

THREE-STORY  
*Home*  
1,800 SQ. FT.

# BUILT-IN STYLE

What do you get when you combine a family of five, one small house and out-of-the-box thinking? A revolutionary home with 21 smart space-saving tips

PHOTOGRAPHY BY ROBERTO CARUSO



ARCHITECT, WANDAELYARCHITECT.COM.  
CONTRACTORS, STEPHEN GUY MCGRATH & CHRISTIAN  
BELLSMITH, BELLSMITHCARPENTRY.COM.

**With a background in engineering, Dylan Horvath,** principal of product-development firm Cortex Design, wanted his home in the city to work as well as a machine but still feel warm and inviting for his three children and his wife, Sunshine. He enlisted the help of architect Wanda Ely to come up with a plan for the house that used every inch of available space while paying attention to all the small details. By modifying off-the-shelf systems like Ikea wardrobes and kitchen cabinets with vintage pieces and custom fittings, they achieved the bespoke look they love and the super-functional home they need.



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CABINETS, IKEA.CA. BACKSPASH & ENTRY TILE, OLYMPIATILE.COM. HARDWARE, RICHELIEU.COM. PENDANT LIGHT, DYLAN HORVATH. LOCKERS, SMASH.TO.

**MAXIMIZE FLOW WITH SMART SPACE PLANNING.**

*The first step in any home renovation is to evaluate the floor plan. Here the basement stairs were modified, and the landing was removed to allow for three extra feet of counter space in the kitchen.*



- 2 RUN SHELVES OF VARIED LENGTHS.** Different lengths of shelving help to define the space and provide easy access to frequently used plates and bowls.
- 3 ADD HOOKS FOR POTS AND PANS** to a vent hood or wall. It frees up cabinet space and puts everything you need at your fingertips.
- 4 TURN A SMALL NOOK INTO A COFFEE STATION.** This tucked-away counter conceals mess from the dining room and provides an additional prep spot.



- 5 RECESS LIGHT SWITCHES** into the wall for a custom look. Using end-grain plywood makes an often-bumped small side wall more durable and practical.
- 6 USE GLASS PARTITIONS INSTEAD OF TRADITIONAL STAIR SPINDLES** to give the illusion of space. The glass opens up the area and allows light to filter in from the second floor.
- 7 DESIGNATE STORAGE FOR EACH FAMILY MEMBER.** In the entryway, repurposed industrial lockers are given new life when built into an Ikea wardrobe that has been fitted with custom plywood doors and panelling.
- 8 INSTALL A COMMERCIAL GRATE FLOOR** to trap mud and dirt. Dylan loved the functionality of the indoor metal grates he saw in commercial buildings, so he installed one that allows water and dirt to fall into a cleanable tray below.







**9 CHOOSE HARD-WEARING MATERIALS.** *Dylan chose brick, plywood, tempered glass and marble tile for their durability and longevity. His goal was to eliminate as much easily damaged drywall as possible.*

**10 EXPOSE BEAMS TO PLAY UP CEILINGS.** *It lends a loft-like appeal while extending the height of the ceilings.*

**11 MAXIMIZE SEATING** with a wall-to-wall sectional. *It provides plenty of places to sit without crowding the room with furniture.*

**12 SKIP THE COFFEE TABLE** to free up space for toys and entertaining. *It's one of the ways the floor plan is kept flexible to accommodate parties and other activities.*

**13 CUSTOMIZE CHALKBOARD PAINT** to get the hue you want. *Dylan wanted to replicate the look of old blueprints for this art wall. It has become a place where the whole family shares ideas, and it eliminates messy paper.*

SECTIONAL, GUSMODERN.COM.  
TABLE, RESTORATIONHARDWARE.COM.  
CHAIRS, MYDESIGNREPUBLIC.COM.  
FLOORING, STONE-TILE.COM.



**FAMILY TIME**  
Dylan and Sunshine with Ozzy, Weston and Stella.



**14**

**INVEST IN A LARGE, RUSTIC DINING TABLE**

*that doubles as a homework spot. Choose dual-function pieces for other places in your home too, like a daybed that turns into a guest bed.*



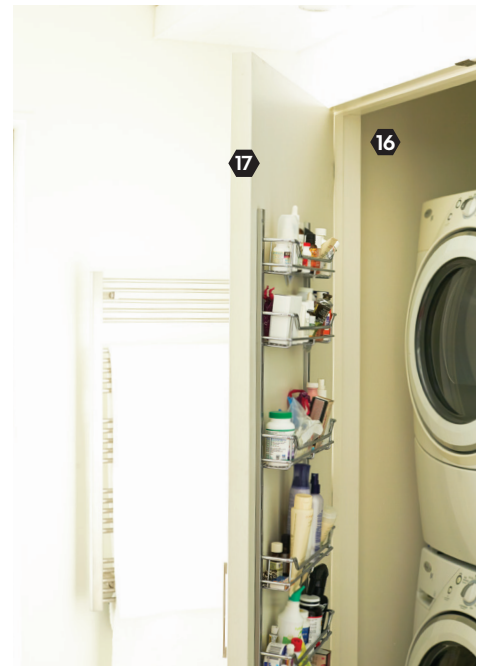


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**SQUEEZE EXTRA SHELVES INTO AWKWARD SPACES.**

*Even the smallest ledge will provide a place for something.*



LIGHT, SONNEMAN.COM. FAUCETS, HANSGRÖHE.COM. TILE, STONE-TILE.COM.

- 16 INSTALL A STACKABLE WASHER-DRYER** in a bathroom closet. Dylan and Sunshine decided to do their laundry where everyone takes off their clothes most. A heated towel warmer doubles as a drying rack and makes bathing and laundry a one-stop shop.
- 17 USE THE INSIDE OF (STURDY) DOORS FOR OVERFLOW ITEMS.** Here a wall caddy hides vitamins, moisturizers and haircare products and keeps the open shelves in the bathroom from getting too busy and cluttered.
- 18 BUILD TEST TUBES AND JARS INTO SHELVES** for toothbrushes, cotton balls, hair elastics and swabs. Daily essentials are given a specific spot,

which keeps the shelves looking neat and tidy.

- 19 GET MORE BATHROOM SPACE** with a narrow (but long) bathroom sink. This one has two faucets, so two family members can use it at once.
- 20 SKIP CURTAINS AND OPT FOR FROSTED WINDOWS.** They create privacy without adding the bulk of drapery and allow light to filter in.
- 21 CUT INTO WALLS TO CREATE BOOKSHELVES.** A dead space behind the kitchen pantry now holds shelves for cookbooks and a thermostat. Walls often hide secret pockets of space that you can use instead of adding bulky furniture.