

Living Room Investment Planner

Modern Sense Furniture - Toronto and GTA Guide 2026

Invest here first

1 Sofa or sectional

Largest share of budget. Look for a hardwood frame and high-density cushions.

2 One anchor chair

A lounge chair or recliner you actually relax in adds a real second seat.

3 Media console or storage

Solid, well-finished, hides cables and takes daily wear.

4 One lighting statement

A single sculptural lamp or pendant changes the room at night.

Rotate these over time

1 Pillows and throws

The cheapest way to refresh the room's mood each season.

2 Small side tables and stools

Useful and movable, easy to swap as taste shifts.

3 Rug

Defines the zone without needing to be the priciest item.

4 Trend accents

Anything you love mainly because it is current belongs here.

Questions? Visit modernsensefurniture.com to get in touch.