

Candice Tells All: Celeb designer tips for condos

Condo trends. Small spaces, lighting dilemmas and renos — Candice Olson has got you covered

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When it comes to condo design, Candice knows all and tells all.

Each week on *Candice Tells All*, designer and host Candice Olson brings her design experience and infectious personality into over 115 million North American households on W Network in Canada and HGTV in the US.

This show is not for the faint of heart, as Candice says, “I say to people when we’re first meeting with them, the process of renovation and doing these spaces, no matter how big or small, it’s an upheaval in your life. Then we film the whole thing, so it’s a very intrusive, abusive process.”

Metro spoke with Candice about her ideas for fabulous condo makeovers in smaller spaces.

“When we’re dealing with smaller spaces like condos, we really look for furniture that just doesn’t do one thing; furniture that is multipurpose and multifunctional. We just finished a couple of condo projects where we incorporated some fantastic pieces from a local company called Resource

The nitty-gritty

- **Candice Tells All.** Show airs Thursdays at 7:30 p.m. ET/PT on the W Network.

furniture. A lot of people in a smaller condo, so you don’t have a full-blown dining room nor do you really want it.”

But for those of you who would like to do a sit-down dinner every so often, “Resource has a fantastic table, it’s only 16 inches deep, it’s a console table, so you can have it as your entry hall table and then it pulls apart with this telescoping feature to expand to seat almost 10 people.”

And speaking of small condos, people tend to think that dark colours make the space look small. “It’s a little bit of a misconception” says Candice. “It’s kind of a cop-out where they just go for white, white, white, everywhere.” It’s not so much the colour that makes the space seem small, it’s the contrast, she says.

Darker colours add a feeling of real coziness to smaller spaces, as they ease up on the contrast. “The adjacent colours need to be colours that relate as far as contrast value. One-colour value schemes really do well. It could be really dark and deep and dramatic but if you keep all of those colours in the same value without having that contrast, you get that feeling of spaciousness.”

And no-go on incandescent lighting, which is being phased out of the marketplace anyway. “I’ve never been a fan actually of incandescent lighting so I’m not shedding a tear about it going.” Because incandescent lighting has a yellow hue to it, it can taint your colour scheme.

“I’m a big fan of halogen lighting. Probably the best hundred bucks a condo owner can spend is to take that junction box in the middle of the



“The new show is the good, the bad and the ugly of the interior design world. We delve into the dark, dingy and dirty side of it, we do a lot of big renovation work,” says Candice Olson, host of *Candice Tells All*. BRANDON BARRÉ

room, go to Home Depot and get yourself an eight-foot-long track fixture that will accommodate four to five halogen track heads. Instantly you have a halogen light source which is a white light which renders colour as true. That white light,

it pulls out the sparkle, the sheen and shimmer. If you’ve got polished chrome, it makes it sparkle.”

Make your patio a continuation of the inside of your unit says Candice. “We just finished a fantastic project at the Toy

Factory lofts with this beautiful patio that was really a good chunk of square footage. We took what we did in the interior spaces as far as finishes and colours and we continued that tone, that colour out onto the patio.”

Probate

Power to sell



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Q. Our mother passed away last fall and my brothers and I have been fixing up her house to get it ready for sale. I went to a lawyer to talk about the selling process and was informed that we needed probate and to have a Court appointed executor in order to sell the property. Does this mean we can’t list the property for sale? The lawyer says it can take several weeks to get an executor appointed even though I am named as the executor in the will.

A. In order to sell a property in a Land Titles system, you need to have a Court appointed executor to sign all of the paperwork transferring the title to a new owner. This process of obtaining this official executor is sometimes referred to as probate.

However, if the person dies with a will naming an individual to be appointed the executor, he or she can go ahead and list the property for sale and sign the Agreement of Purchase and Sale.

It should be noted that the application process should be well underway in order to meet the closing deadline which is usually 60 to 90 days. In certain circumstances, if you have a firm closing date, your lawyer can apply to the Courts to have the appointment expedited but there is no guarantee the Court will do this. The way around this is to put a clause in the offer allowing for the extension of the closing date if the executor has not been appointed in time.

Of course, the best solution would have been to process the application for probate last fall and all of this worry would be for nothing. However, hindsight is 20/20.