



SUMMER 2020

at home

COMING HOME
TO
35 WEST

WORKING FROM HOME
IN STYLE

TAKE YOUR BATHROOM TO THE
NEXT LEVEL!

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IBB AT HOME

WELCOME | SUMMER 2020

Welcome to the summer issue of *IBB at Home*!

Summer is finally here, and our retail store has tons of new arrivals of outdoor furnishings and decor to have you soaking up the sun in style!

With COVID-19 putting a damper on in-person events, our talented group of designers took to ZOOM to attend a variety of Spring Virtual Markets with manufacturers from all over the world showcasing their new 2020 product lines. Let me tell you, our designers did not disappoint! They curated so many beautiful designer and one-of-a-kind pieces that we have made available to you on the showroom floor. My vision has always been to offer our clients custom-designed furniture available immediately off of the floor, and just wait until you see some of our stunning new finds!

We are grateful to our clients who registered to be notified of the Day of Design's future date. Stay tuned to ibbdesign.com for more details.

The summer 2020 issue of *IBB at Home* is packed with design inspiration, tips, entertaining ideas, and yummy recipes. I hope it inspires you with ways to refresh your home, especially as you spend more time in it! Our designers are available to help you with all of your design needs.

We'd love to see you visit us at IBB Design soon. We are open Monday through Friday, 10 am - 5 pm and Saturdays 10 am - 6 pm. Enjoy your summer!

All the best,



Beth Rafferty

Owner & Designer
IBB Design Fine Furnishings

beth@ibbdesign.com

@ibbdesign on Instagram



**OWNER/DESIGNER
PUBLISHER**
BETH RAFFERTY

**OWNER/DESIGNER
EDITOR-IN-CHIEF**
SHAY GEYER

VP OF MARKETING
ANGIE TASSAN

CONTRIBUTING WRITERS
MAEGAN BROWN
MAXINE BURT
MELISSA CATALANO
BETHANN CONNOR
JORY GATTIS DICKINSON
CASEY GATTERSON
SHAY GEYER
SHANNON GIDNEY
KAREN HOLLOWAY
PAM HOOD
KAY LEWIS
LAUREN MACNAK
MICHAEL REESE
MEGHAN SEBREN
ALICIA WOOD
VALERIE WOOD

MAGAZINE DESIGN
IBB DESIGN

DESIGNERS
ANGIE TASSAN
DANIEL M. CHAVEZ

COPY EDITOR
KRISTIN PEBSWORTH





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EXTERIORS

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LETTER *from* THE EDITOR

S U M M E R 2 0 2 0



Summer is upon us, and we're all adjusting to a new normal due to COVID-19. As we all sheltered in place, many of us made lists of improvements we wanted to make to our homes. At IBB, we believe happy starts at home, and we love nothing more than to give our clients a beautiful backdrop for life's moments.

Our summer issue is full of design inspiration! Our cover story features a fabulous commercial project by Shannon Gidney. Get a glimpse of the super chic clubhouse for 35 West. If you've got remodeling on your mind, Huntington Remodeling offers some fantastic solutions for kitchen design. With many of us working from home these days, Jory Gattis Dickinson has tips that will have you working from home in style. Lauren Macnak's and Kay Lewis's articles have all of your outdoor living design needs covered. Karen Holloway provides pro tips for selecting a rug, and Maxine Burt discusses timeless design. Meghan Sebren encourages design that's not so matchy-matchy, and Michael Reese guides us in creating a comfortable home. Pam Hood shows us how to bring color into our spaces, and Casey Gatterson gives tips for powder bath design. Our model team takes us on a tour of a brand new Highland Homes model home, and NEAT Method provides useful tips for keeping our tots tidy. Alicia Wood has some gorgeous blue and white party décor ideas with an unexpected twist! The BakerMama dishes out some scrumptious recipes that we already know will be on repeat on our summer menus!

We wish you all a safe and beautiful summer! Come see us and say hello! Our retail store is open again with social distancing measures in place. Our designers are also available for virtual design consultations. We look forward to seeing you soon and helping you create a happy home!

Warm regards for an incredible summer!

Shay Geyer

Shay Geyer

Owner & Designer
IBB Design Fine Furnishings

shay@ibbdesign.com

@designershay on Instagram



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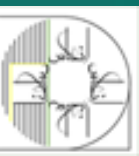
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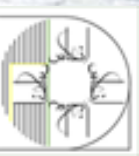
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TREND REPORT

BISCAY Green



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Biscay Green

Biscay Green is a color that easily resonates with summer! A cool and refreshing aqua color, it's known to elicit a desire to escape to an ocean destination. It pairs beautifully with other shades of blue and green. We also love it with coral, hot pink, and yellow. Biscayne green could easily be used in a family room or in a master suite for a tranquil spa-like aesthetic. This hue would also work perfectly for outdoor living spaces on veranda furnishings or poolside loungers.



Photo By Dan Plassick

SHERWIN-WILLIAMS
6765
SPA

SHERWIN-WILLIAMS
6486
REFLECTING POOL

SHERWIN-WILLIAMS
6940
BISCAY

BENJAMIN MOORE
2038-60
TROPICAL POOL

BENJAMIN MOORE
604
BISCAYNE SHORE



Follow our "Biscay Green" board on Pinterest for more inspiration on using this beautiful color in your home.
<http://www.pinterest.com/ibbdesign/biscaugreen>

TIP: Always sample the paint in your space before diving in and painting the entire room. Just because it looks fabulous in your friend's home, doesn't mean it will look equally as stunning in yours. There are many factors which influence how paint looks in a space.

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ESCAPE

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A lake home has always been an amazing escape, but never more so than now.

If you've been considering a lake home, whether it's a cottage or a sprawling custom, North Texas offers lots of options just a short drive away - which means your weekends can be even longer. Our expert agents would love to chat about your wants and needs and match you with the perfect lake community.

To get started on the search for your family's perfect escape, visit ebby.com/lake



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Photography Courtesy of Huntington Homes



WORKING FROM HOME IN STYLE

BY JORY GATTIS DICKINSON,
IBB DESIGNER
jory@ibbdesign.com
@jorya.gattis on Instagram

With all of the changes we've experienced this year and the major shift toward so many working from home, I've had a considerable boost in home office design inquiries. Whether the home office is one that's been ignored, is completely outdated, or is a space that was previously just designed for aesthetics, I always have three major questions before I even start building the space.

While working at home can be a bit of a pain, you can afford yourself the luxury of structuring your space in a way where you work most efficiently and effectively. In a traditional office setting, executive desks, bullpens, and conference rooms can constrain the way we operate. At home, you can choose if you want a more traditional desk and credenza work setting, or if you want to go rogue and park at a more casual table setting next to a window or a lounge type of setting with a great comfy sitting area with functional elements where you tackle your day's tasks.

The second item to address is the kind of technology you are working with. Are you on a laptop that can float around with you, or do you need to plan for multiple monitors and CPUs? Are there printers, scanners, landlines, or fax machines? Once we address the major components, we then need to address where they are going and how we're going to power them. When you're working with monitors that are obviously stationary, finding a location that has screen privacy but doesn't have window glare is something important to consider. Even when you're on a laptop, having a designated space (or two) with charging stations ready to go is fantastic, as we've all had that moment where we're in the middle of a Zoom call and the dreaded "Low Battery" alert pops up. Many storage options even offer great cord control, which gives you a clear place to run wires to help keep clutter to a minimum.

The last and most important thing to address is storage. The data storage peripherals associated with offices are

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notoriously bulky and unattractive, and even though so much is now digital, many of us still have needs for traditional file storage. Planning for adequate storage and cabinet space is an absolute lifesaver, especially in home offices and studies. For whatever reason, architects love to have these spaces either right in the entry of the home or facing into major living areas, so you don't want your equipment out all of the time. The absolute best part of working from home is getting to be in a more relaxed environment, and if you're surrounded with clutter, it completely cancels out the biggest positive! Generously scaled cabinets can help address all of these issues.

Once you've addressed the three major issues, it's time for the fun stuff, but like I always say, regardless of how beautiful a space is, if it's not comfortable and it's not functional, then it's not good design!





Rendering By Daniel M. Chavez

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BY LAUREN MACNAK,
IBB DESIGNER
lauren@ibbdesign.com
@laurenmacdesigner on Instagram

OUTDOOR LIVING

With summer fast approaching, the desire to start enjoying the beauty and sunshine is blooming. Having an outdoor space that is your own little slice of paradise can truly be the retreat from the world you need. A great place to start is deciding how you want to live outdoors. Do your priorities focus on dining and entertaining or perhaps grilling and lounging by the pool?

Once you have an idea of how you would like to use the space, there are two paths from which to choose: a space that looks more like indoor furniture and an extension of

your home or a mix of materials with wicker or aluminum to create a more outdoor feel. Selecting pieces to your style and feel with appropriate dimensions for your room is important, but do not forget details such as outdoor pillows, art, lamps, and rugs to give the space a truly inviting home atmosphere. Many of our clients find that once we finish their space, it is their favorite place to play by the pool or unwind with a glass of wine. What is your dream oasis?



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The home plays an integral role in our daily lives, now more than ever. It should be more than a place of refuge, but a place of comfort and joy, offering an escape from the stressors of the outside world and cultivating more space for doing the things you love with the ones you love. Remodel your home with the builder your family can trust—contact us today to get started.

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HOW TO SELECT THE *Right* RUG



BY KAREN HOLLOWAY, IBB DESIGNER
karen@ibbdesign.com



Rugs have been an integral part of home décor for thousands of years for both function and aesthetics. In centuries past, rugs were a status symbol, affordable only by the wealthiest patrons, as they were an artistic expression made principally of fine wools and silks. Fortunately, with modernization and globalization, we can all enjoy the warmth and beauty of a well-made rug - and the options are endless.

Some like to start a room's design with the rug selection, then working in the colors and textures of the remainder of the décor. Others may want to select the rug after the other décor is determined or may only want to update a room or rooms using existing furnishings. There is no right or wrong, and there is no limit to the rug options.

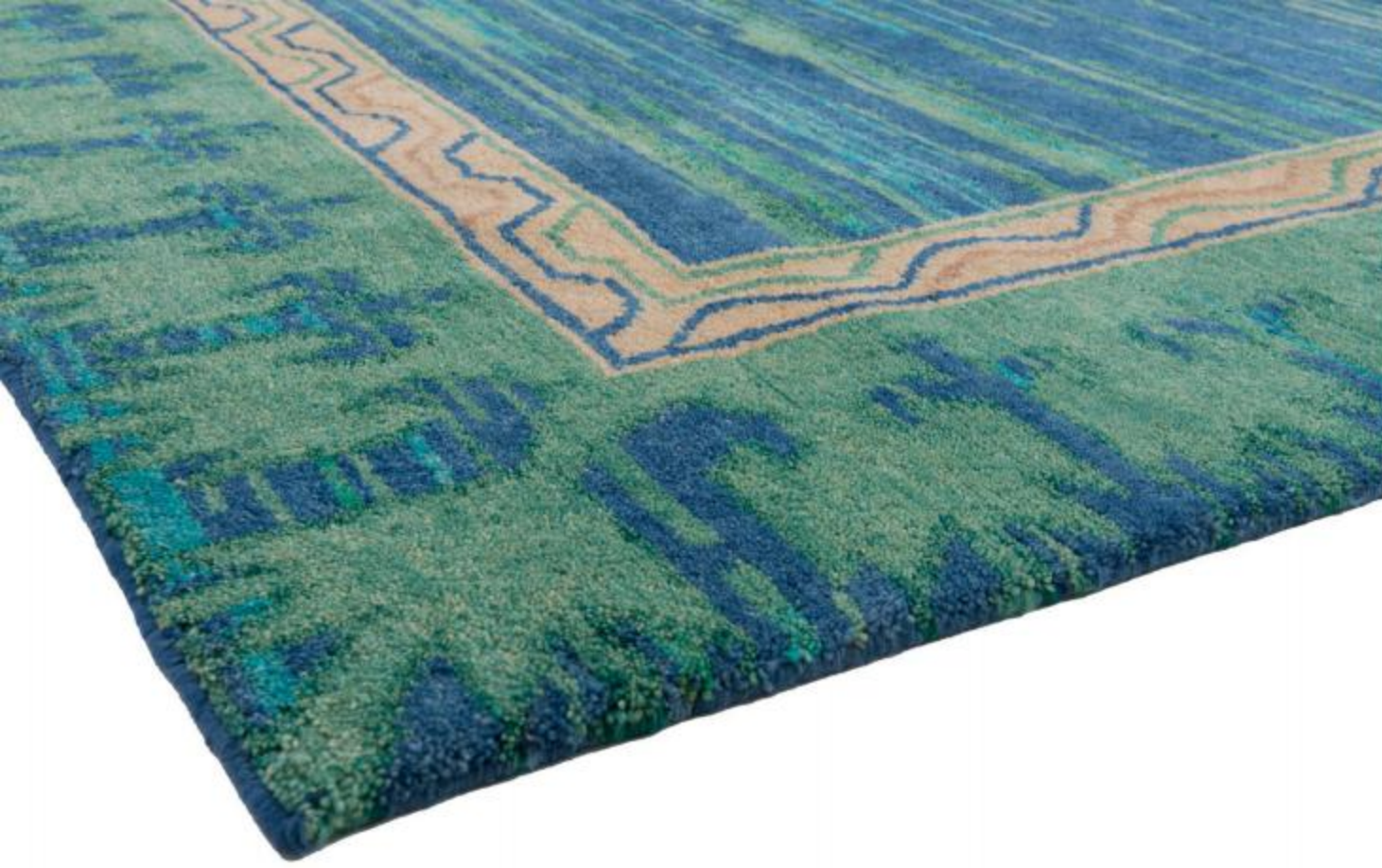
Here are some pointers to consider when shopping for a rug:

DECIDE ON YOUR LOCATION! Where will the rug be used? The fiber and construction of the rug are especially important to consider in the use of the rug. It can be very disappointing to fall in love with the look and feel of a rug only to realize it will not withstand use in a high-traffic area.

GO NATURAL IN TRAFFIC! Natural fibers like wool, cotton, or linen are user-friendly in heavily trafficked areas and those susceptible to food or moisture and can be found in a variety of price ranges.

KEEP STATEMENT DELICATE FIBERS IN LOW TRAFFIC! Delicate fibers, i.e. silks and viscose, make a beautiful, more formal statement and should only be considered for low traffic areas.





DETERMINE THE CONSTRUCTION! There are three basic construction methods to consider: machine tufted, hand tufted, and hand knotted.

1 Machine tufted rugs are made by power looms and, depending on the quality of the fibers used, can offer a lower price point option. They are most commonly made of man-made fibers but can be found in cotton or linen.

2 Hand tufted rugs are hand made using a mechanized tool. They offer a hand-made look, but the strands are not knotted and offer a wide range of rug options in a moderate price point.

3 Hand knotted rugs, often referred to as Oriental rugs, are made entirely by hand using a specialized loom and can be found in different types of wools, silk, cotton, and linens. They have long been used in any area of a home because of their durability, quality, and uniqueness. The origin of these rugs can be identified by the pattern styles and colors. Depending on the size and intricacy of pattern, it may take 6-12 months to create a hand knotted rug and will be the most expensive of the three, but it will be an heirloom rug, lasting through generations.

One of IBB's knowledgeable designers will be happy to assist in your rug selection from the vast inventory available at IBB. There are some great options in all categories for adding comfort and style to your indoor or outdoor living spaces.





Photo By Dan Piassick



Mix or Match?

BY MEGHAN SEBREN, IBB VISUAL MERCHANDISER

meghan@ibbdesign.com | @meghansebren on Instagram

A common question we get asked is if all your furniture in a room should match. The short answer is no! While you want your room to flow and be cohesive, you do not want everything to look exactly the same. Matching everything gives you a cookie-cutter look and lacks personality.

A great way to give your room dimension is to think of your pieces as friends; they are from different aspects of life, but all should have something in common. For example, keep the same wood tone or a similar leg style or time period to maintain continuity. The overall feel is more natural and organic.

There might be times when you have acquired pieces and don't have the luxury of selecting everything at once. In that case, use your largest piece with a dominant wood tone as a starting point. You can add pieces that complement the same wood tones to achieve a coordinated look. Be sure and balance your wood finishes throughout the room to achieve an even aesthetic. If you are trying to blend a myriad of finishes and looks, keep alignment in the room by being consistent with something such as an accent color. Your space should look curated and above all else reflect your mood and lifestyle.

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OUTDOOR ARTIFICIAL PLANTS

BY KAY LEWIS, IBB DESIGNER

kay@ibbdesign.com | @mkaylewis on Instagram



As real as they look outdoors, artificial trees are made out of top-quality, carefully-chosen materials to give the finished product a natural look while still being strong enough to stand up to the elements outside. Synthetic outdoor trees and bushes should have enough UV protection to not fade even in the sunniest of conditions.

The beauty is, as with everything, in the details such as the texture of the stems and the complex coloring of the leaves and petals. Artificial outdoor plants will look as good if not better than the real thing but without the constant feeding, watering, and pruning. This leaves you free time to enjoy your outdoor space without the daily maintenance of gardening.

Outdoor shrubs and trees come both potted and unpotted, giving you the versatility to set them in

Potted ones can be displayed as is and will add the texture of the greenery to your patio, pool surround, or deck as well as the color and design of the pot.

It may become quite expensive as well as frustrating replacing your outdoor plants year after year when they die or just look sad, and artificial plants can provide a perfect alternative. Beware, though. Not all manufacturers are the same. Some manufacturers offer a five-year warranty against fading in high sun areas and extreme temperatures, while others leave you in the dark. Make sure to view the warranty before you purchase an outdoor artificial plant. IBB has some beautiful outdoor tree, plant, and greenery vendors that offer the texture, look, scale, durability, and warranty that you are looking for.

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LET'S TALK Powder Bath!

BY CASEY GATTERSON, IBB
DESIGNER
casey@ibbdesign.com



A powder bath is known as the one space in a home that can stand out. We want our guests to walk in and be wowed! Here are some ways to create a memorable look in your powder bath.

Walls

Choose a wallpaper with a fun pattern, texture, or color to create a dramatic look in the space. Another option is to install a wainscoting design, which creates a classic feel in your bathroom. Tiling the entire wall behind the vanity would add another element of design and give the room a focal point. Tile allows a specific style to shine through. Marble would give a timeless look, while choosing a dimensional tile conveys more of a trendy design.

Lighting & Mirror

Lighting is the jewelry of the home. You can make a drastic difference in your space by adding wall sconces or hanging pendants on either side of the mirror. An alternative would be to install a beautiful chandelier or larger pendant in the center of the bathroom. Do not be afraid to mix metals with your lighting, mirror frame, and faucet. Customize your bathroom by choosing a mirror that complements the space. Consider selecting a mirror with a unique shape to create interest and style. Be conscious of the size to make sure it is to scale in your room. Go bigger if you can to usher in a dramatic look!

Sink & Cabinet

The possibilities are endless with cabinet designs. Have a custom cabinet built with an interesting design on the door fronts or choose a contemporary floating cabinet to impress visitors. Go all out with an onyx vanity that is backlit to create a glowing effect that will take your breath away! Choosing a sink may seem uninteresting, but it can greatly transform a powder bath's design. A vessel sink on a countertop will catch your eye the second you walk into the room. They come in all different shapes and depths, which offers a variety of style options. Undermount sinks are placed under your countertop and provide more countertop space. This sink is simple, yet practical and will allow for your countertop to be the showstopper.

Not sure where to start? Let an IBB Designer assist you in creating a powder bath space that is a conversation starter, and have fun with it!





How to Make Your Kitchen More *Functional*

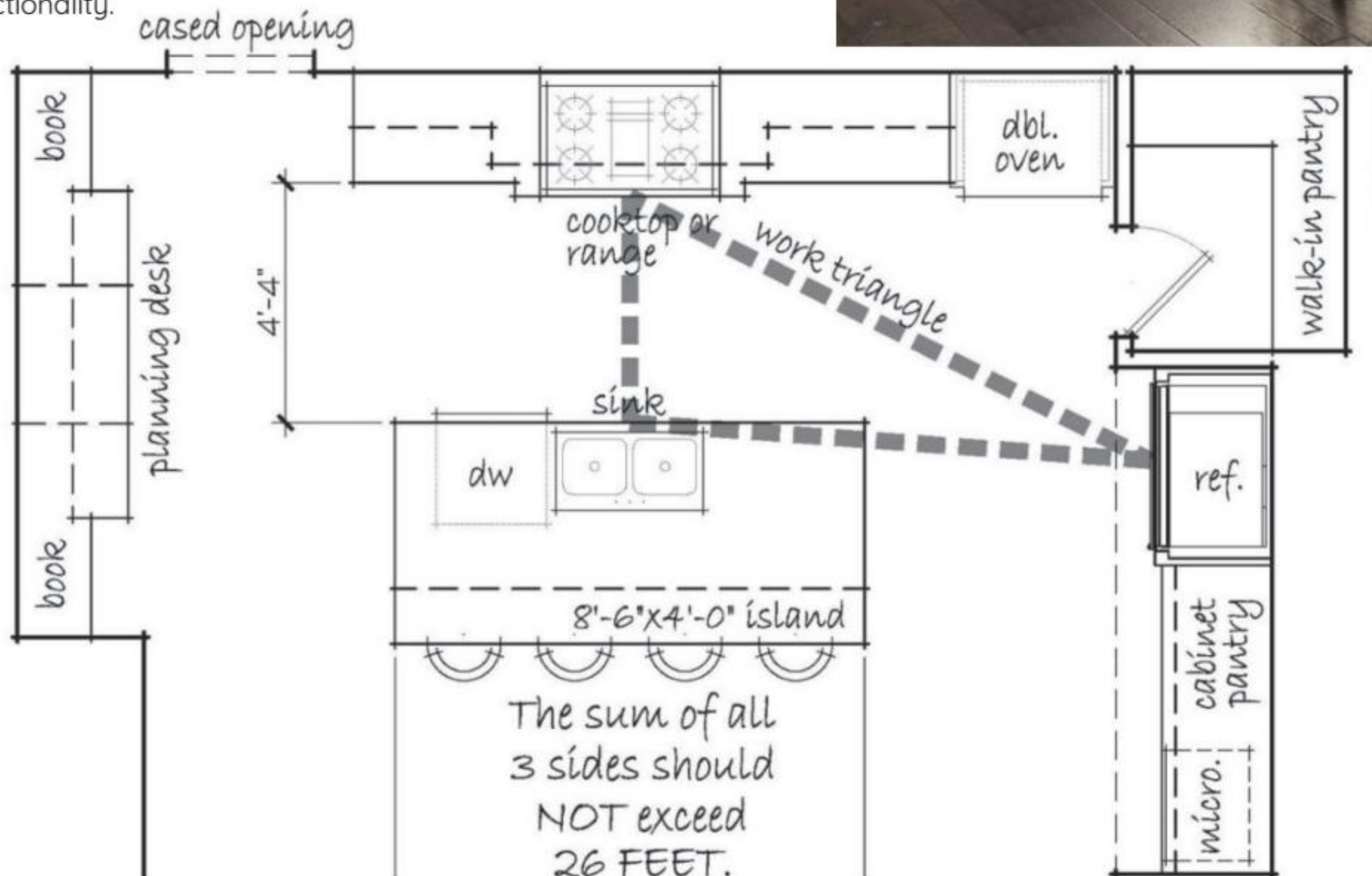
BY HUNTINGTON REMODELING
HuntingtonRemodeling.com/Contact

Photography Courtesy of Huntington Remodeling

Decades ago, the kitchen was hidden in the back of the house. It was a place where meals were prepared and dirty dishes were washed. Fast forward to current trends, and the kitchen has a much different role. Now, the kitchen is the heart of the home; it's the place that brings everyone together in the morning or after a long day away. In what is arguably the most important room in the house, a beautiful kitchen is on the top of every homeowner's wish list, regardless of price point.

So, what makes a well-designed kitchen? As a major crossroads of activity, kitchens should allow for multiple people to be within the space simultaneously and comfortably. Understanding a few key building measurements and organizational guidelines can help your culinary life run more smoothly.

Read on for a general understanding of work zones, spatial relationships, and layout for optimal kitchen design and functionality.





KITCHEN LAYOUT & DESIGN

The Work Triangle

The kitchen work triangle has been the standard by which we measure good design and functionality. It connects the cooktop, refrigerator, and sink. According to guidelines from the National Kitchen and Bath Association, no leg of the triangle should be less than four feet or more than nine feet. The sum of the three triangle sides should not exceed 26 feet. In addition, no major traffic patterns should flow through the triangle.

Some designers feel the triangle layout has lost popularity over recent years because it doesn't always work with every kitchen, and they want to discard the perfect "work triangle" in the kitchen. We believe the concept should be used as a general guideline for creating certain proximity

and distance among the three main kitchen work stations: sink, refrigerator, and range.

Everyone has personal preferences for what works best, so consider this a guide rather than a rulebook.





Spatial Relationships

The multi-zone kitchen should have two access points so that no one gets trapped in or blocked out of the kitchen. A large kitchen island is a fantastic solution for this, allowing space to flow through the room without awkward dead ends. Ideally, refrigeration and dry-goods storage should be located nearest to the kitchen's entry point. The cooking area should be located toward the dining spaces, and the sink is best positioned between those two spots.

The cooking centers should be arranged around the range, cooktop, and wall ovens. Place pots and pans, baking sheets, and utensils in the vicinity around your burners and ovens. Allow 21 to 36 inches of countertop on either side of your cooktop. If possible, place wall ovens with a free countertop immediately next to them so that you can set down hot food immediately. Place seasonings,

breadboards, and potholders in nearby drawers and cupboards.

Ideally, prep and cleaning spaces are located around the sink. With so many activities revolving around the sink, it makes sense to maximize the space surrounding it to enable access from the right, left, or even over the top of the sink.

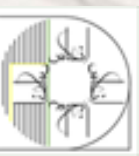
Preparation areas are best kept clear of other items since you will always be taking out bowls, plates, and utensils there. Allow at least 36 inches of uncluttered countertop space for preparation in a small kitchen. Larger kitchens will have much more. This is one of the reasons kitchen islands have become so popular—they provide broad and well-lit surfaces on which to perform a variety of tasks.

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BRING IN THE *Color*

BY PAM HOOD, IBB DESIGNER
pam@ibbdesign.com

Do you remember your first impression of our IBB Design store in Frisco?

Mine was "WOW, I just love all of the beautiful, vibrant colors!"

Would you like to bring in some pops of color in your neutral room? Your room may be done in shades of light gray, beige, or cream right now, so bring in the color and feel alive! Start by picking an accent color to pop in at least three places around your room. You can get color inspiration from a print fabric, art piece, or an area rug that you want to use in the room.

I love to pop color on accent pillows and throws on upholstery pieces like sofas and chairs in living areas or in bedrooms. Decorative accessories like lamps, vases, boxes, and trays are a great way to sprinkle color around your room on occasional tables in family rooms and

nightstands and dressers in bedrooms. Art and drapery panels add color on your walls, and vibrant area rugs bring color to your floors.

You can use the 60-30-10 rule when deciding on what colors to use if you are just getting started. Let's say you want to use a favorite print fabric in your room. Pick a wall color from your print fabric. This background color can be the lightest color in the print and 60% of your color palette. You can also use this color or slightly deeper tones of this color on large pieces like your sofa or an area rug if you would like to keep the big pieces neutral. Thirty percent of your color palette can be from the mid-tones of the print. You can use these colors on accent chairs, ottomans, benches, or draperies. Your final 10% will be the accent colors you want to use on accessories around the room.

Color is a wonderful way to bring your room to life, reflect your personality, and create balance in your room.

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Timeless IN DESIGN Effortless IN STYLE

BY MAXINE BURT, IBB DESIGNER

maxine@ibbdesign.com | @designer_maxine on Instagram

Blending your past with the present is an endless challenge. We all have treasures we do not want to part with, but we may be in need of updating some of the rooms in our homes. Here are a few helpful hints to stay timeless with minimal effort in your design:

1 Replace the piece of art over your sofa or console with a transitional or more contemporary piece of art with a punch of color.

2 Reorganize your bookcase or wall unit and mix in some greenery and colored glass or metal pieces, but remember that LESS is MORE!



Photo By Dan Piassick

3 Pick an accent color paint or textured wallpaper to bring out the personality of a room. Whether it's a kitchen, bath, dining room, or bedroom, adding new paint or textured wallpaper will wake up that room and give it the revival it may need.

4 Refresh an everlasting room with a new set of pillows with pops of color to give you a sense of timeless design with effortless style.

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ALL THE COMFORTS OF Home



BY MICHAEL REESE,
IBB DESIGNER
michael@ibbdesign.com
@mr.maison on Instagram

What a crazy time we've all just been through and are still experiencing. Working from home isn't new to some, but for many of us it's very different. I'm so used to going into IBB and being surrounded by clients and coworkers, fabrics, art, furniture, accessories, and all the tools of our trade. It's been difficult for me to stay still longer than I'm accustomed to - I'm afraid that's not my forte!

The downtime has been a time of reflection though. It's reminded me of how far back in my own experience having a comfortable environment in which to live was something of importance. Like many people, I had an interesting childhood - not always ideal, so I guess my environment became a way for me to find comfort. My mother and grandmother always strived to have a beautiful home; it was a source of pride for them, and looking back, I believe for them, it was also a source of comfort.

Where you live and "how" you live can be mutually exclusive. You don't have to "live large" to have a great home. Conversely, you can have a beautiful place that isn't a mansion. The basics are essentially the same - a comfy sofa; a chair that's "yours"; a throw and pillow that feel great to snuggle up with; a lamp light that soothes; and a favorite candle scent that relaxes or invigorates. I do believe this necessary time at home has been eye opening! It's reminded us that home is so much more than just a place to watch TV and sleep. It's made chefs out of "non-cooks" and schoolteachers out of many who now have a new appreciation for that profession. And it's surely made us all realize how nice it is to have others around. . What better place than our own homes to do this! This shared experience has given me a new appreciation for my profession: part creative director, part psychologist, part marriage counselor, etc. I've always enjoyed helping people create a beautiful, comfortable place to be, but I'll do this now with an even deeper purpose.



Photography By Dan Piassick

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ASK THE DESIGNERS

WHAT'S A GREAT DESIGN TIP?



BY MAXINE BURT,
IBB DESIGNER

maxine@ibbdesign.com
@designer_maxine on Instagram

LIGHTEN THE LOAD WITH A COMFORTABLE SOFA

Ready for a fresh, new, lighter look in your home? The sleek and simple lines of this sofa are a great change to the heavy look you may currently have. It sits comfortably and allows that "lay-back and relax" feeling that's inviting to everyone!



BY BETHANN CONNOR,
IBB DESIGN ASSISTANT
bethann@ibbdesign.com

BRING THE OUTDOORS IN!

Flowers and plants are a great way to bring life and color into your space. A beautiful orchid or hydrangea adds a touch of elegance and a pop of color to your kitchen island, a console, or a coffee table. Plants are a great way to brighten a room, especially during the time of quarantine where most of us may still be working from home or trying to entertain our children this summer.





**BY ERIN LETRY,
IBB DESIGN COORDINATOR**
erin@ibbdesign.com
@letryee on Instagram



REFRESH YOUR ACCESSORIES

A simple way to update your interiors is by refreshing your accessories. It's an easy way to introduce a new accent color, texture, or pattern. A new colorful vase, piece of art, or cocktail table book can change the feel of a room at a fraction of the cost of a completely new design.



**BY MELISSA CATALANO,
IBB DESIGNER**
melissa@ibbdesign.com



EMBELLISH WITH EMBROIDERY

Add texture and excitement to a room with creatively placed embroidery! From plush pillows to detailed drapery, embroidery not only completes a room but also brings a fresh and regal look to your space.





TAKE YOUR BATHROOM TO THE **NEXT LEVEL!**

BY SHAY GEYER,
IBB OWNER & DESIGNER
shay@ibbdesign.com
@designershay on Instagram

Renderings By Daniel M. Chavez

1 BATHROOM - 4 INSPIRING LOOKS TO TRANSFORM YOUR SPACE!

If you're building or remodeling a home, sometimes it's hard to commit to a design for your secondary bathrooms. They often get put on the back burner. Starting with neutral cabinetry, pendant lighting and a great mirror can give your bathroom style and also allow you the opportunity to kick it up a notch when you're ready. It's amazing how quickly wallpaper and accessories can transform a bathroom to give you a whole new look! We're inspiring you with four ways to take your bathroom design to the next level, and we've made it easy to shop these looks right from this page.



Before

1

Fresh Floral!

Black, gray, and green add color and a large-scaled pattern to the walls in a fresh floral design. The Samantha orchid arrangement from The Shay Geyer Collection for Botanical Mix is the perfect scale and accessory for the bathroom countertop.





2

Bold & Graphic!

You can never go wrong with classic black and white. We love the drama this geometric pattern brings to the bathroom. Our Noelle Luxe in fuchsia adds a punch to the space with a pop of pink.



3

Color & Pattern!

If bright, happy colors and traditional motifs are your jam, then this look is for you! Our Lucy arrangement is a fabulous complement to this bold



4

Tonal Love!

For those who love a neutral or softer look, this is a great choice. A gray medallion print adds interest to the walls and offers a more subtle and tonal feel for the bathroom. Our Noelle Natural white orchid arrangement helps soften the space with a fabulous floral.



COMING HOME TO 35 WEST



**SHANNON GIDNEY, IBB DESIGNER & SALES MANAGER
WITH MELISSA CATALANO, IBB DESIGNER**

shannon@ibbdesign.com | @designershannongidneyibb on Instagram

Photography Courtesy of 35 West

When Luciano Bettin, president of FRAM Properties, LLC, began plans to develop and build 35 West, he reached out to IBB designer Shannon Gidney to design the interiors. Having worked with her previously, he knew she was a perfect fit for the job.

A modern farmhouse style was requested for the interior finish out and furnishings. Located in Fort Worth, this design style is very fitting for the area. Neutral tones with natural textures were used to create a monochromatic and timeless design.

Every detail, including flooring, countertops, paint colors, light fixtures, artwork, accessories, and interior and outdoor furnishings was meticulously planned to achieve the modern farmhouse aesthetic.





35 WEST AT CHAMPIONS CIRCLE

35 West at Champions Circle | <https://35westapts.com>
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LOBBY/WAITING

The two-story lobby was designed with a pair of tobacco colored leather sofas, two charcoal velvet chairs, and a pair of cocktail tables adorned with fun artifacts cased in glass boxes to add visual interest.





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LEASING

The Leasing Area to the left of the entrance offers two leasing desks and chairs for guests. A natural live-edge front was added to each leasing desk to accommodate their need for a small privacy panel. Chandeliers were placed over each desk to warm up the area and to help define the space. Drapery panels in a fabric from The Shay Geyer Collection dress the windows in the front of the property.





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CLUBHOUSE

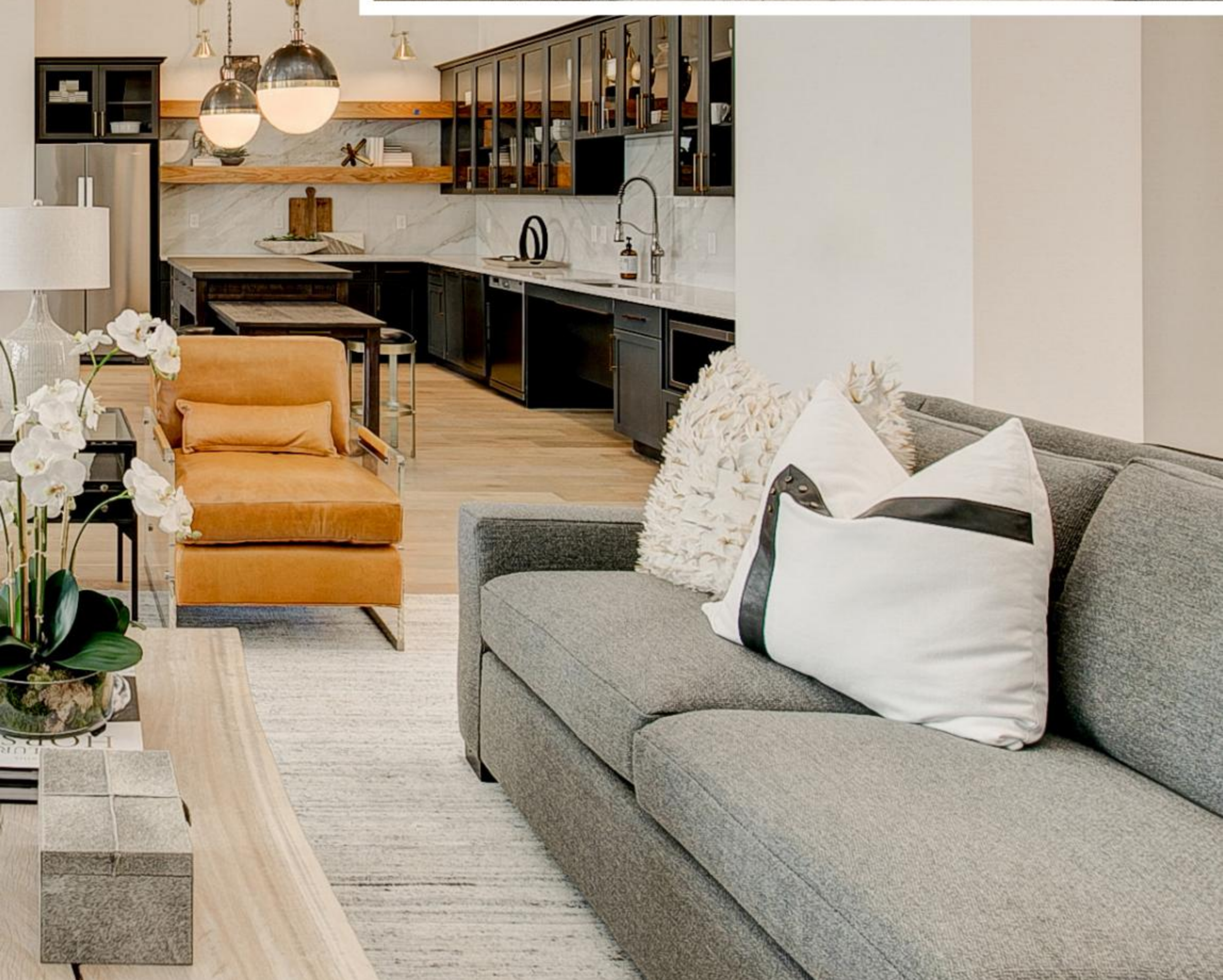
Ample seating is offered throughout the clubhouse. The main seating area is anchored by the modern fireplace, and several other groupings provide cozy conversation areas.





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CLUBHOUSE

The woven cubes in front of the fireplace can be easily moved around the room to accommodate more seating. The live-edge cocktail table with acrylic base gives a natural yet modern edge to the space. Amenities abound throughout the property, and the beautifully-styled coffee bar is a favorite in this space.





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KITCHEN

Natural wood floating shelves paired with the stunning porcelain slab backsplash speak beautifully to the modern farmhouse vibe. Contrast was brought in with charcoal cabinetry. A free-standing wood island with a faux concrete top has an end that slides out for extra surface area and seating. Warm modern touches were added with brass hardware and light fixtures.





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CLUBHOUSE

Around wood and iron table with four leather ottomans provides additional seating. The ottomans have hidden storage in them and house ping pong balls and paddles. A large banquette paired with a metal table offers a quaint spot to work remotely.

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CONFERENCE ROOM

A feature wall was created with charcoal horizontal shiplap, while a graphic carpet makes a bold design statement. Low profile upholstered chairs and a mid-tone wood table fashion a chic workspace for the conference room.



CLUBHOUSE

The bar-height table and chairs offer casual seating for playing ping pong.



URBAN FARMHOUSE

MODEL HOME



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HIGHLAND HOMES | MODEL HOME
PECAN SQUARE | NORTHLAKE, TX
DESIGNED BY IBB DESIGN
LEAD DESIGNERS:
BETH RAFFERTY & SUSAN NEFF

Designed to embody the development's playful personality with a focus on small town values, this two-story home gives new definition to the term Urban Farmhouse with a unique mix of clean, modern lines and a splash of "southern charm." Its beautiful elevation with eye-catching roofline is highlighted by using dark accents that pop on the clean white-painted brick.

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KITCHEN

Contrast, warmth, and charisma encompass the interior design theme of the home. In its open floor plan, the kitchen is truly welcoming. Caramel leather barstools are rich against the crisp black and white kitchen. Black cabinet hardware and island pendants are the perfect finishing touches to complete the design.





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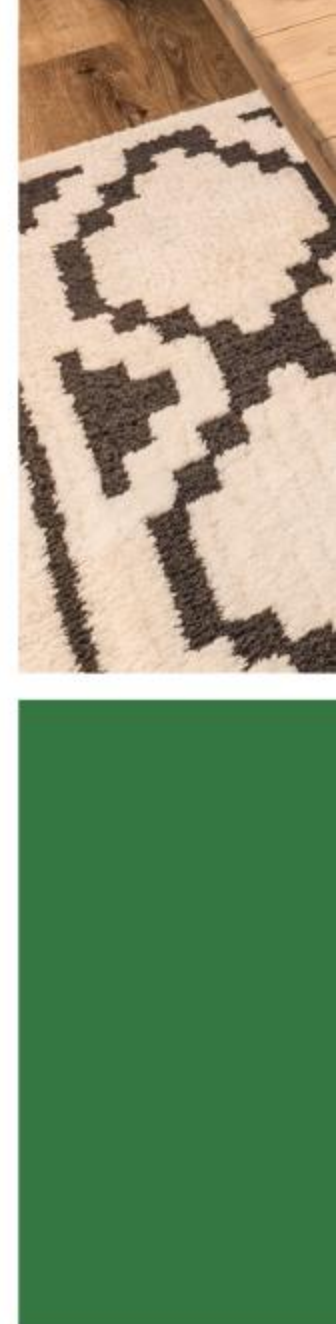




FAMILY ROOM

Two-story draperies frame the family room, and the warm gold tones of the floor are mirrored in modern floating woodbeam shelving. The furniture is a lush mix of texture, layering a comfy linen sofa, modern black leather chairs, and an accent chair in natural bamboo.





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DINING ROOM

This open concept beckons entertaining with ample seating and ease of flow from kitchen to dining to living room. The oversized, cozy window seat and bold patterned black and white rug give definition to the dining area. We love the mix of the modern-bohemian black bamboo chairs set at the farmhouse table.





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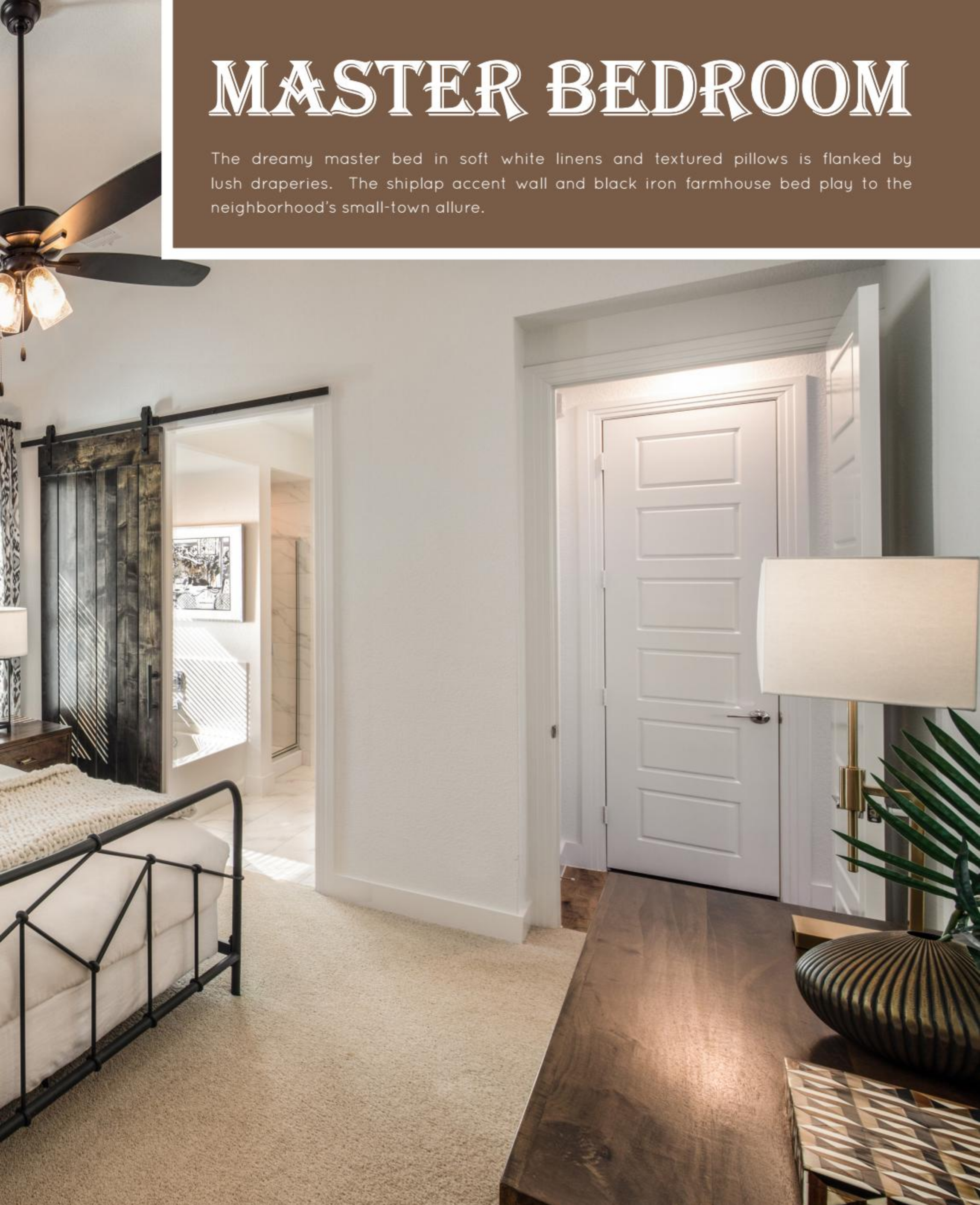
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MASTER BEDROOM

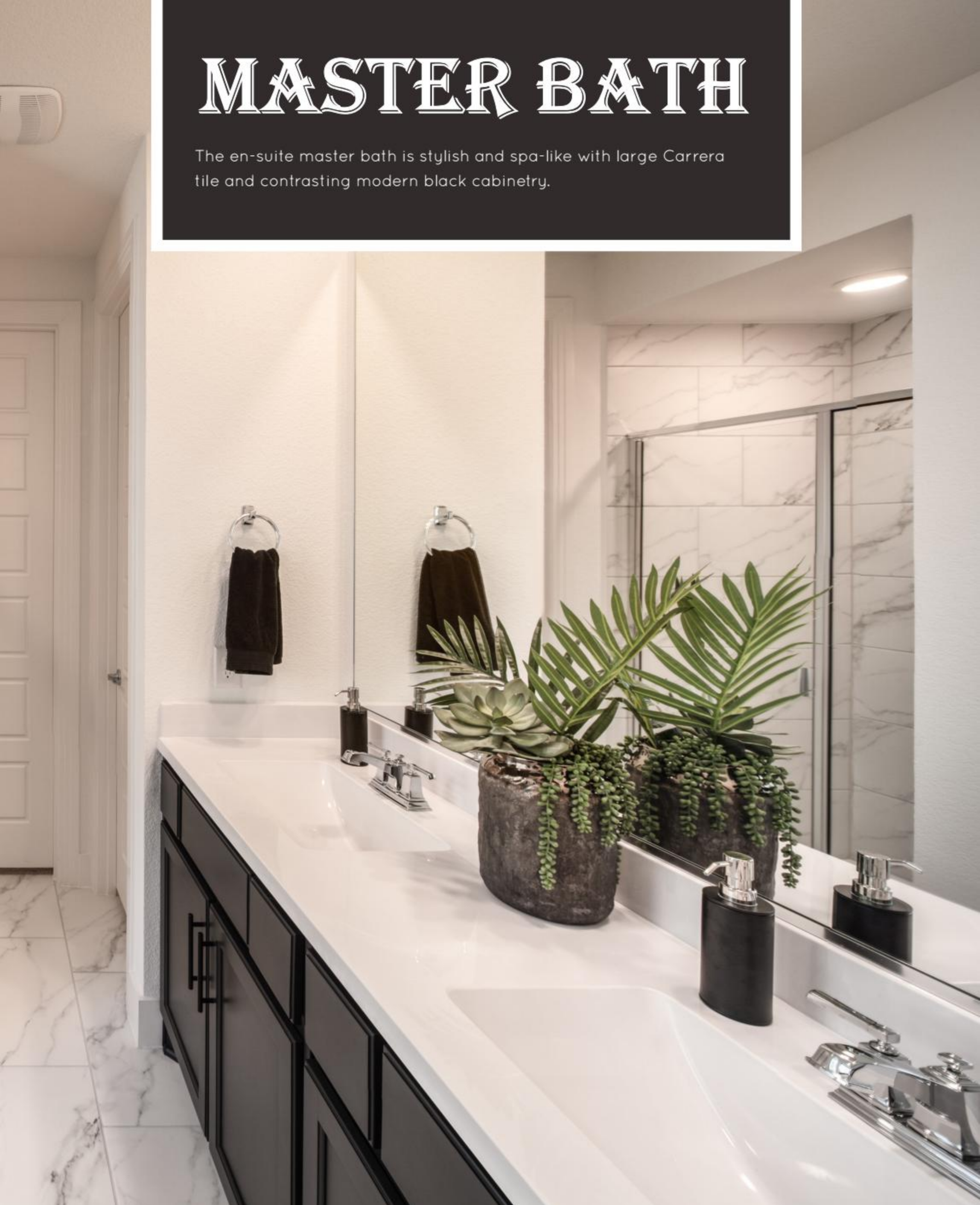
The dreamy master bed in soft white linens and textured pillows is flanked by lush draperies. The shiplap accent wall and black iron farmhouse bed play to the neighborhood's small-town allure.





MASTER BATH

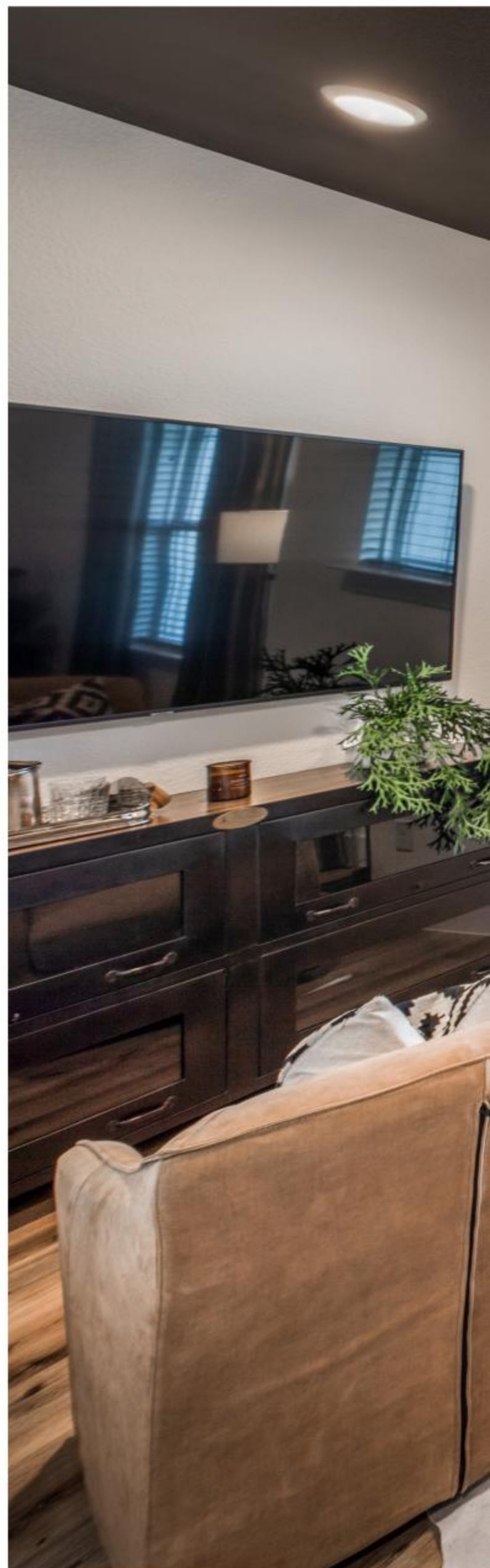
The en-suite master bath is stylish and spa-like with large Carrera tile and contrasting modern black cabinetry.



STUDY & GAME ROOM

This stylish study was designed to be so much more than an office. The blonde leather swivel chairs give versatility to the room, allowing it to act as a study or another vibey living space. Acrylic prints of vintage Chevys and motorcycles were used as a stand-out memory point for the house, nodding to the neighborhood's "town square" charm.

The loft-style game room overlooks the dining and family rooms with a comfy sectional, caramel leather ottoman, quirky art, and shiplap accents. The horizontal black stair rails provide contrast and a touch of contemporary.





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SECONDARY BEDROOM

This playful secondary bedroom was designed to echo the community's logo of a black and white dog. The sloped ceiling is accented in wide, black and white-painted stripes with two walls painted black to contrast the other two in white. The focal point is the large Dalmatian piece of art over polka dot bedding. The dog theme is continued in striking prints of Dancers and Dogs framed in black on the white wall.





The entryway introduces you to the stylish blend of relaxed comfort and bold contrast. The modern horizontal stair rail and decorative barn doors give definition and personality to the home.

Photos Courtesy of Highland Homes.

To see this home in person, log on to:

<https://www.highlandhomes.com/dfw/northlake/pecan-square>

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Alicia Wood

LIFESTYLE

The new AliciaWoodLifestyle.com is a lifestyle destination with classic flair for everyday living written by Alicia Wood. Alicia's goal is create a timeless yet fresh way to approach fashion, entertaining, beauty, design and even travel. When she's not sharing her style inspirations or latest discoveries, Alicia can be found spending time creating memories with her husband and three daughters.



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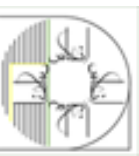
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Photos courtesy of Neat Method



6 Tips to Tidy Up Toys

BY VALERIE WOOD, OWNER, NEAT METHOD DALLAS

valerie@neatmethod.com | neatmethod.com

@neatmethod on Instagram

“Clean up, Clean up, Everybody do your share” only works if there is a system in place. When it comes to keeping children organized, NEAT recommends the same six tips no matter what the age:

1. **Keep it Simple** - Don't overcomplicate it. Create categories of toys that are broad. For example, make a basket for “Dolls” instead of one for Barbies, one for American Girl Dolls, and one for Baby Dolls. You want to create opportunities for your children to complete the task successfully.
2. **Keep it Clear** - LITERALLY. Do not put toys in bins that the child cannot see into. They won't play with half of the toys because they cannot see them. They will also never put them away properly because you, as the parent, can't see what's inside either. If you don't love the look of clear plastic bins, we suggest a mesh bin or

“locker” baskets that add a pop of color but allow you to easily see into them.

3. **Label It** - Even if your child can't read, they can see what is in the bin and predict what the words say - a perfect way to practice early literacy skills! Be sure to have plenty of labels to replace the existing ones because kids' toys quickly change, and you need to easily adjust the system as the new favorites come in and the old ones are donated.
4. **Purge Parties** - As we all know, kids grow fast, which means their interests change frequently as well. Therefore, setting aside time to purge the toys that are “so last year” or are just not appealing to their age group anymore is vital.





After birthdays and holidays, when you need to create room for new toys, tend to be great times to part ways with the old favs. Make it fun and maybe even take them along to give their old toys to kids in need.

Allowing them to dress themselves helps make mornings easier. Now is also a great time to purge those winter clothing items that will not fit next school year..

5. **Keep it in Reach** - Keeping certain toys accessible allows for independent play and easy cleanup. This also applies to your kids' closets, whether for dress up clothing or just play clothes.

6. **Call In NEAT** - Last but certainly not least, don't be afraid to call in NEAT Method to help. You may have been very organized before kids and now all that has changed, and you are not alone.



ENTERTAINING



BLUE & WHITE SUMMER TABLESCAPE *Plus* A PATRIOTIC TWIST!



BY ALICIA WOOD, CREATIVE DIRECTOR, ALICIA WOOD LIFESTYLE

aliciawoodlifestyle.com | alicia@aliciawoodlifestyle.com | [@aliciawoodlifestyle](https://www.instagram.com/aliciawoodlifestyle) on Instagram

I love to incorporate my love of blue and white into inviting tablescapes. Entertaining and tablescapes become easier the more you do them. While we are sheltering at home, it is the perfect time to give it a go!

I've created this beautiful blue and white tablescape two ways: one with a pop of pink for any summer occasion and a patriotic version with just a few simple changes!

I love to incorporate pieces that I already own into a beautiful tablescape. You may remember these bamboo napkin rings and bamboo flatware from tablescapes featured in *IBB at Home* past issues. I love

the organic and natural elements they add to a table. They are also very versatile!

The same goes with these blue and white import pieces. I used them in my Blue and White Thanksgiving tablescape featured in *IBB at Home* Fall of 2018. Don't be afraid to also take things from other rooms when setting a table. A few of these pieces are from our family room and will return there after the dinner.

I love these Juliska Berry and Thread Melamine Dinner Plates. I use this pattern as my everyday, so I love having the melamine to use outdoors with my serving pieces. Juliska has introduced a lot of new melamine entertaining pieces for outdoors including acrylic drinkware. These are a must for outdoor entertaining! I have four of these elegant silver lanterns that I use

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in several ways. I use them as you see them here on the table top, as markers on the deck stairs when we have parties so that people don't trip, and to hold open our French doors during parties as well.

When we entertain outdoors, I always use my Jukiska acrylic drinkware. The Berry and Thread pattern comes in so many different pieces. Here I have used the Juliska Berry and Thread Acrylic Tumbler and the Juliska Berry and Thread Acrylic Wine Glass. The acrylic pitchers are the perfect size for serving your favorite flavored waters, lemonade, and sangrias! You can find recipes for all of these on my website www.aliciawoodlifestyle.com.

These placemats are one of my new favorite finds. They are a durable, crinkled paper that allows you to easily and inexpensively add a pop of color to the table. They come in so many different colors!

This blue and white tablescape can easily be made into a patriotic tablescape with a few simple changes. Swap the pink placemats for red and white check, add American flags to the arrangements, and switch the napkins for a true red. Add red and blue felt stars to make this same tablescape ready for your July Fourth celebration!

RECIPE



TRADITIONAL CEVICHE RECIPE

PREP TIME: 4 HOURS | TOTAL TIME: 4 HOURS

Author: Chef Lorenzo at Casa Turquesa

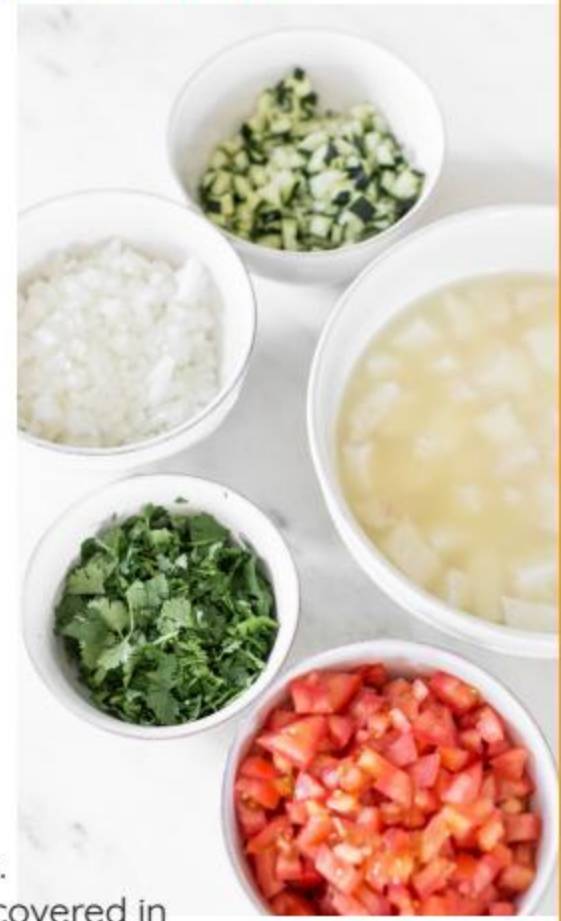
Note: Can be made the night before. Will keep for 24 hours after making when covered and refrigerated.

INGREDIENTS:

- 3 lbs mild white fish - I used Halibut
- 20 limes - juiced
- 4 chopped tomatoes
- ¾ of a chopped onion
- 1 chopped cucumber
- 1 grated carrots
- ¾ cup chopped cilantro
- ¾ tsp of ketchup
- salt and pepper to taste

INSTRUCTIONS:

1. Chop fish into about ¼ inch pieces.
2. Marinate for 3 hours in lime juice covered in the refrigerator. (2 hours)
3. Drain lime juice and combine all ingredients gently in a large bowl.
4. Salt and pepper to taste.
5. Enjoy!



FRENCH ROSÉ CHAMPAGNE SANGRIA

MAKES 1 COCKTAIL | PREP TIME: 5 MIN

Ingredients:

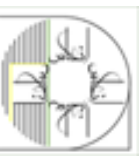
- 1 bottle Rosé, chilled
- Juice of 2 whole Grapefruits
- ½ cup Fresh Orange Juice
- ¼ cup Casting Sugar (Superfine Sugar)
- 1 Green Apple
- 1 Fuji Apple (or Pink Lady)
- Whole Cherries
- 2 Tangerines
- 2 Plums
- 1 bottle French Rosé Champagne (or Rosé Prosecco), chilled

Instructions:

1. Pour chilled Rosé, Grapefruit Juice, and Orange Juice in large pitcher
2. Add sugar and mix until dissolved
3. Add fruit to pitcher
4. Fill tumblers with ice
5. Pour Sangria over ice until 70% full
6. Top with Chilled French Rosé Champagne
7. Enjoy!



Alicia Wood
LIFESTYLE



PEACHY KEEN

MAKES 1 COCKTAIL | PREP TIME: 5 MIN

The Peachy Keen is a complex, yet refreshing cocktail with the peach jam bringing out the sweetness in the bourbon and the aged tequila adding some nice earthy complexity.

INGREDIENTS:

- 1.5 oz anejo tequila
- 0.5 oz bourbon
- 0.5 oz peach jam (1 tablespoon)
- 0.5 oz lime juice
- 0.25 oz light agave syrup

INSTRUCTIONS:

Place all ingredients into a cocktail shaker. Add ice and shake well. Double strain into a glass with a large ice cube. Garnish with a slice of peach if desired.



GRILLED CORN SALSA

SERVINGS: 6 | PREP TIME: 10 MIN.

COOKING TIME: 25 MIN.

TOTAL TIME (START TO FINISH): 35 MINUTES

By Maegan Brown, The BakerMama

INGREDIENTS:

- 3 large ears corn, husks removed
- 12 ounces grape tomato medley
- 2 tablespoons olive oil
- 1 teaspoon kosher salt, plus more to taste
- ¼ cup chopped cilantro
- ¼ of a red onion, chopped
- 1 jalapeño, chopped (remove seeds for mild salsa)
- 2 cloves garlic, minced
- 1 large lime, juiced

INSTRUCTIONS:

1. Preheat the grill to medium-high. Brush corn with 1 tablespoon olive oil and season evenly with 1/2 teaspoon kosher salt. Grill, turning often, until charred all over, about 10-15 minutes. Remove from grill. When cool enough to handle, cut kernels off of the cobs.
2. Preheat oven to 425°F. Place the tomatoes in an 8-inch round baking pan. Drizzle with 1 tablespoon olive oil and sprinkle with 1/2 teaspoon kosher salt. Toss the tomatoes with your fingers to coat. Spread them out evenly in the baking pan. Roast for 20-25 minutes, until they start to burst and caramelize.
3. Add corn kernels and remaining ingredients to the tomatoes in the baking pan. Stir to combine well. Season with more salt to taste, if desired.

Grilled corn and roasted tomatoes come together in this fresh and flavorful Grilled Corn Salsa that makes for such a great summer dip or side dish!



RECIPE



BACON-WRAPPED GRILLED CHICKEN SKEWERS

SERVINGS: 15 | PREP TIME: 20 MIN.

COOKING TIME: 10 MIN.

TOTAL TIME (START TO FINISH): 30 MINUTES

INGREDIENTS:

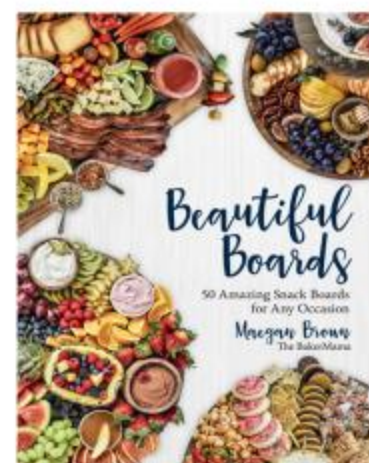
- 1 (16 ounce) package boneless, skinless chicken tenderloin strips
- 15 slices of thick-cut bacon
- 15 wooden or metal skewers
- 3 tablespoons ketchup
- 2 tablespoons maple syrup
- 1 tablespoon yellow mustard
- ½ teaspoon ground black pepper

INSTRUCTIONS:

1. Heat your grill to medium-high heat.
2. Wrap each strip of chicken with a slice of bacon. Skewer each bacon-wrapped chicken strip onto a wooden or metal skewer, making sure to weave the skewer through both the bacon and the chicken.
3. In a small bowl, whisk together the ketchup, maple syrup, mustard, and black pepper.
4. Place skewers on your well-oiled grill (to prevent sticking) and grill one side for about three minutes or until bacon starts to crisp. Turn over and baste the grilled side with half of the sauce while the other side cooks. After about three minutes, turn the skewers back over and baste the other sides. Continue to flip and baste until the bacon is caramelized and crispy and the chicken is cooked all the way through. Chicken is cooked when it reaches an internal temperature of 165°F.
5. Remove from the grill and enjoy!

Fire up the grill for these awesome chicken skewers wrapped in crispy, caramelized bacon that will instantly become the star of your gameday grub!

By Maegan Brown
@thebakermama on Instagram
TheBakerMama.com



FRESH CHERRY PIE

SERVINGS: 8 | PREP TIME: 30 MIN.

COOKING TIME: 3 HOURS

TOTAL TIME (START TO FINISH): 3 HOURS 30 MINUTES

INGREDIENTS:

Crust:

- 2-½ cups Gold Medal® all-purpose flour
- ½ cup granulated sugar
- 1 cup (2 sticks) unsalted butter, cold & cubed
- ¼ cup cold water

Filling:

- 6 cups fresh cherries, pitted
- 1 tablespoon fresh lemon juice
- ½ teaspoon vanilla
- ¾ cup granulated sugar
- ¼ cup cornstarch
- pinch of salt
- Topping:
- 1 large egg white
- 1 tablespoon water
- 1 tablespoon turbinado sugar

INSTRUCTIONS:

1. Preheat oven to 425°F. Generously butter a 9-inch pie plate and set aside.
2. In a large bowl, whisk together the flour and sugar. Cut in the butter with a pastry blender or two knives until mixture is crumbly. Add the water and knead with your hands until well combined. Divide dough into two equal balls.
3. Roll one ball of dough out into a disc that is about an inch larger than the pie plate. Transfer the dough to the pie plate by gently rolling the dough up around your rolling pin and then placing the rolling pin on one side of the pie plate and rolling it into the plate. Press down and around to make the dough fit the pie plate and hang over the sides.
4. In another large bowl, add the pitted cherries (see tip below for a quick and easy way to pit cherries*) and then sprinkle with the lemon juice and vanilla. In a small bowl, whisk together the sugar, cornstarch, and salt. Gently stir the sugar mixture into the cherries until each cherry is coated. Mound cherries onto the dough in the pie plate.
5. Roll the other ball of dough out to the same size as the first dough. Place over the top of the cherries in the pie plate. Trim the dough all around the rim of the pie plate and then gently press the top and the bottom crusts together around the edges. With a sharp knife, make six small slits in a circle pattern in the middle of the top crust.
6. In a small bowl, whisk together the egg white and 1 tablespoon water. Brush over the top and edges of the pie. Sprinkle with turbinado sugar.
7. Place pie on a rimmed baking sheet and bake for 30 minutes, rotating after 15 minutes. Remove from the oven and wrap the edges of the crust with foil to protect



them from getting burnt. Return to the oven for 30 more minutes or until the top crust is golden brown and the cherries are bubbling.

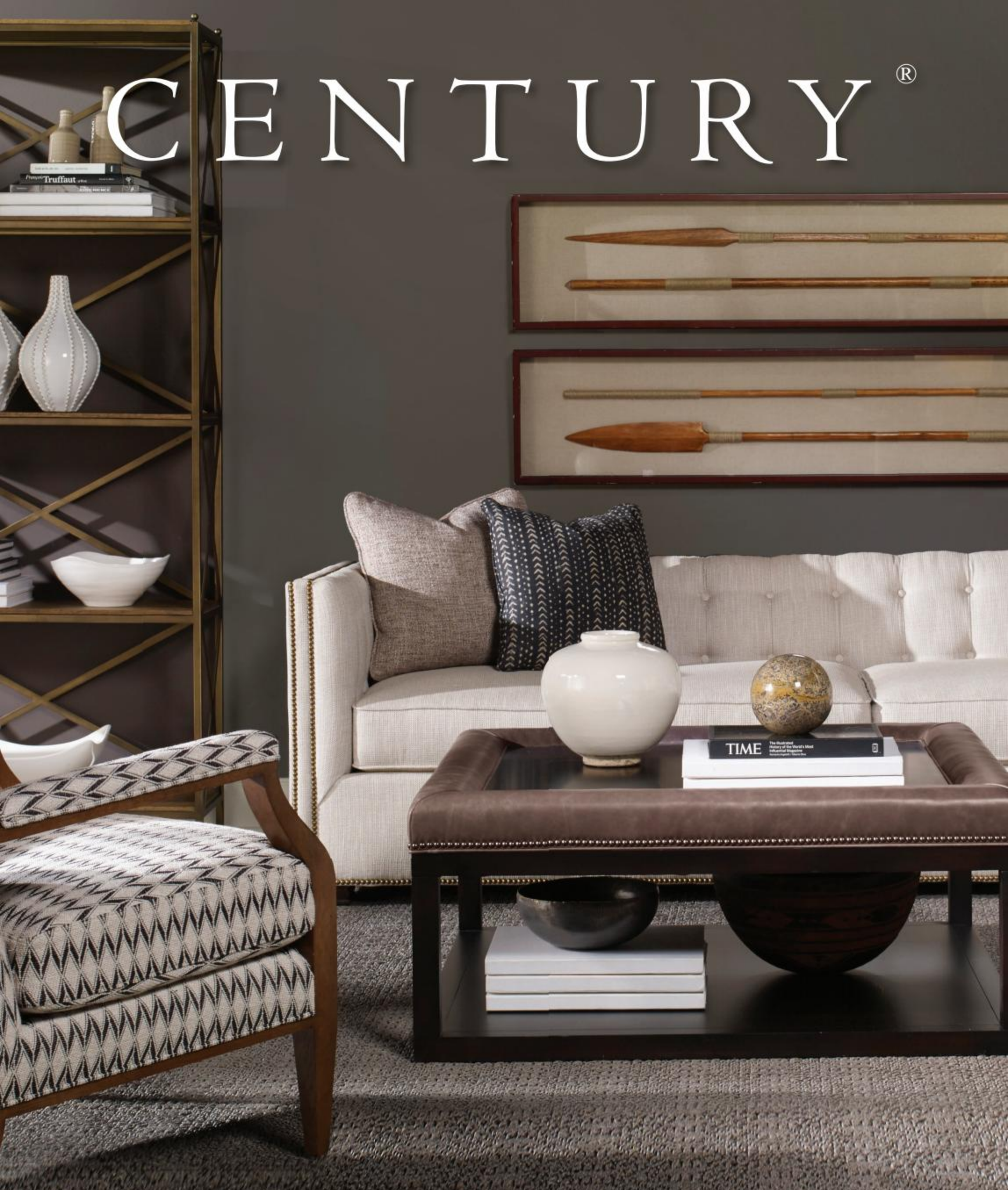
8. Remove from the oven; remove the foil around the edges, and let pie cool on a wire rack for at least 2 hours** before slicing into.

TIPS:

*No cherry pitter? No problem! The easiest, quickest and cheapest way I've found to pit cherries is by placing the cherry on top of an empty bottle and poking the pit into the bottle with a chopstick. Ta-da!

**Fresh cherries vary greatly when it comes to juices being released while the pie bakes. Once the pie has cooled at least 2 hours, remove a small slice, and if there is too much juice, simply scoop out the excess juice with a large spoon or barely tilt the pie plate to pour out some of the excess juices. Letting the pie rest longer or storing it in the refrigerator will also help thicken any excess juices.

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