LISA KOOISTRA DESIGNS

About LKDesigns inc.

WWW.LKDESIGNS.CA

HELLO & WELCOME

Lisa Kooistra founded LKDesigns Inc. in 2017, Lisa's goal has always been to pursue a career through which she could both inspire and be inspired. She has never viewed Interior Design as a job; its a passion and a lifestyle, a means of expressing her ideas and sharing her creativity with those around her.

With over twelve years' experience in the industry and a degree in interior design. Lisa has developed both experience in the design & renovation world by working with some of the top industry designers. Lisa has a wide knowledge in design, renovation, decor and TV set-design.

The LKD team is based in Downtown Burlington and designs in the Greater Toronto Area & offers
e-design services globally.

Lisa Kooistra

Lisa Kooistra & Team are an Interior Design Firm who achieves creativity & passion in every project

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1463 Ontario St. Unit A Burlington, ON

What's Ahead

01 WELCOME

Who we are and a little about our principal designer.

02 SERVICES

This area will outline the services we offer at LKDesigns

03 PROCESS

In this section I provide clear expectations for what you can expect from our team!

04 WORK WITH US!

Next steps and how we can move to booking a consultation for you!

We achieve creativity & passion in every project

WORKING TOGETHER

What to Expect

Fit Call with Principal designer

PROPOSAL

1 HOUR MEET & GREET
$250+TAX

OR

CONSULTATION

2 HOUR MEETING
$550+TAX

FULL INTERIOR DECORATING

E-DESIGN

FULL INTERIOR DESIGN

AT LKD WE HAVE A PROJECT MINIMUM THAT WE LIKE TO WORK WITH IN OUR FULL-SERVICE INTERIOR DESIGN & DECORATING PACKAGES. THE $10K MINIMUM IN DESIGN HOURS ALLOWS US TO BE HANDS ON AND EXECUTE OUR FULL VISION FOR THE PROJECT!

IN THE FIT-CALL WE CAN DETERMINE IF THIS CONSULTAION FITS WITHIN OUR 1 HOUR MEET AND GREET WITH LKD & YORK RENOVATIONS TO REVIEW THE SCOPE OF WORK AND PROVIDE A PROPOSAL.

"WE CREATE BEAUTIFUL, FUNCTIONAL & TIMLESS SPACES FOR ALL OUR CLIENTS."

FULL-SERVICE DESIGN FOR RENOVATIONS AND NEW-BUILDS

We love Renovations at LKD, especially because we can offer this in-house. The LKD team leads your chosen contractor or our in-house renovation team from start to finish. We walk through each process of design and make sure everything is executed based on our overall design!

Full-service design includes our initial design consultation, where we get to know you and the scope of the project. Lisa Kooistra, then develops a proposal based on your scope of work. The scope will include our sq. footage design fee based on your needs to execute phase 2. Once the agreement is signed and everything is in place then we perform periodic site visits as needed. This allows us to make sure the designs are being executed to our standards (Please review our process for more details) When the Renovation is complete, our team will then prepare for the final furniture deliveries, decor, installs and the final client Reveal! (Non-implementation is available)
At LKD we know how stressful Renovations can be! We are here to help guide you through the process with our trusting team.

well designed

FULL-SERVICE DECORATING

Decorating is one of the most important stages in our process!
Full-Service Decorating is a great option for clients who have an already completed home but need decorating to help bring their space to its full potential. We begin with a 2-hour in-home consultation. This helps us to get to know the scope of work but to also understand how you use and envision your home's potential. Similar to our design stage, we then prepare a proposal that outlines your scope of work. Once the contract is signed then the sourcing and design phase begins.

We take care of ordering, tracking & delivery/ install. When all the items are ready then this is when we plan a day or multiple to execute your home with our team & installers.
Full-service decorating is a great way to complete your home or secondary residence. We love seeing spaces come together at LKD & decorating is a great way to achieve this!

Decor is everything!

E-DESIGN

E-design is a great service for a potential client who wants to tackle one room at a time. Our E-design package is designed to be executed by the client with our vision board. The service is also wonderful for potential clients that live outside of our required workable area or live globally and want us to create a vision for them.

Our package starts with a fit call, in this call we get to know your wants and needs so we can better understand which space you want to tackle. From there we have the client send us required measurements & some fun client homework.

The package will then include a layout option, elevations & a shopping list with a beautiful rendering to help visualize the space we have created for you. We do allow for two revisions in this process and supply you with the information to create the space!

Pricing is based off of a sq. footage rate and will be quoted by our team.

Our team will then ask for pictures so we can see our work come together!

You got this!

The LKD Process

PHASE 1: PROJECT INITIATION

Step 1

The Consultation

A 2-hour on-site work session with Lisa to review the space, confirm the scope of work and initiate ideas.

Step 2

Trade Day

This is where the magic begins to happens. Our team measures the space, documents it all and develops the design.

PHASE 2: DESIGN

Step 3

Concept & Budget Review

The LKD team virtually presents the initial design concept and preliminary budget to the client.

Step 4

Presentation

The LKD team presents the design at our studio. You are welcome to one round of revisions if desired.

PHASE 3: PROJECT IMPLEMENTATION

Step 5

Ordering & Installations

Orders are placed, trades are hired & installations begin.

Step 6

Reveal Day

This is the exciting moment when it all comes together and you get to see all the elements come alive!

Step 7

Project Closure

The LKD team wraps up the client project with a complete deficiencies inspection, final billing, and presentation of the client binder.

Budget?

At LKD we have a project minimum that we like to work with in our Full-service interior design & Decorating packages. The $10k minimum in design hours allows us to be hands on and execute our full vision for the project!

HOW MUCH WILL FURNITURE COST?

Separate from our design fees, we would like to discuss the budget and typical furniture costs with our clients. In phase 2, we prepare all pricing and quotes for the presentation. On top of the deficiency retainer, we also ask for a decor budget. This will also go into trust for final reveal day decor and purchasing.

At LKDesigns we budget furniture and decor by a sq. footage calculation based on what the clients wants and needs are.

A typical Living room or Family room is 300 sq. ft.
Based on $100 - $150/sq. ft. you can predict to spend
$30,000 - $45,000 on furniture and decor.

Let's get started!

A LITTLE MORE ABOUT ME

My work defines a lot of who I am. If I could, I would travel around the world & study every kind of interior and exterior architecture! I strive to be the best designer I can, while keeping up with industry standards. Which includes keeping our clients aware of the importance of sourcing locally and the environmental impact that items can have on their homes.

Being different and unique is something that is #1 for me.

WHATS NEXT?

Let's set up a 15-minute fit call with yourself and Lisa! In this call, Lisa will have a list of questions so we can get to know you and your project a little better. Please get back to us at info@lkdesigns.ca

Lisa Kooistra

info@lkdesigns.ca

@Lisakooistra

@Lisakooistra

Design wont change the world

BUT IT DAMN SURE MAKES IT LOOK GOOD