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\$619,900



COUNTRY CHARMER

This charming 3+2 Bedroom, 3 Bathroom Bungalow has been recently updated and features an open concept main floor, 2 gas fireplaces, updated windows/roof/furnace, professionally landscaped yard with security gate, and stunning covered patio and deck perfect for comfort and relaxation. Welcome Home.

\$569,900



BACKYARD RETREAT

Stunning 4 Bedroom/2+2 Bath, with new hardwood floors, crown moldings, finished basement, upgraded washrooms, tankless water heater, lofted garage for ample storage, and a gorgeous backyard with hottub/gazebo and total privacy perfect for relaxation.

\$389,900



GREAT OPPORTUNITY

Spacious 4 level family home with 3+2 Bed, 2 Bath, 1+1 Kitchens, finished Nanny/In-Law Suite, large private yard, and cozy front porch. This charming home is nestled on a quiet street close to schools, shopping, and parklands in a desirable neighborhood. Great value for a family home or investment and will not last long!

\$629,900



RARE OPPORTUNITY

Beautiful home featuring salt water pool, hot tub, glass sun room, eat-in kitchen, hardwood and ceramics throughout, 4 fireplaces, finished rec. room with custom oak bar, plus so much more.

\$629,900



THE BEST VALUE IN MILTON

You could own this very same model, brand new, without any upgrades, grass, or driveway for \$580,000. Or you can have this 3100 square foot, 5 bedroom home with approximately \$100,000 in upgrades including, tasteful decor, kitchen with dark cabinets and granite, crown mouldings, custom hardwood floors throughout, hardwood staircase, rare walk-out basement, and so much more. This will be sold soon!

\$639,900



ESCARPMENT VIEWS

Tastefully decorated Fieldgate Oxford model home, backing onto Greenspace in a sought after neighbourhood. Approximately 2800 Sq Ft, 4 Bedrooms, 3 Bathrooms, large open concept kitchen and family room, Hardwood floors, main floor laundry, and so much more!

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Let instinct be your décor guide

What makes a room truly beautiful?

Beyond good light and good proportions, what makes the difference between a showstopper and ho-hum?

Designers know that it has nothing to do with its physical attributes or the cost of the décor. The most beautiful rooms are the ones that are used.

This is why – ironically – living rooms are usually dead, and kitchens and family rooms are the lively centres of our homes, the places we like to hang out.

A room that is exquisitely designed but left undisturbed will never be as welcoming and pleasing as a well-used room. When it's a little frayed – or marked by life – we love it more.

This comfortable melding of life and design is captured in Instinct, a 2011 design trend from PPG Pittsburgh Paints. Instinct is about "decurating"; the idea that a room is an evolution, edited over time to leave behind meaningless stuff in favour of meaningful objects gathered on travels, or family treasures passed down.

An Instinct room is warmed by natural materials – especially wood – and gives pride of place to primitive hand-made objects. It embodies an appreciation of the simple, the organic and the unadorned.

Forego clean and decorative colours in favour of shades that represent natural materials. Opt for the butterscotch hues of wood grains set against the greys and whites of slate, stone, and marble.

This palette is earthy and grounded, but the juxtaposition of raw wood and honed marble, smooth cast iron objects in primordial shapes and sleek metal details will give it sophistication.

In Instinct, reclaimed wood is valued for its flaws. Floorboards are hand-scraped; planks are wide and look oil-rubbed. Leathers are another key material, but black and dark browns give way to warmer, worn finishes of old luggage, boots and saddles. It is old-world relaxed simplicity.

A wide range of patterns will work, from traditional through contemporary. Animal prints bring in the patterns of nature.

This slightly masculine style is adaptable. It can lean towards an urban or rural aesthetic, depending on how we choose to layer and

balance. In the city: use more white and slick metallic surfaces and curate to a spare minimalism. In the country: use more wood, more matte and honed finishes, as well as old and weathered patinas.

But always maintain a mix. After all, the Instinct décor is all about the textures, patinas, and hand-made objects gathered over time into a pleasing blend. It encourages us to capture comfort along with beauty. It is those 'signs of wear' that take away the curse of unsullied perfection and bring a room to life. This décor assures us a room is meant to be used – and that is our cue to relax.

www.newscanada.com

PPG Pittsburgh Paints colour references for Instinct include Cracked Slate (540-6), Silver Bells (540-4), Gypsum (520-1), Oregon Trail (422-6) and Chaparral (322-7).

