

# New Build Furnishing Checklist

Modern Sense Furniture - Toronto and GTA Guide 2026

## Plan and phase

### 1 Measure everything

Rooms, windows, vents, outlets, and every delivery path.

### 2 Budget by room

Weight the spaces you use daily. Extras can wait.

### 3 Order anchors early

Sofa, beds, dining table have the longest lead times.

### 4 Buy in three passes

Essentials, then comfort and storage, then finishing.

## Room-by-room essentials

### 1 Living room

Sofa or sectional, accent chairs, coffee table, media console, rug.

### 2 Dining room

Table sized to the room, seating, and a sideboard for storage.

### 3 Primary bedroom

Bed and mattress, two nightstands, and a dresser.

### 4 Office and extras

Desk and task chair now, guest rooms last.

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