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Design Ideas for Intown Living
plus smart use of small spaces

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City Spaces



BOB MAHONEY

Using three different intown condo floor plans, interior designer **Karen Hott** offers advice for creating functional living and dining room spaces—whether space is limited, or limitless.

1. Twelve Centennial Park

Although this area is tight, floor-to-ceiling windows and an open kitchen make the space feel larger. To keep that airy feeling, Hott suggests the following:

- ★ Use neutral colors in furniture, saving bright colors for accents. “Neutral colors make furniture appear less heavy visually,” she says.
- ★ Rather than bringing in extra furniture to hold table lamps, use floor lamps.
- ★ Tuck upholstered cubes beneath a TV/stereo console. “They can provide storage, and when you pull them out, they provide extra seating,” Hott says.

2. 10 Terminus Place

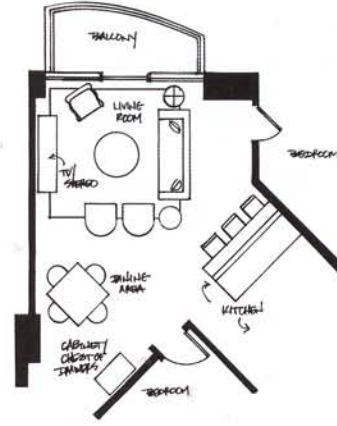
“This floor plan’s large dining room area is great for entertaining,” Hott says. She has these tips to maximize party flow:

- ★ Give your furniture dual purposes. “For example, the desk in the corner can double as a cocktail bar,” she says.
- ★ Buy a dining table with a leaf to accommodate more guests.
- ★ Make sure furniture doesn’t impede traffic flow. “The TV and stereo should be in a neat, compact cabinet that doesn’t take up too much space,” Hott says. “And choose curved furniture, which allows for easy circulation.”

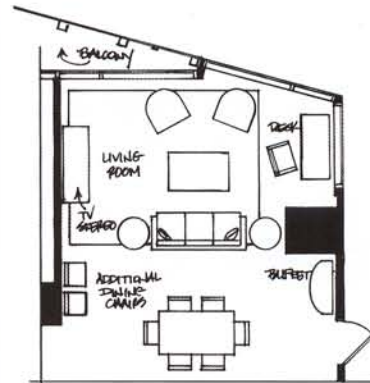
3. St. Regis Residences

“Big spaces have issues too,” Hott laughs. Here’s how to deal with them:

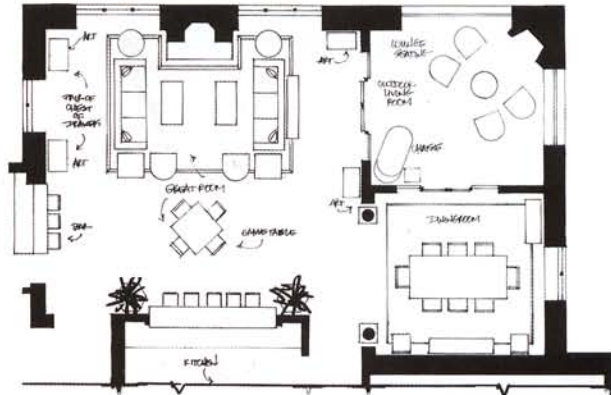
- ★ “Large spaces typically call for large-scale furniture,” Hott says. Check ceiling heights and freight elevator dimensions and weight requirements before purchasing items and moving in.
- ★ Separate large areas with bound area rugs to create more intimate, conversation-friendly spaces.
- ★ A game table and chairs in an open area gives extra seating and prevents a “bowling alley” feel.
- ★ “High-end homeowners may have vast art collections,” says Hott. “Be sure to create areas of focal point for the artwork.” ■ See Resources



1. Two-bedroom home at Twelve Centennial Park (1,207 total square feet; area shown is approximately 206 square feet). Note: The bar was modified from original (curved) bar.



2. Two-bedroom home at 10 Terminus Place, (1,671 total square feet; area shown is approximately 452 square feet).



3. Two-bedroom home at St. Regis Residences (4,168 total square feet; area shown is approximately 1,080 square feet).