for added assistance.

One of the most frequented room in your home is the living space, focus on creating a great living space for you and your family.

Begin by selecting a high quality sofa, well worth investing in, and less pricey accent pieces that can change over the years with new trends. You don't have to spend big bucks on items you'll switch over the years.

In addition, don't overcrowd the room with so much furniture and accent pieces. Your family and guests should be able to move about the room with ease.

Create a focal point for each room with an anchor piece that draws the eye,

such as a fabulous sofa, coffee table or contemporary chair in the living room, a dramatic range hood in the kitchen, or a headboard in the bedroom.

I love to add an element of surprise to a space with a unique piece of furniture that provides a pop of unexpected color or texture to a room.

Hang your artwork and lighting at an appropriate height. Art should hang six inches above a sofa, typically 60 inches to the centerline.

Artwork that is too large to hang can be leaned against a wall for a casual tailored look — presented like a piece of exquisite furniture. Hang light fixtures 24 to 32 inches above the dining room table, high enough so as not to block you guests view; yet low enough to cast appropriate light.

Choose the right carpet size for your room. For instance, if your area rug is 8-by-10 inches, make sure it covers your entire seating area, rather than float in the center. Create a well-defined and spacious feel to your room by placing just the front feet of your seating on the rug.

Finally, choose your paint

color last — yes, last! Light sources vary, so what looked good in your old home might not work in your new one.

With the thousands of paint colors, tones and shades available, you want the color

of your walls to compliment, not fight your new décor.

With my many years working on HGTV's *Income Property*, I can tell you firsthand, how the right wall color will truly elevate a space.

— Dvira Ovadia is principal of Dvira Interiors, a Toronto-based celebrity and award-winning designer who appears regularly on HGTV. For more information, visit [www.dvira.com](http://www.dvira.com).



Rely on tried-and-true methods to make sure your home is aesthetically pleasing but also leave room for personal style.

Use less-pricey accent pieces that can change with new trends; you don't have to spend big bucks on items you'll switch over the years.