

Home styled with residents in mind

MORGAN: Display unit breaks from the norm of perfectly-staged houses for a lived-in look

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CURB APPEAL Mosaic's Morgan suite to be an eye-catching addition to its South Surrey neighbourhood PAGE 24
Morgan is a 96-unit project from MOSAIC Avenue Developments Ltd. Homes will range to more than 1,700 square feet.



Much of the design of the Morgan show suite was the result of a collaboration between Portico Design and Laura Melling Interior Design and Styling.



This bathroom has a child's toy on the floor, a staging that reflects the way people live. Designer Lynn Clark says it was a risk she was willing to take.

It's fair to say Lynn Clarke and her team at Portico Design are as fearless as they are creative in their work at Morgan, Mosaic's new South Surrey community.

To achieve Morgan's display home look, she led a team to create a defiance of convention and uniformity — in short, Portico wants to give visitors a good time, says Clarke, a principal of Portico Design.

"In display homes, you get to let your creativity soar. We are creating the 'perfect home' and we want to create something that people will remember when they walk away from it," Clarke says.



Some of the less uniform features include a light fixture that has a sculptural effect in the dining room.

"If the buyer walks away with a smile on their face, and with some inspiration in their mind, we've succeeded."

Kitchen finishes are clean and crisp looking, thanks to a white-on-white palette, a look that has appealed to Mosaic's buyers for years.

Some of the less uniform features in the suite include a light fixture — simple wooden bars — that takes on a sculptural effect over the dining table.

Much of the suite design came about as a collaboration between Portico, who designed the millwork, and Laura Melling of Vancouver's Laura Melling Interior Design and Styling, who added furnishings.

Clarke points to the Portico-Melling partnership as the source of some of the

more creative pieces that even the most budget-minded homeowner can mimic.

"We, as a team, created a space that used Ikea furniture as a base for building on," she explains. "We then added layers, such as custom tops or upholstery, and each of those layers can be inexpensive but result in a really 'expensive' and rich-looking space.

"Textures, patterns, contrasting materials, and then some personal touches create a beautiful space."

The homes are also staged to reflect the way people live. A child's toy on the bathroom floor or a bit of clutter on a desk add to the details of authentic home life. The display suite tableau breaks from the show-suite norm of perfectly staged homes, which may have been a risk to take, but it's a risk Clarke says she's proud of.

It sparks the imagination of buyers, who are relieved to see it too.

"It's important to make sure the buyer can see themselves living — actually living — in the home. Too much perfection is unrealistic and it's hard to imagine that you could sustain that lifestyle.

"So whether you're throwing a dinner party or doing homework with the kids, it's important to show how livable the home is."