



## Dream Downsize

Having worked with a couple for two previous renovations, [Susan Marinello](#) not only scouted out their next home, she collaborated with the empty nesters on its custom design

*By Erin Breerton*

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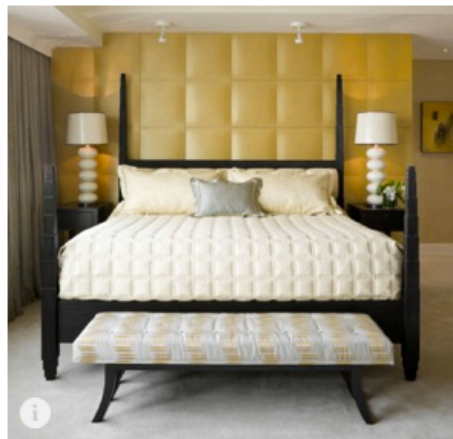
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**Susan Marinello had a feeling that the Seattle couple** she'd previously renovated two homes for might be interested in the new luxury condominiums she'd been helping to develop. She knew that the couple, who are in their 60s, wanted to downsize after their last child had grown up and moved out, and that the new empty nesters were looking for a space with a spectacular view.

The couple agreed with Marinello. Situated atop the Four Seasons hotel in downtown Seattle, the upscale condo provided the perfect backdrop for the couple's new life. And because the 4,500-square-foot unit was in the concrete shell stage when they purchased it, Marinello, founding principal of Susan Marinello Interiors, was able to create a customized space that reflects their specific needs and style.

The 12th floor condo offered a stunning view of downtown Seattle and the added bonus of hotel amenity access: condo residents can order room service, book time at the hotel spa, and utilize its concierge services.



Marinello had been working on the design of the residential condo units for about a year and a half when work began on the couple's unit in 2008. The build out, which totaled more than \$1 million, took until 2010 to finish. The couple wanted a "very clean, very contemporary and minimal" feel to the finished condo, Marinello says. They kept all of the original cabinetry designs that came with the unit, but added custom stone countertops and stone floors. "There were no walls—just a shell—so we were the lead for all the space planning and layout of where things needed to be, and we made it really work to their lifestyle," Marinello says.

The finished space contains eight rooms, plus an added powder room for guests' convenience, featuring dark chocolate-brown plaster walls and white marble accents.

Because the couple planned to entertain, the space was designed with social events in mind. The great room lounge chairs were selected because they were easy to move around; most of the condo's

canopy sculpture @NeoCon.  
<http://t.co/Q06GwR55>

- A unisex dressing room for the @KBSHowHouse by Joy Licht of Cayley Barrett Associates (@Design\_Build\_NY): <http://t.co/T6mpIsDp>
- From PR rep/emcee to luxury event planner: how Liran David @EventiqueNYC creates unique events for East Coast A-listers <http://t.co/7nmSdczM>

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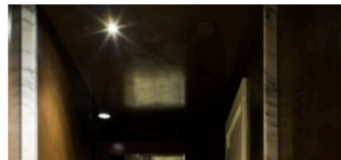


furniture can be reconfigured as needed. A media room equipped with a big-screen TV for watching movies and sporting events echoes the look of the main living area, and a semi-private study located near the unit's entry has its own full bath, allowing it to function as a guest room if needed.

Marinello calls the overall design process a collaborative effort. "The wife has impeccable taste," she explains. "She had really strong ideas about how she wanted it to feel, and I had strong ideas about how I wanted it to work for them." Marinello traveled with her client to New York to scope out potential furniture, fabrics, and lighting.

To ensure the furniture and fabrics used didn't detract from one of the space's biggest visual draws—its view—Marinello used elegant elements such as silk and wool drapes from Seattle-based Penthouse Drapery. Different curtain panels were used in the great room, master bedroom, and master bath. "They're very lightweight fabrics, so they're very ethereal and drape beautifully," Marinello says.

Working with the couple before may have made the planning process easier, but in completing the project, Marinello was met with a challenge: a severe snowstorm hit Seattle a week before Christmas—the same week the condo's four-day final installation was scheduled to take place. The trucks carrying the last to-be-installed items couldn't get through Seattle's downtown area to deliver the goods. "We did manage to get everything in before Christmas," Marinello says. "But not without a few sleepless nights!"



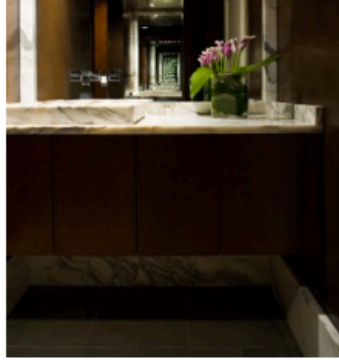
### **Project Credits**

**General Contractor:** [Lease Crutcher Lewis](#)

**Limestone flooring:** [Pental Marble and Granite](#)

**Countertops:** [Meta Marble and Granite](#)

Available on the  
**App Store**



**Window treatments:** Penthouse Drapery, 206 292 8336

**Furniture:** Holly Hunt (*chair*), Jennifer West Showroom, Bergamo Grazia (*upholstery*), Kelly Forslund, Inc., Nancy Corzine (*bed, wall fabric*), William Switzer (*armchairs*)

**Area rugs:** Driscoll Robbins, Andonian Rugs







INTERIOR DESIGN

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