

SUMMER 2016

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# STYLISH & FUNCTIONAL KITCHENS

BY DVIRA OVADIA

Most homeowners view kitchen renovations as overwhelming and intrusive. While this can be true most times, I can confidently state that some can actually be quick and affordable, depending on the level of change or complexity.

While some may be satisfied with new cabinets, countertops, and appliances, others may want to take the opportunity to expand the footprint of their kitchen and move some walls. This is when a larger renovation comes into play, and undoubtedly more time, money, and preparation is required.

In some instances, kitchen retrofits may be a great option and could set you back only a few weeks while others could set you back a few months. In order to

keep your reno budget in check, it may be best to keep your new cabinetry plans similar to the existing footprint of your current kitchen. Most importantly, keep your appliances and fixtures in the same locations to minimize additional plumbing and electrical costs.

The kitchen island tends to be a big contender in kitchen renovations, as the island has become a vital zone for kitchen prep, entertaining, and dining. Whether your kitchen is big or small, introducing an island should be at the top of your design wish list! A great sink on the island will ensure that you are front and centre with all the action. Blanco is a fantastic company with a vast selection of kitchen sinks and faucets.

Making uniformed design decisions that compromise your vision could end up costing you a lot more money. Set aside a portion of your budget to hire an experienced designer. A design team like ours has extensive experience with kitchen projects and is a great source of knowledge on the best layout options and products to work with. Our aim is to ensure your kitchen is not only stylish, but that it will also increase your overall property value.

I recommend that you start tackling a kitchen project over the summer and fall months. It's a great time to take advantage of the weather. While your kitchen is out of commission, you can make use of your barbecue for cooking and backyard patio for dining. Getting an early start on the planning process in the summer will ensure that your kitchen is ready for the winter holiday entertaining season.

## Designer tips for creating a functional kitchen

1. Keep your finishes classic and timeless, as kitchen overhauls are costly and it's best to choose a palette that you won't tire of.
2. Don't forget one man's junk is another man's treasure, so get some money back for your existing kitchen. Some savvy carpenters can reuse your old cabinets and refinish them for a garage or cottage.

Auctions and the internet are great locations to sell your old kitchen appliances or fixtures. You can also donate to charitable organizations, like Habitat for Humanity.

3. Consider some built-in gadgets to make your kitchen function and look that much cleaner. Replace that water filtration jug with a sleek filtered water spout or install a garbage disposal to make dinner cleanup and garbage build-up more manageable.

4. Minimize the counter clutter and install a built-in espresso machine, or better yet, custom build an appliance garage for all of your countertop appliances.

5. Consider updating your kitchen floors as part of your project. Tiles are a durable choice while wood floors are warm and cozy. Look at Nu-Heat products to add year-round warmth to your floors.

6. Never forget the importance of a good lighting plan. Ensure you have incorporated a variety of lighting items that will enable you to perform your everyday kitchen duties.



Toronto-based celebrity and designer Dvira Ovadia, Principal of Dvira Interiors, is known for her appearances and design work on various HGTV shows. Dvira and her team use their profound understanding of design to create stylishly smart spaces. Servicing clientele throughout Ontario and the Greater Toronto Area.

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