

FLORIDA home

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WHERE THE PROS LIVE

How Brooke Friedman, who will appear tonight on HGTV's *Designer Challenge*, turned her Boca town home into a showplace. **Home Life, 12H**

BOB SHANLEY/Staff Photographer

HOME LIFE

TIPS FROM THE Home Team

Florida Home's panel answers questions and advice.

State

Deborah Elbaum,
Realty,
Beach

Buying a condo, how do you choose the unit with the highest resale value?

Buy the lowest-priced unit you can find, so that you have a price advantage on resale, or select a unit with extra features that set it apart from the others.

Units will always be in demand and command a premium price. Units in the middle will have differing buyer attention.

If you want one of the premium units, look for features such as higher floors with views, high or vaulted ceilings, balconies, multiple parking spaces, proximity to the elevator, a unit with full-size washer/dryer, closet space, hardwood or upgraded bathrooms.

Don't be bashful about making offers. With the large inventory of units on the market, you should be able to get the unit you want at the price you'd like to pay.

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Jamie Burghardt,
consultant,
Beach

"Deadheading" is removing spent flowers and seed capsules. To encourage new blossoms (which lead to more flowers), you can trick the plant into producing more flowers. Hibiscus, roses, and yellow elder are a few plants that will respond to deadheading. In some cases, deadheading many flowers a flush of blooms often produces other nice flowering. "Pruning back" is pruning to allow a plant to grow and make a denser, fuller plant. Pruning will keep your coleus fuller

WHERE THE PROS LIVE

Brooke Friedman, Brooke J Design Group

HER HOME: A brand new, three-story, 3,000-square-foot Neo-Italianate town house in Boca Raton. Friedman has lived there about six months with her husband.

By KATHARINE KAYE McMILLIAN
Special to The Palm Beach Post

Brooke Friedman always knew she wanted to be an interior designer.

"When other girls were playing with Barbie, I was drawing floor plans," she recalls. She studied architecture and interior design at the University of Florida and earned her degree from Florida International University.

She has designed a range of commercial and residential projects, but her proudest design moment will be revealed this weekend on HGTV's *Designer Challenge*. Friedman will appear on the show at 11:30 p.m. tonight and on a repeat of the show Sunday morning at 3:30 a.m.

On the program, she says her challenge was "to create a more intimate and comfortable living area in a couple's cavernous double-height living room in their Neo-Mediterranean house in Boca Raton."

She competes against Palm Beach-based Joseph Pubillones of Joseph Pubillones Interiors and Delray Beach-based April and Delmar Leach of Leach Design Group.

In her own town home, Friedman characterizes her design approach as "modern with splashes of color on a neutral palette." She used an array of wall treatments from focal walls to wallcoverings to create interesting backdrops.

The narrow, but deep, layout of the townhouse posed some design problems. "I wanted the spaces to feel open and not chopped up or congested. Laying out the furniture and utilizing the space to maximize the flow and circulation was a tricky task," she says.

She reassigned the functions of some of the rooms, turning what was typically a dining room into a family room and what was intended to be the family room into a combination living and din-



Staff photos by BOB SHANLEY

THE DINING ROOM: 'Each area has special detail, so each space is interesting to look at,' says Brooke Friedman, who will appear tonight on HGTV's *Designer Challenge*.



Design tips from Brooke

■ **Mirrors are magic.** To add dimension to a room and make a small room appear larger, use an oversized mirror.

■ **Make walls interesting.** Paint walls with a nice neutral and add a hint of color on one wall to create a dramatic effect.

■ **Instant decorating refreshers.** A cost-effective way to change the look of a room is to stick to mostly neutral furniture and dress up the room with accent colors in the pillows, accessories, artwork, and window treatments.

■ **Plan! Plan! Plan!** Always do a space plan before you purchase furniture. Take measurements and lay out the room. It will save you from making costly mistakes. You can use masking tape on the floor to reflect the actual scale and location of the furniture.

ing room. She also placed a small casual table and chairs for two in a hallway along with a small plasma TV for a place to have drinks.

For the family room adjoining the kitchen, she selected a sleek white leather sectional sofa an attached chaise lounge that was not very wide, yet long for seating. She also selected a coffee table with pull-out ottoman for additional seating and storage to put away any clutter. At the kitchen counter, she added adjustable-height bar stools for extra seating.

"The room is now multi-functional," she says. "When we want to lounge and watch TV, we have the comfortable sofa with the chaise. When

we have company we have an informal area with plenty of seating. I can be prepping food in the kitchen while entertaining my guests."

For the living and dining area, she set up a mixed seating grouping of a faux suede sofa in beige, a patterned chair and leather chair with a ultra sleek chrome and glass cocktail table.

"I started the color scheme with a geometric fabric from Kravet. Because the rooms — living, dining, family and kitchen — open up to each other, I used some of the same colors to tie it all together. I painted the wall blue behind the sofa, for example, to tie the blues from the dining room in with the living room."