



## Oasis In Tile

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The bathroom is the center of well being in a home. Often forgotten, I like to think of it as a private spa. Picture your bathroom as a personal oasis, a place to unwind and refresh. When it's time to entertain, the bathroom provides an opportunity to pamper your guests with chic amenities. Even if your tiny, out-dated tub drives you nuts and the yucky tile makes you queasy, you can create your dream bathroom whether you're selling or staying with these tips.

**Rule No. 1:** First and foremost, a bathroom must be uber clean. It should sparkle to the eye and smell clean as well. Once a week, it should be scrubbed from floor to ceiling. I tell my clients to think how good it feels to check in to a nice hotel room. Your bathroom should be as clean as those at the Mandarin Oriental. You should feel comfortable kicking off your shoes and walking around barefoot. If you'd rather not attempt it, then it's time to get out the bleach and scrub.

**Rule No. 2:** If your bathroom is functional but lacks warmth—all hard surfaces and harsh task lighting—you're missing an opportunity to indulge yourself and your guests. Most decorating challenges in bathrooms take one or more of these forms: The room is cluttered and in disrepair (think leaky faucets and overflowing medicine cabinets); and the style feels dated or depressing (tattered towels and an unfashionable color palette). If your problem is the latter, here are some ways to update the look:

**First, de-clutter:** Throw out bottles you haven't used in months and bottles that are mostly empty. In your shower, try to keep as few bottles as possible, and the same with your medicine cabinet.

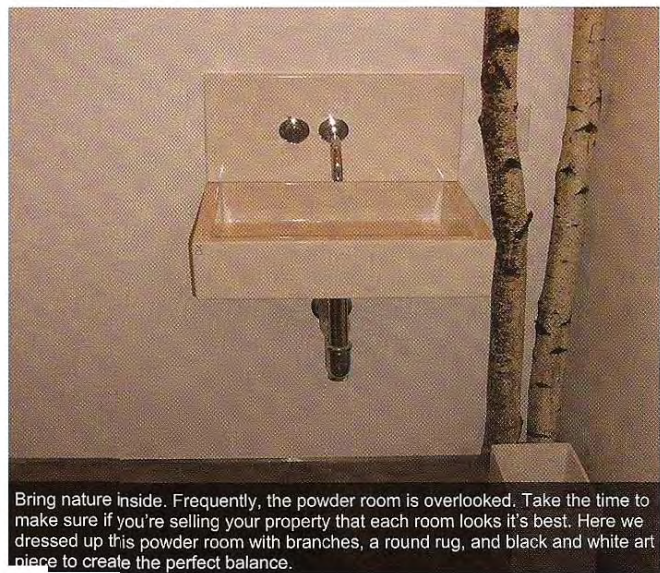
**Second, keep a notebook with sketches, ideas, and clippings from home design magazines:** This is the place to brainstorm and create a vision for your ideal bathroom. Pick a color scheme—poppy red for instance—and go with it. Paint one wall or the entire bathroom in this sultry hue to create a bordello feeling. Another option is to buy all your accessories in a vibrant color, from shower curtain to trash can, to infuse the room with style.

**If you've got windows in your bathroom, ditch the curtains:** Try an opaque adhesive film (available online or from home improvement stores) applied directly to the window glass. It comes in a variety of patterns and colors. It's a stylish way to get privacy and maximize natural light without sacrificing space.

**Try wallpaper:** If you're curious about wallpaper, but intimidated by the commitment, this is a great place to try it out. I love metallic papers in bathrooms; they add an element of offbeat glamour.



Clean fluffy towels, organic products, a scented candle, and original artwork make this bathroom ready to sell.



Bring nature inside. Frequently, the powder room is overlooked. Take the time to make sure if you're selling your property that each room looks it's best. Here we dressed up this powder room with branches, a round rug, and black and white art piece to create the perfect balance.

**Start with a theme:** Maybe bold color isn't what you're looking for. Perhaps you'd like to inject the room with natural elements for a soothing, spa-like experience. Whatever style and color theme you choose, use accessories to carry it through the room.

Before starting this process, I always suggest that people take a step back to contemplate the bathroom. Take a hard, long look. Snap some digital pictures and examine them. This gives you a fresh, objective viewpoint from which to evaluate. It's also a wonderful tool to bring shopping for an instant reference point. Remember, your bathroom is an oasis. Have fun with it!

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