

It's not about finding the time, but the space

by Susan Crema-Martin

Many of us now work from home, either full-time or part-time and sometimes finding the right type of workspace is challenging. Some people are fortunate to have a designated office in their home, but if you do not have one then finding space may be a challenge. A few thoughts before you start planning for a home office is to determine how often you work from home; how much space you may require and what kind of work you do?

There are a number of areas in a home that could substitute for a full office such as the living room, family room, kitchen, spare bedroom or an area in the basement.

If your home does not have a designated home office or den, then my first preference is creating an office space in a spare room which is typically not used as often and is quiet, separate and discreet (using an armoire or secretary desk that can hide the office station). The spare room can be the most private and provides ample lighting.

(PHOTO RIGHT)



A second option for a home office is in the living room. Investing in a piece of furniture that enhances and matches your home décor is a great way to incorporate your home office to make the space feel like it belongs. (PHOTO LEFT)



As a professional home stager, I would agree that having a designated office space is a plus and most buyers would find it beneficial. However, you should avoid creating built-in bookcases and other permanent features for your home office if it's in a non-designated room. When the National Association of Home Builders asked builders, architects, manufacturers, and marketing experts to predict the features that will be important to buyers of upscale properties in 2015, 94% said a home office would be "critical".

Reference: "Home Occupation Uses section of the Town's Zoning By-Law No. 97-50"
Visit Martin Designs at the Newmarket Home Show, April 1-3, 2011

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