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# Pro Spotlight: You Can Build a Home Without Breaking the Bank

An Orange County contractor offers tips for creating beauty on a budget

**Who:** Lin He of Rellion Homes

**Where:** Corona del Mar, California

**In his own words:** "When you leverage specific design elements, you can create something beautiful without spending a ton of money."

Of course, a new home or remodel can be a major expense. But it is possible to have a gorgeous result without blowing your budget. Lin He, contractor and owner of Rellion Homes in Orange County, is an expert in mixing old with new to achieve a great result that won't break the bank.



**Experience in numbers.** After six years in the remodeling industry, having joined in 2008, He had flipped more than 100 houses and dealt with dozens of contractors. Then he decided to work as a contractor, integrating his experience with interior design for a holistic remodeling process.

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**Find a springboard.** Begin your project with a full assessment of what you already have, including furniture, accessories and space. “Use what you have as a jumping-off point, and go from there,” He says. “From that assessment, you can determine what needs to be added to the design to achieve your desired look.”

Here are some other ideas from He to help you realize your vision on a budget.



### 1. Go Back to Basics

You can make a big impact by keeping things simple and utilizing basic interior design principles. “Symmetry — keeping everything equally balanced; color coordination — using one color or complementary colors throughout the home; and classic design details like wainscoting and window trim will create serenity and elegance,” He says.

For this Costa Mesa home, the client wanted a modern beach house look. “We established this in the living room by using a simple, all-white canvas and creating a balanced seating area,” He says. “Less is definitely more in this home.”

See more of this project



## 2. Use What You Have

Using existing design elements and repurposing or refinishing them for your new space not only is a great way to save money, it's also more efficient, He says. "Leverage existing design features," he says. "In this home in the Golden Hills neighborhood of Redondo Beach, we repainted the fireplace and sandblasted the vaulted ceiling, which serves as an anchor for the room." Refurbishing the home's existing focal point rather than replacing it saved both money and time.

See more of this project



## 3. Use Lighting to Make an Impact

Dramatic lighting is a simple way to create a focal point and make a statement, He says. "A chandelier will help you appreciate the openness of a space and create some drama in a room," he says. "In this home in Mission Viejo, we added a white Carrara marble fireplace and a stunning Restoration Hardware chandelier to anchor the space."

See more of this project

**More:** For more information on Lin He and examples of his work, visit Rellion Homes' Houzz profile.

*This story was written by the Houzz Sponsored Content team.*