

Community

Big Design Ideas for Smaller Spaces

Furniture, paint and open-space concepts can help a dwelling.

by Stacy Karel

Community contributor

Wondering what to do with that tiny alcove or just plain small condo? Keeping a space free of clutter can go a long way in making a small place seem spacious. Use these other tips to make the most of square footage:

- **Scale-down style:** Opt for streamlined versions of your favorite furniture pieces. Choosing armless sofas and chairs gives you more flexibility in laying out your rooms.
- **Secret storage:** Look for opportunities to add secret storage. For example, tuck storage cubes under a console table for extra storage and seating!
- **Un-divide and conquer:** Open up a floor plan by removing dividing walls between rooms, such as a kitchen and living space. A breakfast bar can replace a table.
- **Double duty:** Choose flexible furniture that can serve a dual purpose, like a leather footstool that doubles as a moveable seat or pull-up side table.
- **Unclaimed space:** A hallway, staircase landing or entryway can be a home for a bookcase, a narrow bench or even a drop down desk for your computer workstation.
- **Lighten up:** A lighter paint color and reflective elements will open up the space.

—*Stacy Karel is a real estate broker with @properties in the Bucktown office. Search the MLS on her website at CONDOChicago.com.*

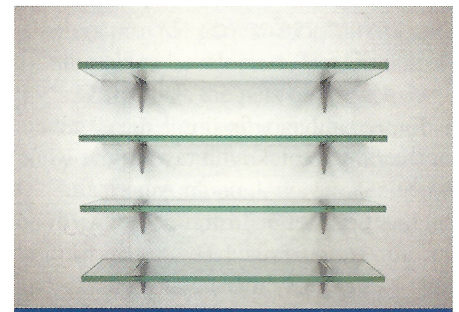


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Higher Ground

CONSERVE VALUABLE FLOOR space by choosing mounded lighting fixtures, replacing side tables with floating shelves or adding hanging storage baskets and hooks. Choose built-ins over freestanding furniture pieces to decrease the footprint.