

inspired WEST COAST HOMES

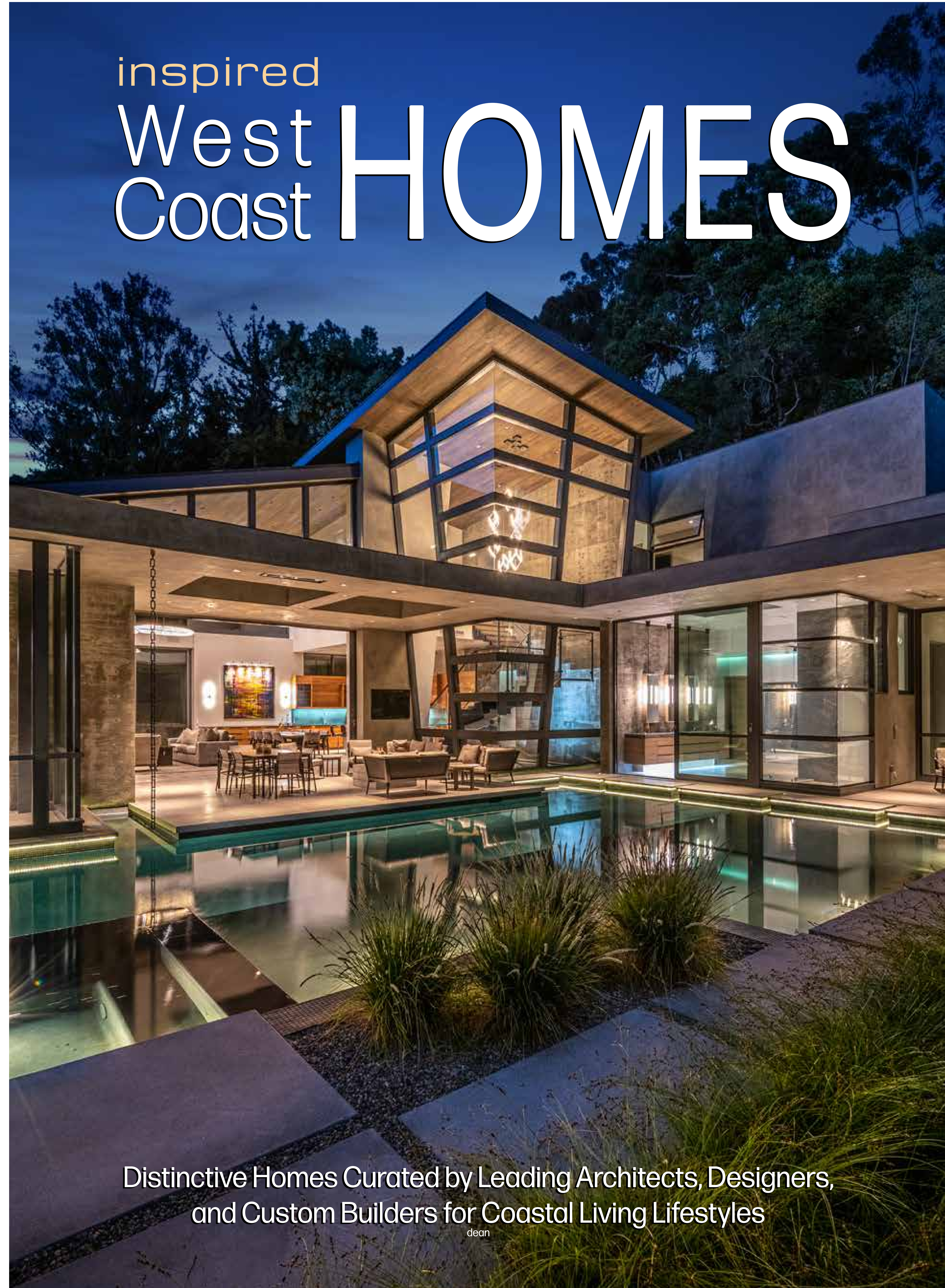


Mila Djuras

Mila Djuras, owner and founder of Vancouver-based Intermind Design, uses a comprehensive approach for every project and is known for coming up with creative solutions of the highest quality. As the principal of her heavily awarded firm, Mila and her close-knit team oversee every aspect of her projects, including architectural and interior design, management, and quality and budget control. Her uniquely merged, integrated design-build model lets each tradesperson and contractor who is working on the project understand the various angles at hand. The talented design team never shies away from challenges and resourcefully transforms them into opportunities to create lasting, innovative environments.

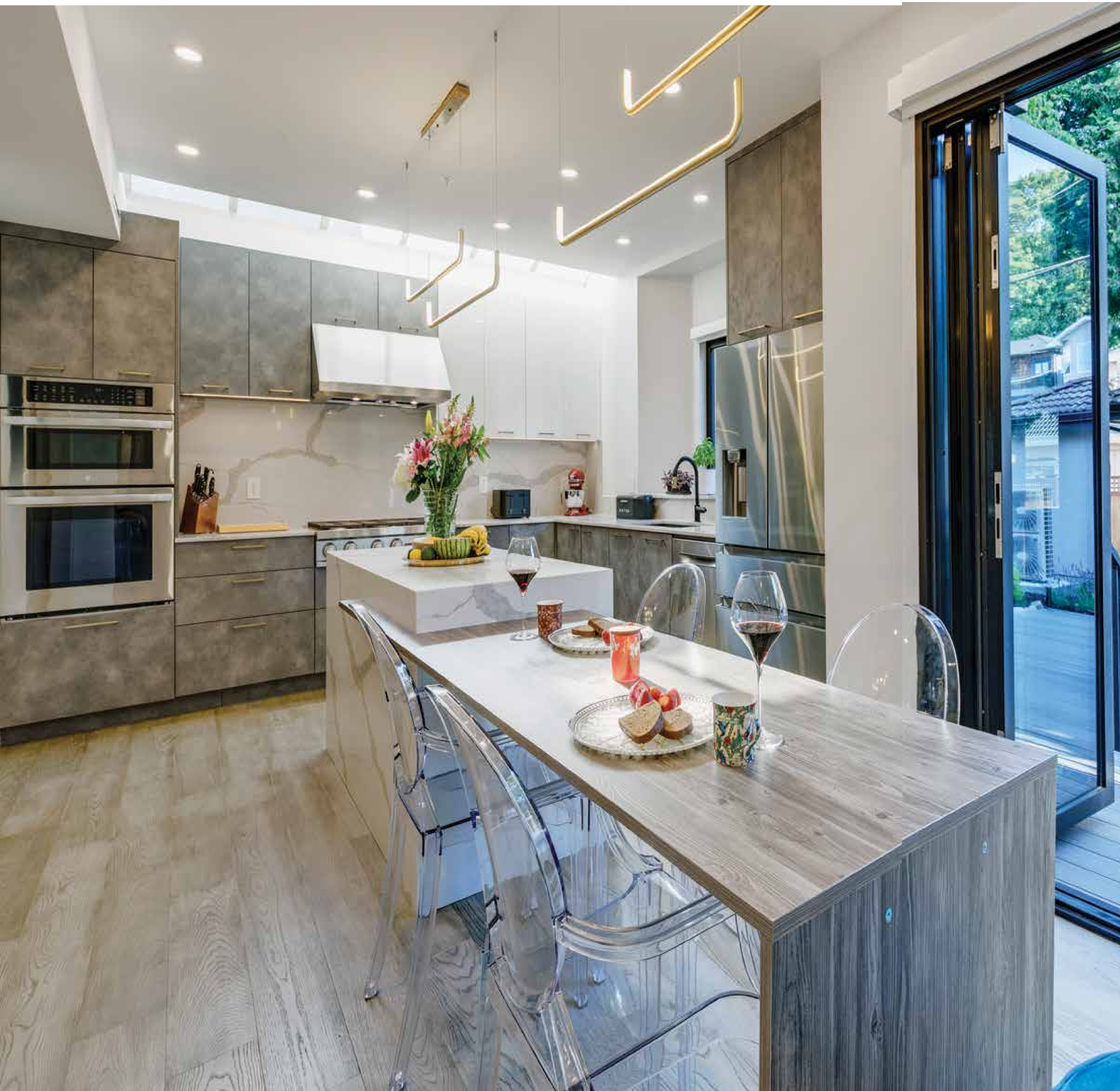
Intermind Design, Inc.
609 Lidster Place
New Westminster, BC, Canada V3L 5E2
604.338.9936
Interminddesign.com

inspired West Coast HOMES



Distinctive Homes Curated by Leading Architects, Designers,
and Custom Builders for Coastal Living Lifestyles

dean



British Columbia Homes

Architecture in British Columbia, particularly in Vancouver, reflects a unique blend of urban innovation and natural integration. Known as the City of Glass, Vancouver's skyline has been dominated for decades by glass high-rises, both commercial and residential. However, recent iconic structures—such as Vancouver House by Bjarke Ingels, The Cardero by Henriquez Architects, and Alberni Tower by Kengo Kuma—are redefining this narrative with their postmodern philosophy and aesthetics.

In the suburbs and the British Columbia interior, residential design showcases an eclectic mix of styles. You'll find American Craftsman, California Bungalow, Dingbat, and the infamous Vancouver Special, gabled homes with a box-like appearance. Contemporary designs often reinterpret these influences or draw inspiration from West Coast Modernism, initially popularized by Arthur Erickson, Ned Pratt, and B.C. Binning after World War II. This style beautifully integrates the region's abundant nature with indoor living through plentiful overhangs, large windows, open floor plans, and custom-built features that utilize natural materials and sustainable practices.

In British Columbia, design elements often emphasize a strong connection to the surrounding landscape. Features such as expansive windows for natural light and breathtaking views, open spaces that encourage flow between indoors and outdoors, and the use of local materials are prevalent. Additionally, there's a focus on sustainability and environmentally-friendly practices, reflecting a commitment to preserving the region's natural beauty.

The cultural diversity also enriches our projects, bringing depth and perspective to our designs. My team speaks over a dozen languages, fostering an inclusive atmosphere that values kindness and respect. The most rewarding part of my work is transforming living and working spaces into interactive environments where occupants connect with each other and their surroundings, fostering a welcoming atmosphere that meets their needs and aspirations. The homes you see featured in this chapter offer just a glimpse into the dynamics of the region.



Mila Djuras
Intermind Design, Inc.
New Westminster, BC
see page 276



PROFICIENCY

Vancouver, BC

We had the pleasure of embarking on a significant project, located in the heart of Vancouver's West Side, for a professional couple. After two-and-a-half decades abroad, they yearned to return to Vancouver and in the process, purchased an as-is spec house that had been uninhabited for quite some time. From purchasing through design and construction, the entire process was coordinated virtually. The scope of work was expansive and involved a complete rebirth of the interior, with an emphasis on creating a spacious open floor plan throughout. Newly whitewashed exterior was enriched with a custom-stained front door, modern black windows, and doors that fully extend off the kitchen onto a vast deck. Upgrades such as a new HVAC system, re-piping, rewiring, and sound and alarm systems all contribute to amazing transformation.

The layout enhancements became the backdrop for design innovation, giving life to platforms, ceiling drops, built-ins, decorative wall paneling, and vision put to life, including the artistically waved spiral staircase. The interior speaks a language of refinement and elegance, blending high-end luxury with the relaxed spirit of the West Coast. Wide-plank white oak graces the floors, Herrera marble adorns the surfaces, custom lighting fixtures cast their glow, and striking wall murals narrate stories of travel adventures near and far. The house now truly reflects the couple's spirited journey through life. A home, designed for them, in the city they had missed.

Photographs by Keith Henderson

Designed by Intermind Design, Inc., New Westminster, BC





EN GAURDE
Vancouver, BC

There was no shortage of challenges to overcome during the renovation of this 1980s penthouse. Overall, it was poorly designed with limited floor-to-ceiling window openings and no air conditioning which made for an unbearable living space. The homeowners have strong ties to Olympic fencing and are a blended family with grown children. They knew this would be their last big investment and we wanted to make it completely customized to their lifestyles. We used smart design to create a stunning makeover including their dream master suite, a spacious, functioning kitchen, offices, and details that you'd expect to see in a luxury penthouse. Hand-curated, exquisite finishes seamlessly blend with built-ins, adding architectural interest. We included an energy-efficient, custom-built fire-place that allows for a full-gas-stove, and a new air-conditioning system. The high-end, high-performance energy-star appliances include a small-appliance pull-out cabinet, Sub-Zero 16-inch wine fridge, and built-in recycling and compost pull-outs, making the kitchen a dream for any host. We installed window film to block 90 percent UV and infrared light, and 80 percent of the solar heat that would otherwise come through.

Photographs by Keith Henderson

Designed by Intermind Design, Inc., New Westminster, BC



BOHEMIAN BLUE

Vancouver, BC

We created an ideal home for people who love to entertain and cook. These homeowners are free-spirited empty nesters who wanted a Bohemian-style, open-plan design with a spacious living room, dining room, and kitchen, plus excessive storage and counter space. Top-of-the-line appliances include an eye-catching professional, 36-inch red gas range with a write-on hood, a wine fridge, and dishwasher. In the dining room, the oval Carrera-top dining-table fuses the open plan and shows off rich blue-black velvet-textured chairs. We found creative solutions for a number of construction challenges through innovative yet budget-saving reconfiguration of the rooms. The house originally had a wide, dysfunctional layout, but we created a floorplan that made sense for them, including the luxury master suite. The ensuite chandelier compliments striped floor-to-ceiling Striata tiles and baby-blue glass mosaic tiles that give the bathroom a unique, personalized look. We also added a concrete-like laminate vanity, a stand-alone shower, heated tiles, and undermount lighting with six settings to help soothe the homeowners after a long day. The project came in 10 percent under the budget and two weeks before our estimated finish date which is something we are proud of. We always work to deliver those kinds of results to homeowners.

Photographs by Keith Henderson

Designed by Intermind Design, Inc., New Westminster, BC





LITERARI

North Vancouver, BC

Literari was a complex renovation where I feel we mastered spatial planning. Throughout the space we used large windows for ample natural light and to bring the splendid foliage of Lynn Valley indoors. We maximized the openness of the home while distinctively defining ambiances with multiple stairways, geometric vaulted-and-beamed ceilings, and full-size glass walls. Built-in units are concealed in textured light-wood luxury finishes and concrete-inspired surfaces. Matching light wood flooring grounds the honed Ceppo Di Gre marble wrapped around the corner wood-burning fireplace. Heavy, transparent acrylic Z chairs sit around a custom cantilevered glass table with a multi-coat finish in gold, copper, and silver—built by the client's husband. The double waterfall catches the eye with its high backsplash in gold, white, and grey. And in the cozy reading corner, rattan armchairs and a Frida Kahlo blanket warm the space. The contemporary, landscape-inspired paintings reflect the spirit of the Pacific Northwest, while displayed artifacts—African tribal masks, colorful glass, and artistic pottery—connect time and space. Like all renovations that we undertake, working closely with clients is my favorite part of the project. In this particular project, creating the space felt like orchestrating an intellectual, sensory, and spiritual portrait of an exceptional woman surrounded by the family she adores.

Photographs by Keith Henderson

Designed by Intermind Design, Inc., New Westminster, BC

