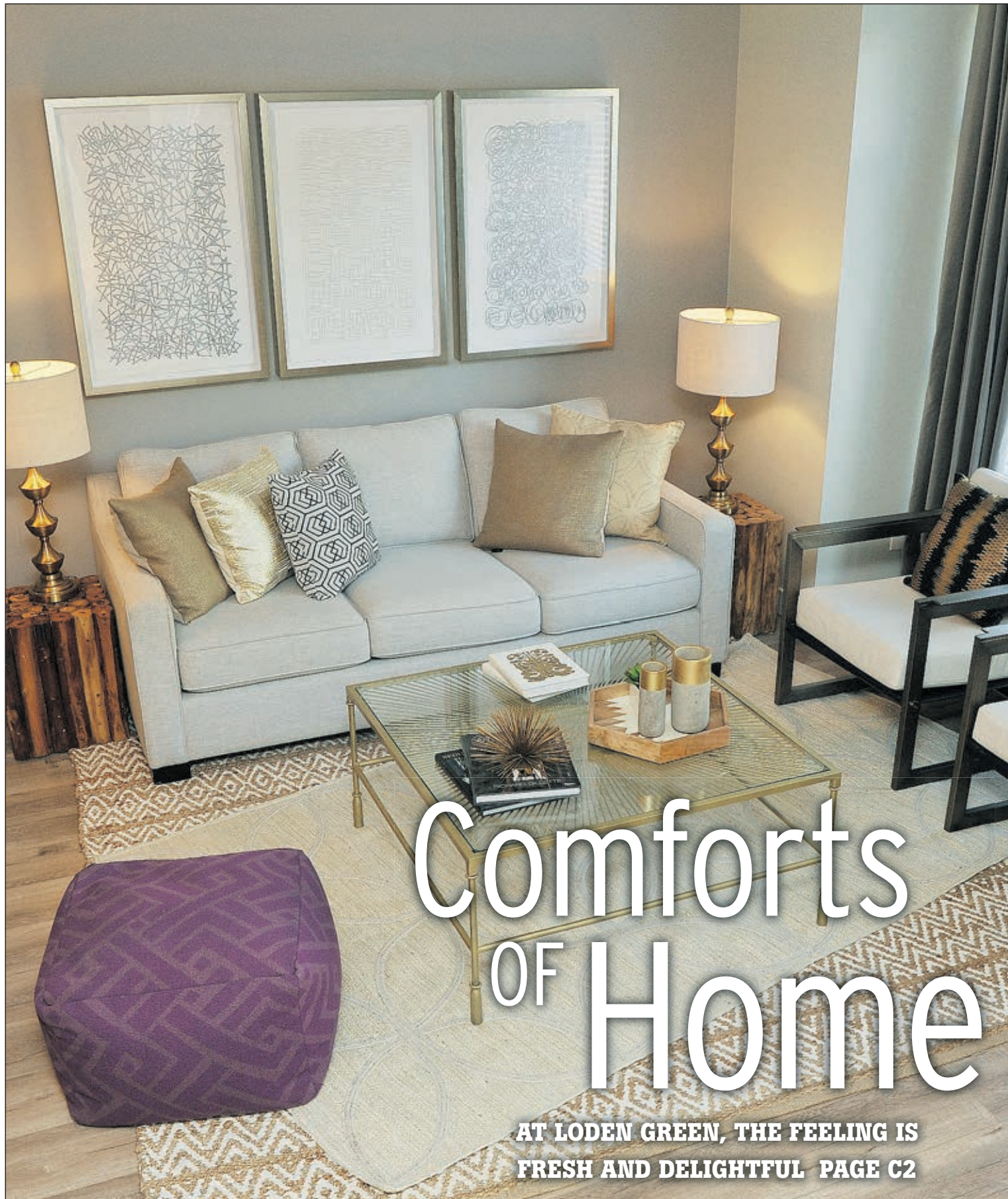


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Comforts OF Home

AT LODEN GREEN, THE FEELING IS
FRESH AND DELIGHTFUL PAGE C2

Loden Green comprises 30 three-level, three-bedroom townhomes in North Vancouver. WAYNE LEIDENFROST/PNG



BRANCHING OUT
THE OPTIONS ARE ENORMOUS WITH CHRISTMAS TREES TODAY PAGE C4

CONDO SMARTS
MAKING SENSE OF SEPARATE STRATA SECTIONS PAGE C4



SPECIAL SPACES
CREATING A PRIVATE SPOT FOR YOUR LITTLE ONE PAGE C5



Kitchens are fitted with a premium KitchenAid appliance package.



Red brick detail gives the Loden Green entrances a rich, sophisticated look.

Downsizing into a new comfort zone

BIG CHANGES: Moving to a smaller space means being creative with older pieces you've come to love

New town houses

Project: Loden Green

Where: 2135 Heritage Park Lane, North Vancouver

What: 30 three-level, three-bedroom town houses in the new Maplewood Village town centre, North Vancouver.

Residence sizes and prices:

From 1,339 sq. ft to 1,390 sq. ft; priced from \$599,900 to \$704,900

Developer: Guildford Brook Estates Development Corp.

Sales centre: 2135 Heritage Park Lane, North Vancouver

Hours: noon-5 p.m., Sat.-Thurs.



Mary Frances Hill

HOMES REPORTER



The main living area features neutral-coloured furniture paired with accents in the pillows and light fixtures. PHOTOS: WAYNE LEIDENFROST/PNG

For many, a fresh start can be as intimidating as it is exciting. Those who find themselves downsizing from a larger older home to a new smaller suite may find the shift requires a change in mindset and expectations. At the same time, a new environment can inspire creativity and an escape from the accustomed comfort zone.

Home Ingredients Staging principal Andrea Foxman, who created the display suite at North Vancouver's Loden Green town houses, has crafted a space that appeals to those homeowners who are ready

to get a little creative, even as they're a little nervous about shedding the trappings and the clutter of the long-loved home.

"Generally, people have a hard time letting go of the old. So it does become challenging. We recommend that people embrace their new lifestyle and think of it as a new chapter," says Foxman. Theresa Yoon of ID Lab, completed the finishes of the Loden Green homes.

Foxman advises that new homeowners could follow the example of her work in the living room and powder room at Loden Green: neu-

tral-coloured furniture with gold accents that stand out in lighting fixtures, a bold mirror frame in the dining room, and living room pillows.

"In a smaller home, it's best to tone down the colour. Start with a neutral palette and then build and layer on top of that. Just when you think you're finished, take something away."

It also pays to be strategic when tackling a project in a new home, she says. Think of what may make the biggest difference with the least amount of work? At Loden Green's

display home, the piece de resistance has to be the wainscoting work in the stairway leading to the bedrooms and inside the master bedroom. It's a rich-looking element of architectural interest that looks as if it would be painstaking to complete, but it wasn't difficult at all, Foxman says.

"It really is minimal work for the size of the impact. The biggest, most cost-effective impact that anyone can apply to their space is definitely (shown in) that stairwell and master bedroom panelling."

As nerve-racking as it may be

for new homeowners to shed old belongings when moving into a smaller home, Foxman advises downsizers to take a breath and be assured that there's nothing wrong with attaching emotion to a few belongings, as long as they can get creative and adapt these beloved pieces to their new spaces.

"Keep accessories and furniture pieces that are sentimental and part with the rest," she says.

"If you have a sofa with great bones that you just can't part with, why not refurbish it? Make it fun and modern to suit your space."