

OFFICE

With its soaring ceiling height, the home office makes one of the biggest statements in the house. 'The homeowner spends the majority of his time in this space so it was one of the most important in the home,' says Erin. 'The spiral stair leads to a private mezzanine space that showcases some of the client's most treasured family memories.'

Custom **rug**, Kyle Bunting. **Armchairs**, **coffee table** and **round table**, all Baker Furniture. Purple **chairs**, Randolph & Hein. Alabaster **chandelier**, custom; similar, Dowsing & Reynolds





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



HOUSES

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 four-poster **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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