



ROY INMAN | SPECIAL TO THE STAR

This Country Club Plaza condo is the product of creative downsizing. The space was designed for entertaining.

## CLEVERNESS IS KEY IN CONDO REDO

**T**hese empty-nesters decided it was time to downsize and find a home more conducive to their lifestyle. Their 1,400-square-foot Country Club Plaza condominium is half the square footage of their previous home and is designed for entertaining.

Built in the 1950s, the space did not allow for reconfiguration of the plumbing or the ceiling because of its original concrete construction. With these restrictions in mind, we opened up the space dramatically.

### Add lighting, if possible

Low ceilings in the kitchen area could not be raised because of mechanical issues, so we added can lights where space allowed.

In the living room, the ceiling is a little

higher. It was concrete, so we could not install can lights. Wall sconces and a floor lamp supply lighting. Because audiovisual and speaker wiring could not be run through the ceiling or floor, we created a conduit by installing crown molding.

### Do tricks with finishes

The clients own Royal Fixture Co., which has supplied my clients with custom cabinetry for years. So we were able to create cabinets suited to their needs.

To heighten the appearance of the space, we painted the ceiling, walls and upper cabinets the same color. This trick creates an uninterrupted plane of color instead of interrupting the wall with a horizontal line of dark cabinets.



The upper cabinets, free of hardware, help the cabinets blend into the background. Concealing the refrigerator and pantry behind full-height cherry doors creates a vertical line.

The countertop also matches the neutral upper cabinets, wrapping the kitchen in light.

With the counter at one height, we keep the space open, not broken up by a higher bar top.

With the kitchen open to the living room, keeping a neutral palette in the kitchen was important. The cherry cabinets and bamboo floors balance the neutral palette. Iridescent, vertical glass backsplash tiles reflect light and continue the neutral colors, leaving a clean backdrop for seasonal accents and living room décor.

### Entertain in style

When not traveling, this couple often entertains. Friends gather for a glass of wine before heading to the Plaza for dinner. A wine room is to the left of the kitchen. A textured glass inset is backlit, adding light to a dark corner. A separate bar holds a wine cooler and barware.

The dining table is the same height as the kitchen counter, allowing chairs to be shared, therefore eliminating the need for keeping extra dining chairs in storage.

A long patio off the living room adds to the entertaining area. To extend the outdoor dining season, the taller tables have heaters built in to the bases.

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