

Figuring out your design style

Are you looking for inspiration, do you want to try a new style in one of your rooms or maybe throughout your home...here are a few design styles that might give some ideas.

Traditional

Traditional interior design reflects classic European decor. Trademarks generally include deep wood tones, architectural details, and elegant furnishings; including wing-backed chairs, claw footed tables, and curved furniture pieces that reflect the 18th and 19th centuries are examples of this. Although elegant, traditional interior design often also emphasizes simplicity and comfort in its layout.

Contemporary

You might like a contemporary style of decorating if you like to keep current with styles, enjoy things that are modern!

Today's contemporary interiors are comfortable and welcoming without being cluttered and dark. It's a style that



KATE'S KORNER

Royal LePage Real Estate Services Ltd. Brokerage

is equally appropriate for offices and stores, lofts and homes.

A contemporary style home can be a quiet and comfortable retreat. Stick to some basic rules; Simplicity, subtle sophistication, texture and clean lines help to define contemporary style decorating.

Shabby Chic

Shabby Chic décor usually makes use of vintage elements, well worn wood using neutral paint to show signs of age.

This is a soft and opulent look with generous use of soft colours in linen and textile. The standard shabby chic colours are usually white and pastel, often vibrant colours are added with use of throw pillows, vases and accessories.

Asian

This look is inspired from Japan, China, and Thailand to name a few. The look uses natural fibres, bamboo, and colours from nature. Furniture accents are usually lacquered with designs and wide use of animal statues.

Country

Country is rustic elegance at its best, extensive use of wood paneling, overstuffed sofas, soft floral textiles and many visits to antique shops and flea markets will round out your style vision.

Contact Kate Vanderburgh, sales representative for Royal LePage Real Estate Services Ltd., Broker at 905-338-3737 or by email at kate@katevanderburgh.ca



Condo living: what's yours and what's shared

There's no doubt that condominiums are an increasingly popular choice for new homeowners. In 2016 alone, more than 22,600 new units became homes for Ontarians who are looking for the condo lifestyle and amenities. If you're thinking of joining them, a good first step is to understand the difference in responsibility between what you own and what all the building's unit owners share.

A benefit of purchasing a new condominium is the mandatory warranty that is provided by your builder and backed by Tarion, the warranty's administrator. There's a separate warranty for your individual unit and another for the building's common elements.

Your unit's warranty provides coverage for deposit protection and delayed closing before you move in. After you take occupancy, it covers defective materials, building code violations and unauthorized substitutions of items agreed to in the purchase agreement.

Your builder is required to provide you with a homeowner information package, explaining what is and isn't covered in your individual unit, how to make a claim and when to involve Tarion. As owner, you are responsible for understanding and managing the warranty that comes with your unit and to submit warranty claims on a timely basis.

All condos come with some common elements — like roofing, parking, exterior cladding and some mechanical systems. The homeowner package should clearly outline which are considered common elements. For example, electrical, heating and plumbing systems may be considered part of the common elements and not your individual unit.

The common element warranty is managed by your condo's board of directors or delegated to a property manager. The board is made up of a group of unit owners who are elected to run the condominium corporation on behalf of all owners.

The board must arrange for a post-construction performance audit, which will determine if there are any major deficiencies in the common elements. If there are, the board should report them to the builder and to Tarion.

Any warranty claims relating to the condominium's common elements must be dealt with by the board of directors, but as a unit owner you should report any common element issues to the board in writing.

If a warranty claim must be made, some boards will identify a designate who will act as the condo's representative; others may choose to have a property management company fulfill this role. Once a claim is submitted, the builder has 18 months to complete the required repairs.

Find more information online at tarion.com. (NC)



KATE VANDERBURGH
SALES REPRESENTATIVE
905 338 3737
KATEVANDERBURGH.CA
JEFF MONSINGER, Broker



OAKVILLE | BURLINGTON | MISSISSAUGA | BRAMPTON | CALEDON

 1295 OUTLOOK TERRACE \$1,299,900 - Glen Abbey	 2089 INNKEEPER COURT \$1,498,900 - Glen Abbey	 1136 PILGRIMS WAY \$1,788,800 - Glen Abbey
 2274 ROCHESTER CIRCLE \$1,699,900 - Bronte Creek	 1482 SANDPIPER ROAD \$1,059,900 - West Oak Trails	 415 GOLDEN OAK DRIVE \$999,900 - Wedgewood Creek
 2285 PATHFINDER DRIVE \$799,900 - The Orchard	 1148 TREETOP TERRACE \$653,900 - West Oak Trails	 #16 - 2614 DASHWOOD DRIVE \$587,400 - West Oak Trails

ROYAL LEPAGE REAL ESTATE SERVICE LTD., BROKERAGE



Kate Vanderburgh Team consists of three Licensed Sales Representatives & one Broker

TOP 1% in CANADA