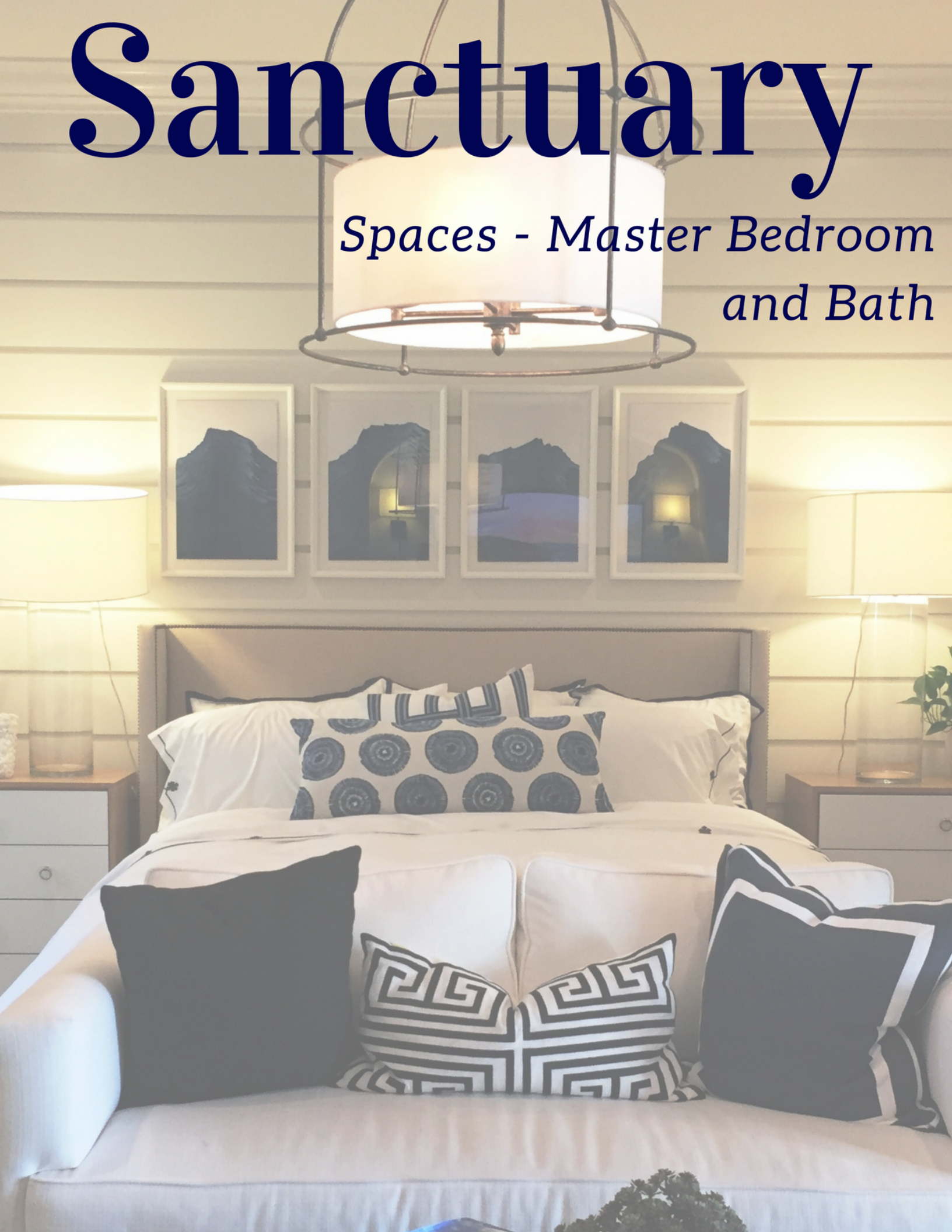


Sanctuary

*Spaces - Master Bedroom
and Bath*





Day 11 -

SANCTUARY SPACES

MASTER BEDROOM AND BATHS

It's no surprise that buyers put the master bedroom and bath at the top of the priority list (just under living and kitchen) when deciding whether to make an offer. Buyers aspire to a sanctuary sleeping area and a spa-like bathroom. Owners, likewise, aspire to the same qualities in their own homes. Therefore, most all of the instructions in this module apply to both staging and redesign.

I will first tackle the master bedroom and then move on to bathrooms. As usual, I will have a "For Staging" section at the end of each room's sections.

THE MASTER BEDROOM

For both staging and redesign, your goal is to create a master bedroom that is the ultimate sanctuary away from the chaos of home life. The master bedroom is a calming, comforting, personal and soothing space, closely tied to who your clients are on the most intimate level. It's the place your clients escape to at the end of each day to curl up with a book, chat on the phone, surf the Web, or intimately talk, etc. Relaxing colors, plush linens, and fluffy pillows all subtly contribute to produce an atmosphere of welcoming retreat. Blue is a favorite color for a master bedroom because, subconsciously, it is very calming (see our Color Module). Unfortunately, instead of being the calming sanctuary it should be, this room can turn into the exact opposite.



Despite the fact that we spend about a third of our lives in this area, the master bedroom is often the room most overlooked and last to be decorated. Why? Probably because it is that place that other people don't see when they come to visit our homes. Not so when you're selling your home! On both staging and redesign jobs, don't be surprised to see bare-walled master bedrooms that are used as places to store odds and ends, office furniture, cribs and unpacked boxes. It seems ridiculous that we abuse the most sacred area of the home when it's also the place designed especially for us and in which we spend so much time!

Whether home staging or redesigning a master bedroom and bath, most of the same rules apply. Both buyers and owners desire a sanctuary of their own, free of clutter, distractions and chaos. At the end of this section on master bedrooms, I'll address particular staging needs, but for the most part, buyers and owners want the same thing out of this space.

Note:

Think clean, crisp lines like a hotel room and you've pictured the exact look that both buyers and owners will usually aspire to.

FIVE STEPS TO FIRST IMPRESSION ASSESSING THE MASTER BEDROOM

Here are my Five Steps to Assess for the Master Bedroom, so keep these in mind as you approach this space. This is your First Impression Assessment in the 8-step F-E-E-L H-O-M-E approach. Again, I'll dig deeper into each one for practical purposes in this module, but I think you'll find that whether you're redesigning or staging, these steps will goof-proof your design for almost any room in the home.

- **PURPOSE** - Who are we decorating for and what is the purpose of the space to them? Form follows function in both staging and redesign, so this room needs to work within the constraints of the owner's OR buyer's needs and preferences. Obviously, the master bedroom's primary purpose is for sleeping, but you may be surprised at all the elements that need to be aligned to serve and reinforce that purpose.
- **SPACE AND EMPHASIS** - How is the space shaped and what should the focal point be? The elements of the space must be in harmony with the architectural style of the room. There is a focal point, and while normally we prefer it be a dominant architectural element that pulls everyone toward the same center, in the bedroom's case it's usually the bed.





- **BALANCE, FLOW, PROPORTION AND SCALE** - Where should we put the large pieces in the room to create balance, flow, proportion and scale? The room should be balanced from every angle (particularly the entries) and visual weight taken into consideration. The room should have managed and functional traffic flow, uninterrupted from the entry to the adjoining bathroom. Furnishing choices are to be in proportion to the room as a whole and to scale with one another (especially bedside tables).
- **RHYTHM, REPETITION, STYLE AND LINES** - Where should we put the smaller pieces in the room to create rhythm, repetition, style and good lines? Repetition and rhythm can be created using pairs of objects, colors, shapes, style and textures. Does this room have style? Is the room true to the style and integrity of the home? (Here is where redesign and staging purposes contrast, but ultimately, EVERY space should have great style.) Are there contrasting peaks and valleys in your sight line, or a pleasing flow? Conversely, remove anything that does not fit our decorative purpose!
- **OBLIGATIONS** - Rooms need plenty of lighting. In the master bedroom, provide practical bedside lighting. Also ask yourself: is the room organized, clean, and well repaired? Does it have good air circulation? Baths should be sparkling clean and in good repair, as well. For home owners, this is an obligation they owe to themselves in order to relieve the stress, chaos, stuffiness and nagging mental “to do” list in each room. For sellers, this is an obligation they also owe to themselves in order to avoid get shortchanged on the sale price of their home!

PURPOSE

Who are we decorating for and what is the purpose of the space to them?

We've already talked about the purpose of a master bedroom--it is for sleep and sanctuary. Take a moment to consider ways that sleep and sanctuary might be interrupted in a room. Do we need to feel safe while we're sleeping? Do we need warmth, comfort and quiet? What about intimacy and support?

The purpose of sleep and sanctuary in a master bedroom is universal for both staging and redesign, yet there are so many other ways people decide to re-purpose this room. Personally, I believe it is imperative to set boundaries in the master bedroom by creating a work- and kid-free space to promote the couple's intimacy and unity. Why? Because boundary violations in the master bedroom usually reflect the overall relationship. What disrupts your relationship more than the demands of work and children? Why bring those disruptions into your private sanctuary?

Dr. Phil McGraw, popular television host and author of Life Strategies books, has said that when his children were little, he told them something to the effect that, "When Mommy and Daddy's bedroom door is closed, you can't come in, period. And unless someone is bleeding to death or the house is on fire, you better not even knock!"

Setting boundaries and teaching children to respect your relationship are good examples for everyone in the family. Remove toys, kids' photos, desks, work resources, animal beds, etc. from the master bedroom. Why no kid photos? Photos of our children do not help to promote intimacy and romance in the bedroom, so it's best to reserve them for every other area of the home. Buyers don't like to see these things; and in terms of redesign, they do not serve the purpose of the room, so are better used elsewhere.

Note

This is not to say that children are not allowed in your private sanctuary! Some of my family's favorite moments are snuggling together in bed discussing what we want to do that day (especially on a Saturday)! Share your sanctuary with your children on your own terms, while teaching them to respect your relationship and space.

Danger

Pets are notorious for disturbing our sleep and waking us up, so ideally, create a separate sleep space in your home for your pets as well.



Here are some elements that promote safety, security and sanctuary in the master bedroom:

- A good amount of air circulation.
- Security windows that can be restricted from opening wider than four inches, as well as bolted doors.
- A way to reach someone outside (telephone).
- Avoid hanging anything heavy over the bed (especially in earthquake-prone areas).
- Clear pathways to the nearest bath from both sides of the bed.
- Natural 100% cotton (or linen) bedding with a high sheet thread count (don't skimp here).
- Two side tables (for any bed larger than a single), each equipped with its own lamp and clock.
- Candles for ambient lighting.
- White space, whether it's an art-free wall or a solid colored comforter or chair.
- Pictures of the couple during memorable events and romantic vacations.
- Chair, bench or ottoman for putting on shoes and getting dressed.

A ROOM THAT REPRESENTS GENDER COMMON GROUND

I'll never forget walking into a master bedroom on a redesign job only to find it filled with expensive dolls! While this "collection" of heirloom dolls was important to the wife, needless to say, the "easy going" husband was not calling the master bedroom "sanctuary." When we are redesigning a client's home, it's critical that we emphasize the importance of creating an intimate space for whoever sleeps there. Whether private or shared, this room has the job of meeting your clients' emotional needs for intimacy, whether alone (reading, meditating, and resting) or with another. Honoring intimacy as a real need will guide you in redesigning, decorating, staging and maintaining this room to support that need. This also means that this room should not be an office, eating area or visiting area - it's entirely a personal space.

When redesigning for couples who share this room, conflicts about décor, style, and space usage that are not addressed and worked out will result in a space that does not fit all, creating discord instead of a feeling of intimacy. Some women keep the master bedroom so feminine, frilly and ruffled, no self-respecting man would ever call it a sanctuary. As the designer, don't look for compromise and concession, so much as middle ground for both parties. The balance lies somewhere between the individual and couple. The goal is to create sanctuary for both genders.

Note

Think clean, crisp lines like a hotel room and you've pictured the exact look that both buyers and owners will usually aspire to.



Here are some visual examples of the subtle gender design balance you can strike for both staging and redesign in a client's home:

Decorating for the Genders



Feminine:

The unique, swirl lamps and silk pillows and duvet add the right amount of femininity to this Zen bedroom.

Masculine:

The clean lines of the furniture and bold, dark colors will appeal to most men. Leather, which is always very masculine, is used in a small, yet practical dose as an ottoman



Feminine:

The floral duvet at the foot of the bed, as well as the blue and white floral central pillow, add just the right amount of sweetness to this room.

Masculine:

Again, the clean lines of the furniture and the use of bold colors will appeal to most men. Ocean prints and stripe patterns are also nice gender neutral details.

SPACE AND EMPHASIS

How is the space shaped and what should the focal point be?

Most bedrooms are not odd-shaped rooms. Occasionally, you may run across an L-shaped or bowling alley bedroom, in which case it's a good idea to visually break up the room by using a love seat and two chairs to create a suite. Here are our four questions when considering space and emphasis:

- Walk to the entrance of the room and ask yourself what it is that you notice first. What is the architectural focal point (fireplace, window, bookcase, entertainment center)?
- What is the general shape of the floor of the room (rectangle, square, oblong, L-shaped or odd-angled)?
- For each wall, what is the shape of the ceiling (flat, pitched, cathedral)?
- What are some notable architectural elements to highlight (moldings, hardwood floors, French doors, high ceilings)?

When you have the answers to these questions, it's easier to move to the next assessment step and begin placing the large pieces to create balance, flow and proportion.

It goes without saying that the bed is the major player in the bedroom. Once you've assessed the size and shape of the room and walls, it's important to consider the size and height of the bed. For instance, you would not want a high four-poster bed in a room with low ceilings. An extra-tall bed frame required a ceiling height of at least ten feet. Modern low beds are great in spaces with lower ceilings. Headboards should be high enough to lean on comfortably while reading (about two feet high). The style and height of the bed frame sets the tone for the other pieces in the room, so as you add each piece, ask yourself whether it pairs well with your bed frame.



You don't have to be matchy-matchy, just to scale. Here is a "before" picture of a master bedroom where the side tables are clearly not to scale:

In the twenty minute transformation below, we simply put old prints on top of the out-of-scale bedside tables to give them girth. We flipped the bed skirt and covered the bed with an old white duvet the client had, while adding a few pillows. By giving the nightstands girth, we created extra storage space: now the client could quickly tuck things on the night stand underneath before a home showing.



Since the bed is usually the focal point of any bedroom, let's talk about placement of our focal point.

There is usually an obvious place for the bed in every Master bedroom. The bed should ideally be placed on the longest wall furthest from the door (although in Feng Shui they disagree with this entirely and call it the "death position" when the end of the bed is facing the bedroom door).

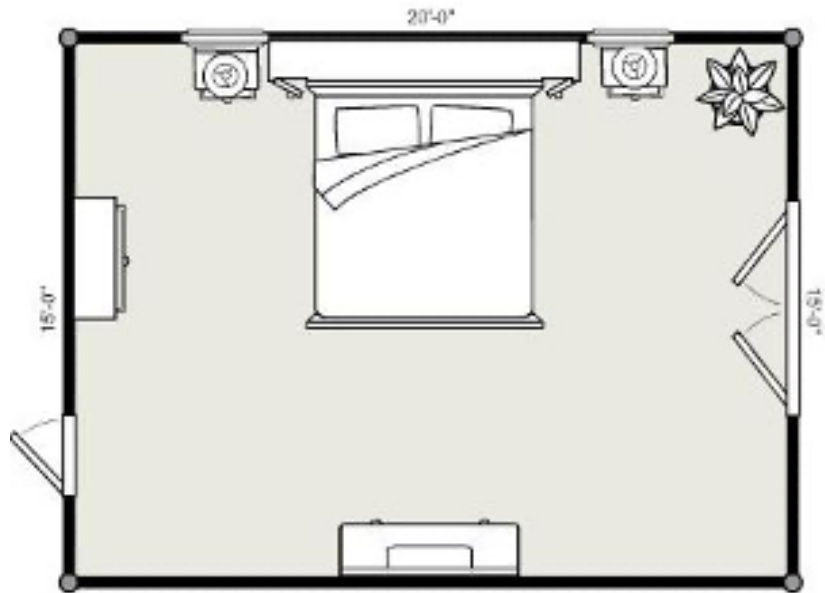
Usually, this is the obvious place for a bed, because most bedrooms are rectangular in shape. You do not want the bed to block a window or disrupt traffic flow, either.

For square shaped rooms, consider angling the bed in the furthest corner in order to create interest. If you decide to angle the bed, use a screen or large tree behind the bed frame so there is not a large gap.

When you have cathedral ceilings and a tall bed frame, it goes without saying that you want the bed under the peak of the ceiling. Otherwise, if you have another tall piece in the bedroom and a short bed frame, you'll want to place that piece under the peak.

In the example right, the bed is allowing the flow of the entrance (below left) to the French doors.

The view upon entering this room emphasizes the focal point, which is the bed.



If you find that the room has an architectural feature other than the bed that should be emphasized, then by all means, use the bed to emphasize this feature. For instance, if the room has a fireplace, it would be sensible to place the foot of the bed facing the fireplace (much like a couch). If the room has a bay window, then see if you can place the bed in the bay window. Nine times out of ten, people entering a bedroom are automatically drawn to the bed because of its purpose, so even if there is another attractive architectural element, be aware that the bed is still a main player!

THE BEDROOM AREA

Ah, the bedroom. The source of rest and relaxation! Here are some fantastic examples of true focal points in a bedroom...



Notice some common denominators of a well-dressed bed as a focal point? Here are a few...

- Layers of pillows
- A layer of pattern
- Vertical height above the beds in the form of pictures or photos
- A touch of texture in the form of a fur or chenille throw/pillows which serve to intensify the luxurious mood of a bedroom

You can emphasize the bed in a bedroom by having a chair in the corner facing it, much like our living arrangement.



Now that you have determined the focal point, take a look at the shapes you identified for the flooring and walls. Most bedroom area shapes are easy to work with, because it all starts with finding the primary focal point and building our large pieces around that.

However, here are some good guidelines to consider before moving the furniture, in regards to the shape of the floor and walls:

- For bowling alley (oblong) shaped rooms, consider ways to break up the space into two separate areas. For instance, create a sleeping area and focal point on one side of the room and balance it out by placing a seating area or small writing desk on the other side of the room. Use area rugs for definition of space.
- For L-shaped rooms, create a separate suite by placing a writing desk, reading area or piano in the smaller L portion of the room.
- For square-shaped rooms, which can be a bit boring visually, try angling the bed or putting the bed on the wall and angling two club chairs adjacent to it for interest.
- For pitched walls, line up your sight-line pieces from shortest to tallest in conjunction with the ceiling. For cathedral walls, place the tallest piece under the tallest portion of the wall or peak.
- Never place pieces in front of windows or doorways, where they will block light and traffic flow. Make sure furniture is under the windowsill.

Now that you know who you are decorating for, the architectural elements you have to work with, and where the primary focal point is, you can determine where to place both large and small furnishings.

BEFORE you tackle placement, take a hard look at what you have and do some “editing.” Most people simply have too much and use the bedroom as a “dumping” area for extra furniture. Many times, both sellers and owners have pieces they don’t really like that were just left there because they haven’t critically edited the room. That’s okay. Now is the time to create space, remove excess chaos and allow visitors to notice the true beauty of what’s left. Remember our Three Steps to Less is More and Loving What You Have? Use it!

For both staging and redesign, it’s important to get rid of those things that owners and buyers dislike. **Go back to your Buyer Aspiration Cheat Sheet (for staging) and the Lifestyle Questionnaire (for redesign) and critically view each piece in the bedroom.**

1. Do you love it?
2. Does it fit with your Lifestyle Questionnaire or Buyers Cheat Sheet preferences?
3. (For redesign): Have you used it at least once within the year? (Change to six months for staging.)



LACING YOUR PIECES IN THE BEDROOM – A FEW RULES TO FOLLOW

Now that you've considered the three steps above, you can begin placing the furniture, but make sure to keep it simple! Remember, we are trying to create a luxurious hotel room look, so it makes sense to stick with the basic pieces and use "extra" furniture in other rooms. Here are a few other things to consider before we place our furniture.

- **Spaciousness** - Ideally, have only a handful of pieces in the bedroom: a bed for sleeping, two nightstands on either side, a dresser for clothes and a chair for reading.
- **Proportion** - No matter how large or small the room, the scale of the human form dictates appropriate space between objects in terms of function and comfort. There should always be comfortable walking space between the bed and walls.
- **Scale** - The scale of the pieces should be appropriate in relation to one another and to the size of the room. The nightstands, in particular, should be to scale with the bed and no more than six inches higher or lower than the bed.
- **Purpose** - The nightstands should: be sturdy, hold a light source, and ideally, provide storage for private bedside essentials.
- **TV Quandary** - Ideally, the TV should be out of the bedroom (especially for staging), but if it is a must for sellers or owners, here are a few ideas to keep the TV low-key:
 - **1) Hide It** – If there is a closet facing the end of the bed, place it on a table in the closet or in an armoire. **2) Mount It** – Spend the extra money on a flat screen in this room and mount it on the wall. **3) Blend It** – Place it inconspicuously in a built-in or corner shelf.
- **Think in Pairs** - Especially for staging, because that is what most people want to see in a Master bedroom, even if they are currently single.
- **Think Symmetry** – Remember, symmetry brings sanctuary and relaxes our senses, giving us a sense of order, which is exactly what we want in the master bedroom (especially for staging).
- **Don't Crowd** - In staging, especially, do not crowd the room's entrance. Create long sight lines so that people can view the entire room, unimpeded by furniture.
- **Create Storage** – We can all use some extra storage space in our bedroom for out-of-season clothes, shoes, hats, and accessories. Consider a chest or ottoman at the foot of the bed for extra space.

FOR STAGING – RULES OF THUMB FOR THE MASTER BEDROOM

- Collections of any kind only serve to distract, so tame them down to three of various heights if they are generic enough (see Arrangement Module) or remove them altogether (remember my doll scenario?).
- In the Master bedroom there should be a full-size or larger bed, not a twin or two twins, which can confuse buyers.
- Remove items that reflect personal tastes, posters, pictures and other accessories that might distract and even offend buyers.
- Clean is the order of the day, so refer back to our Obligations section in the Living Areas module for ideas on making sure every surface is sparkling! Clean all linens!
- Remove bright furniture or carpets, especially anything that is worn or outdated.
- Edit with a critical eye: family photos, religious mementos, political, sexual or racy matter that would serve to profile the seller.





- Remove all paperback books and remove the jackets on nicer hardback books in order to dress them up. Again, make sure the book collection is classic (generic) and does not indicate a profile of any kind (religious, political, controversial or sexual).
- Remove anything that is contrary to our sleeping/relaxing/sanctuary purpose like gym equipment, etc.
- Hide the hamper in a closet. Hide marital, personal aids away since many times buyers will look through bedside drawers!
- Remove heavy, light blocking or outdated drapes. Bare windows are preferable to old, cheap or outdated window coverings. Metal blinds are very unpopular and can make a home look cheap and outdated. Silhouettes in fabric or simple panels are very popular and help to add a lot of light to a room.
- Remove any furniture or accessories that are broken, worn, damaged, stained or outdated.
- Remove tiny rugs that only break up the flow and the flooring, but be sure to have a large rug anchoring the bed if there is hardwood or tile flooring!

A MASTER BEDROOM TO ASPIRE TO!

Remember, in staging we want to create an environment that buyers can aspire to. In the master bedroom, that means reflecting the idea of a perfect relationship. It might be argued that even for redesign, we should create that setting for ourselves, too.



However contrived, you gotta love this room! The very idea of mixing a martini in the boudoir is decadent and fun!



Gender neutral and set in pairs- this bedroom is a great example of creating the ideal setting of marital bliss. Notice the under night stand storage basket as an easy way to quickly gather things up and tuck them away?

A MASTER BEDROOM TO ASPIRE TO!

More ideas to jumpstart your creativity...



Imagine . . . breakfast in bed with a Tiffany's present. Not very realistic, but boy would we love to see it!



How about a celebratory glass of champagne in the bedroom? Again, these emotional connection points may seem contrived, but boy do they speak to our emotions!

A WORD ABOUT CREATING “SPECIAL SPOTS

For both staging and redesign, people generally long for that special chair where they can curl up and read or nap. A quiet spot surrounded by the things they love serves as a haven in their home. It is especially essential in the bedroom where we are creating a place for people to get away from it all. Here are some excellent examples for the bedroom:



A WORD ABOUT CLOSETS FOR STAGING

Many stagers will ask sellers to clean out all of their closets and cabinets on the off chance a buyer looks through them. We think this is a good idea, but a bit over the top. We describe how to clean out closets in the “Going the Extra Mile” section, but have no expectation that a seller needs to get this done. Remember, our focus is on the priority transformations, not to drive sellers crazy with a lot more work. Ideally, since they will be packing things away anyway, they can take a closet at a time and weed out anything that hasn’t been used in four months.

With that said, the Master Bedroom closets are the exception to this rule. This is an area that homebuyers pry into, so it’s a good idea to make it appear spacious, neat and organized. The more anal the seller appears to be, the more homebuyers will view the house as “taken care of.” Below is a step-by-step checklist for attacking master bedroom closets:

- ✓ Pack away anything not used or worn in four months. For most of us, it’s about 80% of our wardrobe. Think ahead in terms of weather and special events, but overall, this should not be hard to do.
 - ✓ Group by item starting with shirts, blouses, jackets, skirts and lastly pants. (In a walk-in closet, pants should be in the back.)
 - ✓ Within each item category, arrange by color
 - ✓ Make sure each item is facing the same direction (away from the door)
-
- ✓ Organize shoes, preferably in a rack on the floor
 - ✓ Clear off and pack away anything on the top of the closet shelf
 - ✓ Organize any “loose” items such as belts and scarves in matching boxes or baskets on the top of the closet
 - ✓ Consider buying inexpensive hat boxes for hats (a little drama)

- ✓ Consider buying wooden hangers OR matching hangers
- ✓ Consider buying a closet organizer, which can be very appealing to homebuyers (Target has these now)
- ✓ Finally, since closets usually don't have any natural light, make sure that artificial light is extra bright by replacing the bulbs and cleaning the fixtures

THE BATHROOMS FOR STAGING AND REDESIGN

Bathrooms are some of the most overlooked rooms of the home, especially when it comes to staging! The obvious purpose of the bathroom is cleaning, primping, and hair and make-up styling, so many times owners will have all of those essentials handy on the countertop.

No one wants to see personal hygiene products, so put away everything and clean off the counters, because we are going to create a bathroom that is clean and pristine!



For both staging and redesign, it's important to tuck away all products in organized drawers, so that the workspace is clean and clear. The goal for the bathroom is a spa-like environment, so consider which elements serve to create this environment. You'll find many of them to be living, organic materials.

- ✓ Like the kitchen, remove EVERYTHING off of the counters. Use baskets in drawers to stow essentials while disposing of old product that has not been used in six months. Hint – If you have a pedestal sink, invest in a simple bath cabinet at Walmart or Target in which to hide your clutter.
- ✓ Remove any “reading material” from the bathroom’s toilet area (especially for staging).
- ✓ Remove toilet bowl cleaners, plungers and wastebaskets and hide them under the sink area.
- ✓ Remove everything around the bath and shower areas.
- ✓ Remove decorative toilet seat covers and rugs around toilet.

At this point, the bathroom should be completely clear and have a “vacant” look, so we can redesign and stage it simply. Investing in new 100% Egyptian cotton towels is always a good buy, both personally and for staging. My personal favorite and an affordable brand of towel is the Thomas O’Brien Collection at Target which stays soft and fluffy after tons of washings.

- ✓ Buy fluffy towels to stack on the corner of the tub or fold and hang on the towel holders. Make sure there is a hanging hand towel for each sink!
- ✓ Buy fluffy new rugs to be placed in front of each sink.
*Hint – This draws attention away from old flooring.
- ✓ Invest in a new shower curtain that is simple in style (like a hotel’s).
- ✓ Invest in a liquid soap dispenser or go to Bath and Body for dispensed soap. Throw away messy bars of soap!
- ✓ Bring in organic, comforting materials like plants, seashells, candles and wood to promote relaxation and purification.
- ✓ Change the bulbs for brighter appearance.



EASY BATHROOM UPDATES

Baths are very easy to update and have a strong return on investment. The very best thing you can do for a bath is to make sure it is sparkling clean at all times! According to the 2008-2009 Cost vs. Value Report, a bathroom remodel will usually return about 75% on investment. The description of a bathroom remodel, according to the report is as follows: "Update an existing 5-by-7-foot bathroom. Replace all fixtures to include 30-by-60-inch porcelain-on-steel tub with 4x4-inch ceramic tile surround; new single-lever temperature and pressure-balanced shower control; standard white toilet; solid-surface vanity counter with integral sink; recessed medicine cabinet with light; ceramic tile floor; vinyl wallpaper."

Obviously, some updates are a lot less expensive and easier than others, so let's talk about the ones that make a lot of sense:

- ✓ Replace outdated light fixtures and wall fixtures – Fixtures are a minimal expense, especially when replacements simply cover the exact same wall mount area as the originals. Consider replacing the towel and toilet paper bars as well.
- ✓ Remove wallpaper and neutralize with paint to soften the room and allow for a more relaxing, spa-like color scheme.
- ✓ Cover linoleum flooring with large, peel and stick travertine look-alike tile.
- ✓ Use our Member Discount Vendor, MirrorMate, to apply framing around a plain mirror.
- ✓ As in kitchens, grout must match tile. Go to your local Home Depot to change this out, or call a grout company. You'll also want to re-caulk the tub for a clean look.
- ✓ Remove any colored counters, sinks or toilets since these SCREAM dated. It's very easy to purchase a complete drop-in vanity with sink and faucet at Pottery Barn, (pictured below), Joss and Main, Home Depot or Lowe's.



A BATHROOM TO ASPIRE TO!

Remember, in staging we want to create an environment that buyers can aspire to, so that means clean, updated and spa-like bathrooms.



This bathroom exudes a spa feeling with every detail!

Gender neutral and set in pairs, this bathroom relaxes and soothes. Candles are an essential ingredient around a bath surround, as well as healthy plants.



A BATHROOM REDESIGN STORY – BEFORE PHOTOS

This was the master bathroom in a million-dollar custom home that had been updated in almost every room except for here. The budget was less than 30K, but the beauty was this large, raised foundation bath could be literally gutted and recreated.



BEFORE – As you enter into the space you'll notice that there are no windows providing natural light, which makes it look like a depressing, dark cave.

The box fluorescent lighting, brass fixtures, small baby blue tile and gold sconces let you know this bathroom was clearly designed in the 80's.

Looking right of the vanity is a dark shower and toilet with lowered ceiling. This is also the wall that shares the outside and where a window should be.

Left of the vanity is an old blue and pink tiled tub with dated fixtures and tile that rises all the way to the ceiling.



A BATHROOM REDESIGN STORY – AFTER PHOTOS

A focal point was created using inexpensive stock cabinetry. The antique glass was a recycled display case from the original Museum of Natural History in San Diego.



AFTER – As you enter into the space you'll notice that natural light is pouring in from right because we swapped the left hand tub for the right hand toilet and shower (see below).

The ceiling was raised and new cabinetry, granite counters, sinks, faucets and sconces were added to completely update the space. Granite was a splurge while the cabinets were stock. The mirrors were purchased at Lowe's for under \$100 each.

Adding a large window completely opened up the space.

Now left of the vanity there is a large tile shower and toilet area.



ANOTHER BATHROOM REDESIGN STORY – BEFORE PHOTOS

This was the master bathroom in a \$800K custom home that had been updated in almost every room except for here. Originally the budget was less than \$200, and you can see they made a better change but not quite as good as the next remodel.



BEFORE – It's a very small space made more cramped by dated wallpaper, a single sink and dark space due to a small tub at right that you can't see.

It doesn't get any uglier than this...right?

An easy update was done on the cheap by simply painting the cabinet, walls and counter, removing the large mirror and changing the wallpaper to a more updated look. This transformation cost less than \$200 but you can see that the blue sink and dated fixture remains.



A BATHROOM REDESIGN STORY – AFTER PHOTOS

The quick and cheap remodel does not compare to the later remodel of the bath where they removed the tub and replaced it with a glass, shower enclosure. This brought light into the room from the small window. New cabinets, counters, fixtures embedded into the mirror (I love that look) and a center focal tower make this bathroom barely recognizable from the original.



Here's the original again:

