BRAKE REAL ESTATE

BRAKE'S 2026 LIGHT FIXTURE GUIDE

B/RE

WALL SCONES

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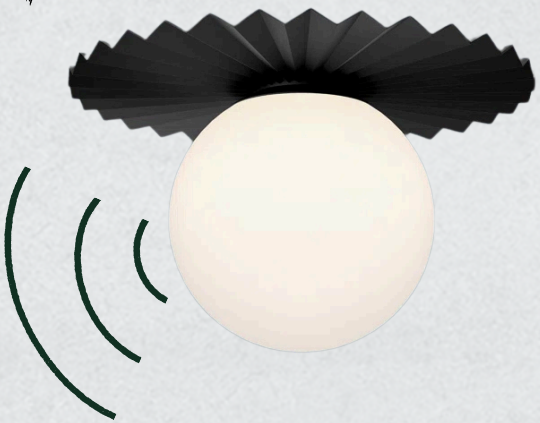

Three creative ways to use wall scones:

- Highlight Art: Place sconces above and to the side of artwork for a dramatic, layered glow.
- Hallway Ambience: Install sconces lower on darker walls for a floating light effect.
- Bedside Statement: Swap lamps for sculptural sconces to free up space and add style.

B/RE

LIVING & DINING ROOM

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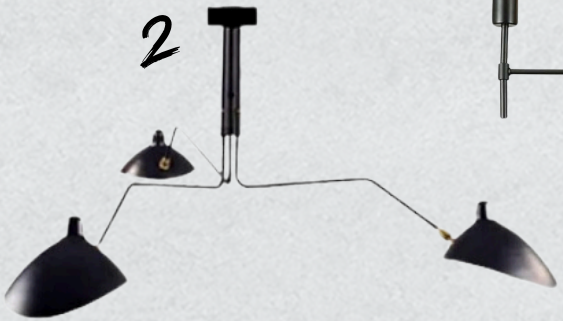

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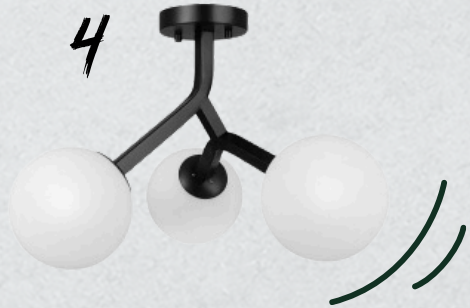

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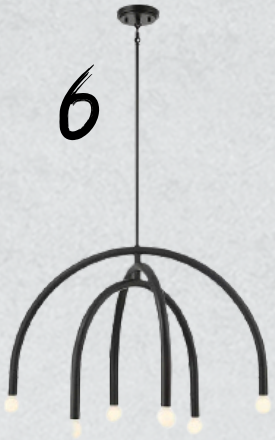

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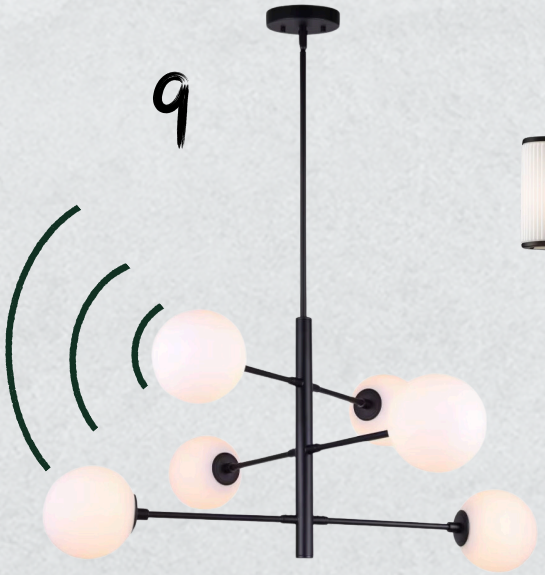
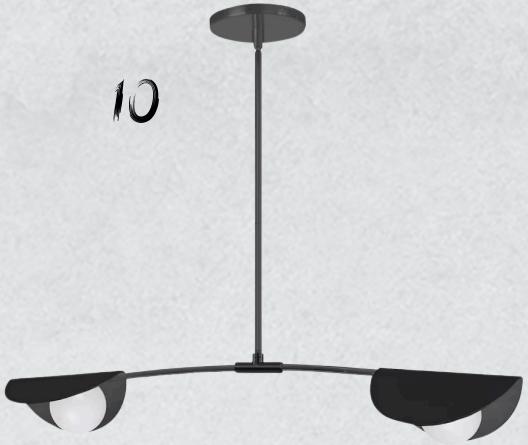
Maintain 36" of clearance between the tabletop and the bottom of the light fixture for optimal spacing. For oval or rectangular tables, a linear light is the best fit, ensuring balanced and stylish illumination.

B/RE

LIVING & DINING ROOM





For low ceilings (8 ft or less), use flush or semi-flush mount lights for general lighting and layer with wall sconces or floor lamps. Avoid bulky chandeliers.

For high ceilings (9 ft and above), go for pendant lights or chandeliers to fill the vertical space. Add recessed lighting for even illumination and sconces for warmth.

B/RE

WASHROOM & HALLWAY

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In condo washrooms, use compact, minimalist fixtures like wall sconces, flush-mount lights, and LED strip lighting to maximize space.

In house washrooms, opt for larger, decorative fixtures like pendants or chandeliers, with recessed lighting and dimmable sconces for flexibility and style.

B/RE

WASHROOM & HALLWAY

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For Small Hallways: Use flush-mount lights or wall sconces spaced evenly for soft, even illumination.

For Larger Hallways: Install pendant lights or chandeliers for a dramatic effect. Recessed lighting or track lights work well for even, ambient light.

B/RE

BEDROOM

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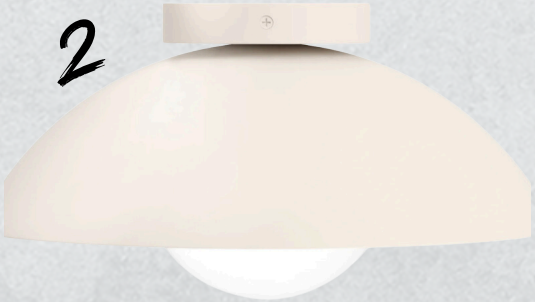

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BEDROOM

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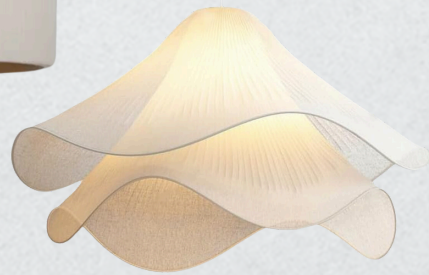

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For the bedroom, opt for warm, layered lighting with overhead fixtures like chandeliers or recessed lights.

Use bedside lamps or swing-arm sconces for reading. Incorporate soft accent lights like wall sconces to enhance ambiance.

B/RE

KITCHEN

For the kitchen, use under-cabinet LED strips for task lighting, pendant lights over the island, and recessed ceiling lights for overall brightness.

Add sconces or track lighting for accent and ambient lighting. Consider dimmer switches for adjustable mood.

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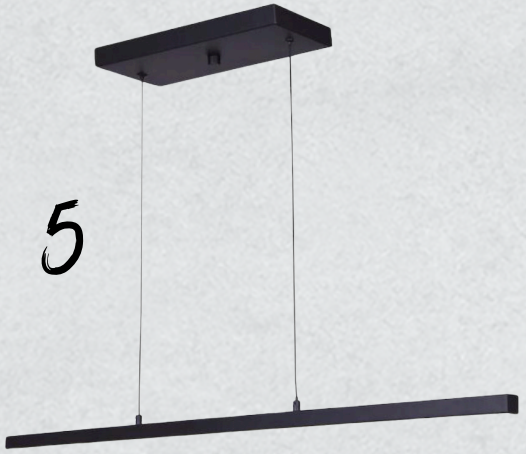
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