

New Lafayette Listing for the New Year



809 Rosedale Ave, Lafayette

Centrally located in downtown Lafayette, this mid-century 3 bedroom, 2 bathroom home is just steps from nearby Lafayette Elementary School (check for availability), Stanley Intermediate (check for availability), regional trails, restaurants, shopping and transportation!

Offered at \$799,000

**Visit 809Rosedale.com
for more details!**



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Making a Plan to Refurbish and Refresh

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We pulled the color wheel out using a simple app to match the colors in this heirloom plate. I like it because you can easily see how the colors work, even though at first glance the patterns might not seem like a good fit for a space.

A great exercise if you are unsure and have never done a line item or calendar for such things is to take a few hours and review your purchases from last year, or use a nice home catalog like Pottery Barn or a visit to Home Goods to come up with a baseline you are comfortable with.

Write down the items you might like to incorporate and add up the totals. You might be surprised at how quickly those numbers add up. While I love HGTV and the other design networks, the numbers are not always so forthright. Sponsor heavy shows, no tax and deep discounts are most often the reason for the low numbers. It is best to not use those programs as guidelines for your Lamorinda accessory updates or budget numbers. Use real time retail stores for baselines. That way, if you spot a bargain, you will be confident to jump on it because you will have done your homework.

Give yourself some time to have fun with this process. We once brought a group together in a workshop to add up a typical room of accessories only, out of a nice, but medium-priced home store catalog. It was a great exercise. It also showcased visually how you can pull a picture out, circle the items you like and then recreate that same look in your own home, all while knowing precisely what it would cost to achieve that look.

Tip: No need to reinvent the wheel. These large stores with beautiful catalogs hire excellent stylists, use their visual expertise and translate what you like from them into your own home.

Remember my strong feeling about colors, and use one of the color apps on your phone. Simply take a photo and let the app show you what will work and what won't.

Let me know how it goes! Just this past week, I used part of my first quarter budget to bring two new flower pots, a new candle and a sweet gold bird accessory to my desk at home. The simple fresh change of colors and display has energized me. Next? I'm looking at a teapot and new cup to match, along with some fresh pillows on the sofa I see from my desk. Not a lot of money, but simple and refreshing, and hopeful for the New Year.

Let me know how it goes and what you find this first quarter.

For more information on Couture Chateau LLC and how we can help you with your home redecorating, visit www.couturechateau.com.



Ann McDonald, IIDA, NAPO, is the Founder/CEO of Couture Chateau, a luxury interior design firm in

Orinda. For a complete blog post including other design ideas, visit www.couturechateau.com/blog