



To said That was one of the bigger specifies for Eric Sunder, the interior designer tradeof with encuring parallels in this potential Dallack boxe - part of the three or designer tradeof with encuring parallels in this potential Dallack boxe - part of the three or designer from its encurred targetation. The effects a female of the Control Superior interior policies in reflect their lime of the Control Superior exactly the effects on a new good to - one Eric biggered in days. That their difference provided processes of trips.

The result is an interior scheme recent in firstly colour that not every-reserved by it. The actual material pulcits was very restrained interest spaces of all jy white places a likewise Cheen, direct white each colinary, steed, how a beams," explains Erin. We know we would have a ten of a few a beams," explains Erin. The know we would have a ten of a few a beams, as the farminings, so for actual interior proliferational pulcits in convey pulled back."

Errin, who to piculity works in restrained paletters, during a flagatilists of our throughout the boson. Nor Boyet spatts much be regiseful of the frame, and the regiseful open participates and the regiseful of the filter and the provinces, picty plans are entitled with the sold spice interty and well-papers. Otherspit, to be careful with which is not again interty and well-papers. Otherspit, to be it, when your book shows, a lot of the visual intercest arisedly privately vary of the visual street, and the lease.

Selecting the set was a real partner with this effect, 'ages fato. Together, they basked on an array of conditions that would whange the interior opace—pages forms, one and is politings, even analysis at piece much of polymer. In adverting to tecture analysis flevous piece much of polymer that of more towards to the Candyn flevous piecesquip that we found for the breakfoot ones,' ages fato of cylis respingled a ribust market work. When the one note one it, they invoked that it be incommittee on fix med levels to formate are also forestically lookers.

And while the design story is very much open freshort, the main part is the boson was to create a feeling of topothermous, which is where Universal stocks be regist the fun. That in falcons they other you spot across such as the jew dropping, two story token gym - complete with the part count and action in great such as the jew dropping two story token gym - complete with the part count and action in great in a time and a falcon the part of the p

throughout contain architectural choices, such as the lower, therefore costs conting brights in the fit ingresses, and he pieces, the the new negatiable reveal player in the litting room, nerve prioritized or the chestron they very quark reasoning and is truly they could costly and regularly content and leastly and is truly. They really matted a larger created for community, where groups of all agree computer, says Erin. They are busing several times over your last test.

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OUTDOOR PATIO

'The outdoor space flows from every room on the ground floor, so it is definitely meant to be an extension of the interiors – both in colour palette and function,' says Erin.

Outdoor furniture, Sutherland Furniture. Custom copper outdoor lantern, Erin Sander Design. Similar floor tiles, SACW Paving

CLOAKROOM

The fully glass mirror enhances the amazing wallpaper and a lamp is a chic touch, too.

Custom marble splashback and vanity unit, Erin Sander Design. Mirror, Julian Chichester. Wallpaper, Porter Teleo. Lamp, Visual Comfort & Co

the download

THE DESIGNER

From her studio in the heart of Dallas' Design District, Erin Sander has built a career on relaxed interiors with refined elegance. She designed this Dallas new-build for a sociable young couple – who work from home – and their son and two daughters, as well as the family dog.

THE PROPERTY

A generous entry hall – containing storage space, cloakroom and bar – leads to an open-plan kitchen, connected to a breakfast room and living room. In addition to a dining room and pantry, the ground floor also features a poolside playroom with bathroom; a laundry room; a small office and a separate larger office. The first floor includes a main bedroom suite with a balcony, bathroom and his-and-her wardrobes; four bedrooms (each with its own bathroom), a games room and a second laundry room. The basement has a gym that overlooks a two-storey sport court with a climbing wall; the rest of the space includes a four-car garage, bathroom, lockers and storage rooms.





MAIN BATHROOM

Erin wasn't just there for the finishing touches - she helped shape this new-build home starting from the blueprint. 'From the interior perspective, we added most details with regard to the ceiling design, fireplace designs, kitchen range wall layout and bathroom details,' says Erin.

Plaster walls in a custom blue, American Clay. Custom circular mirror and vanity joinery, Erin Sander Design. Bath, Stone Forest. Aquarelles chandelier, Ochre. Taps, The Watermark Collection

MAIN BEDROOM

The high barrel-vaulted ceiling creates an amazing atmosphere. 'We wanted this room to feel altogether unique of the primarily white common areas,' says Erin. 'More like an envelopment once you enter.'

Custom burl wood fourposter bed, Erin Sander Design. Settee, Natasha Baradaran. Pendant light, Brendan Bass. Rug, Interior Resources. Bedside chest of drawers, Made Goods. Chair, Palecek

ONE OF THE BIGGEST WINS WAS THE WAY WE INCORPORATED COLOUR WITHOUT OVERWHELMING THE ARCHITECTURE

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