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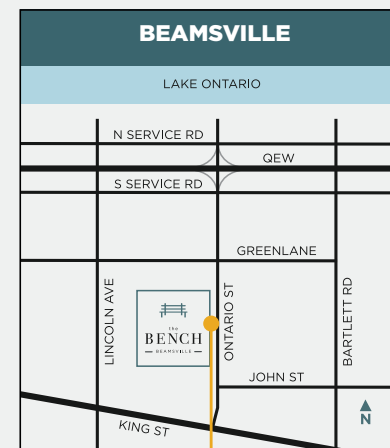


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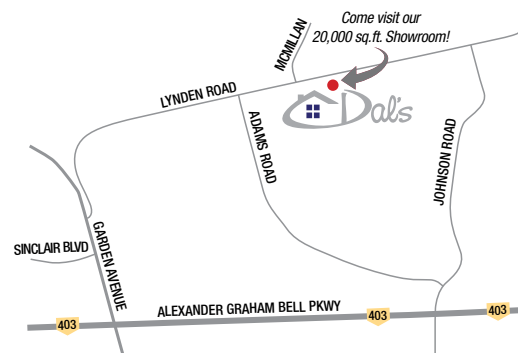
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THERE'S A CARTOON BY DAVID SIPRESS doing the rounds online, with a woman saying "My desire to be well-informed is currently at odds with my desire to remain sane." I am her! Lately, I find myself so disheartened by what's happening in our world.

I admire my husband because when he feels aggrieved he writes letters to the powers that be. But if I were to do that every time I heard something that upset me, I'd have no time for anything else.

So for me, this magazine is a balm. I get to share gorgeous products and designs with our readers, of course, but I also get to meet generous-hearted people who remind me of the beauty in our world. Andy at Barnboardstore works magic with wood, and Robyn, who always has something fun at Nest, goes to great lengths to promote local artists (examples of both on page 17). Leah and Rob took their too-dark home to happy bright, making kid-friendly spaces (page 24), and Geoff saw an empty lot and imagined and built a remarkable high-ceilinged home, where he happens to care for his father (page 44).

Surely we are not doomed, after all. In fact, my recent outing to the West Hamilton Artists Tour somewhat restored my faith in humanity. So many talented people in just our little corner of the world, sharing their vision and creativity, striving for connection.

Theodore Roosevelt quoted Bill Widener when he wrote, "Do what you can, with what you've got, where you are." We all of us have the ability to do good. Whether it's writing a letter, volunteering, making a creative statement, enhancing our home for our family or helping out a friend or neighbour. Let's be our best selves!

Enjoy your summer,

Melissa

Melissa North, Managing Editor
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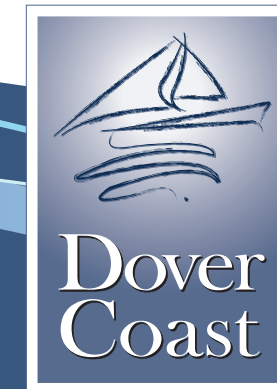


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ON THE COVER

A remarkable new home perfect for entertaining. Story, page 44. Photography by Kelly Horkoff.



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AHHH, FINALLY. I am sure everyone is pleased to feel the warmth of the sun again, it was certainly a long time coming. But one thing's for sure, it always arrives.

Our sunshine arrived with a wee parcel. Our daughter and son-in-law presented us with a beautiful baby boy. Now they are busy learning to be parents and we are excited to share the joys of being brand new grandparents. I wonder when we should start his first treehouse, as everyone needs a home to call their own.

This summer issue of OUR HOMES presents two family homes, very different styles for very different folks, and both are gorgeous. One family loved their location but couldn't quite get the feel they wanted so they hired Jill Fraser and Christina Wickenden to help them create magic. The home was opened up, the colours lightened, and new pieces added. The owners are thrilled with the results (page 24).

The owner of our next home likes to design and improve each home he creates. This one is amazing with unique soaring ceilings and high-tech electronic systems (page 44). This home is indeed his castle.

And every castle should be loved, small or large. There is always something that needs to be repaired or upgraded, so remember to turn to your local businesses. They need your support and are our neighbours and friends. Support local – it helps us all!

Happy reading,

Laurie

Laurie Lotimer, Associate Publisher
laurie.lotimer@ourhomes.ca

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Financing

A CUSTOM HOME

STORY KRISTIN SCHNELTEN | PHOTOGRAPHY SANDY MACKAY

My husband and I spent years making rough sketches of our dream home, bookmarking photos, discussing features we admired in other houses, visiting building lots. We had a fairly specific idea of our wants and needs, but the reality of building a custom home seemed out of reach.

When a cottage we purchased as an investment proved structurally unsound, our plans changed and we found ourselves digging through our stack of magazine clippings and feverishly researching details. The cottage had to come down. In its place we'd build the custom home we always wanted.

While the ins and outs of design decisions and project management would come easily to us, financing a home build was utterly perplexing. With the mortgage we had in place for the cottage, and modest savings, how could we fund the needed construction? Would a lender approve us, a couple with no prior homebuilding experience, to be the general contractor of our own construction?

We were fortunate enough to enlist the help of Treena French, mortgage specialist with RBC, our everyday bank, who answered our questions, quelled our fears and walked us through each step (and there are many).

Yes, we could act as general contractors, as we had gathered and presented detailed cost estimates and drawings. Yes, our financials were sufficient for approval of our small home build. But just how would our construction mortgage operate?

Ours was the most common type, a construction draw mortgage. The first draw was enough to replace our original mortgage and gave us sufficient funds to begin the building process. Then, as work progressed on the house, we made three further draws against our final mortgage amount. Each time we reached a milestone in construction, we contacted Treena, who set the process in motion for the next draw.

That draw process was straightforward. An independent appraiser stopped by to evaluate the percentage of completion, and his report indicated that number to the bank, who released the next set of funds.

Those funds could take anywhere from days to weeks to arrive, during which time contractors required payment. In addition, each draw had its own holdback – a percentage of the funds that are held

CONSTRUCTION MORTGAGES AT-A-GLANCE

COMPLETION

A completion mortgage is one in which the builder receives all funds only after the home is complete – therefore all costs for the build are shouldered by the builder during the construction process. These types of mortgages are more common for homes with fewer customizations, as most lenders require construction to be complete within 120 days in order to lock in your interest rate.

With a completion mortgage, your application is approved before building commences. But, as the mortgage will not be registered in your name until completion, your financial position must remain unchanged during this period. A change in employment, a new car purchase, additional loan, etc., could jeopardize the mortgage of your home.

DRAW

With a draw mortgage, your mortgage is registered before the building process begins. Your builder receives payment throughout the build, via periodic draws on the final mortgage amount. The interest rate is locked in from the initial draw of funds, and you hold the title.

Each time a draw is initiated, an appraiser assesses the progress of the build, and funds are released through a lawyer. As a result of these steps, additional fees can be associated with a draw mortgage. In some cases, a larger down payment may be required up front to purchase land for the project, as well.

Your mortgage specialist will walk you through the details of both options, and help you choose the right plan to suit your needs.

by lawyers until project completion. For these circumstances, we were able to utilize our existing line of credit, which was required for the construction mortgage's approval.

If our line of credit had not been sufficient, or if we were otherwise not a good fit with our bank, where could we have turned for our mortgage? I contacted Gerard Buckley of Mortgage Wellness to gain some insight.

As an independent mortgage agent, Gerard works to match the objectives of his clients with the strengths of his various lenders. In the case of an insufficient line of credit, the right fit might be a lender who offers far more than three or four draws throughout the construction process – perhaps on the order of 25 or 30. Buckley describes these draws as buckets, noting, "Thirty buckets is less precise and gives more flexibility to the homebuilder."

In our case, four buckets was exactly what we required. We hit no snags on the way, only asked a handful of needless questions of our lender, and somehow finished on budget.

I often mention, and speak highly, of the team who built our custom home – the tradespeople who spent weeks and months drilling, sawing and painting. But, although she was never on site, one of the most important players was Treena, our lender. Having an accessible, supportive mortgage specialist was crucial to the success of our build, and we found that finding someone we could trust and with whom we had a comfortable rapport was just as important as choosing tradespeople. **OH**

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PHOTOGRAPHY **KELLY HORKOFF**



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6

1 THE URBAN FLOOR STORE

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2 URBAN COTTAGE

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3 BARTON BATH & FLOOR

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4 NEST

Artwork

Talented Toronto-based oil painter Tony Taylor replaces the faces of well-known people with those of animals to reflect his sense of their character. Recognize Gord Downey? Justin and Sophie? Ron and Don? Fantastic!

171 Locke St. S., Unit 2, Hamilton
905.979.6378 | nesthamilton.com

5 BARNBOARDSTORE

Cubes

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Continued on page 18

style picks



7 CAMDEN CARPET AND INTERIORS / AFTICA DECOR

Flooring
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WHAT HOMEBUYERS *want*

A recent survey of Canadians who purchased a newly built home shows walk-in closets topped their list of must-have features.

Surprising? Not really says Tim Bailey, division president of Avid Ratings Canada Ltd., a customer satisfaction company that works with Canadian homebuilders to determine what buyers want in a new build.

"The 2018 Canadian Homebuyer Preference Study revealed three themes," Tim says, storage solutions, energy efficiency and kitchen design.

New home buyers across the country are asked to answer 190 questions based on a recent new home purchase. It's the largest survey of its kind in Canada. The result is a comprehensive report by region, buyer type and demographics that Canadian homebuilders can use to plan new housing projects based on consumer wants and needs.

Avid Ratings is currently compiling results for 2019 but Tim doesn't anticipate dramatic changes. There's only been moderate changes in the four years Avid Ratings has been conducting the survey.

Consumers clearly want energy efficiency, Tim says. "But they also want granite and quartz and all the fine features so it's really about trying to strike a balance between what buyers can afford to spend. Energy efficiency is a hot button for consumers, especially with the carbon tax and rising utility costs. Buying a home is one thing but then carrying the cost of that home is another thing."

Homebuyers also want storage, lots of it. "We're a four-season country," Tim explains using his family as an example. "We're a *Brady Bunch* family with four kids and storage is critical. We have off-season gear, four seasons of clothing and four seasons of sporting goods."

People also want open-concept kitchens with an island. "Quartz countertops and smart home technology score high on the survey as well," Tim says. Other wants include a single-detached home, double-car garages, brick exteriors, tankless water heaters, LED lighting and a main-floor master suite.

What's surprising is the renaissance of the formal dining room. According to the survey, formal dining rooms have increased in importance since year one of the study.

What isn't a priority for new home buyers is outdoor spaces. Tim figures it's because landscaping isn't an immediate concern, it's not part of the purchase and new home buyers have to save and budget for outside

projects that happen a couple of years down the road.

The 2018 study found the largest cohort of today's Canadian homebuyer is the growing family with kids followed by single couples with no kids. Millennials have edged out Gen Xers as the largest group of homebuyers.

How does the survey translate for resale homes? Tim believes new homes inspire renovations to older homes and stimulate the resale market. **OH**

TOP 10

"MUST HAVE" NEW HOME FEATURES

1. Walk-in closets
2. High-efficiency windows
3. Energy-efficient appliances
4. Overall energy-efficient home
5. Kitchen island
6. Linen closet
7. Open-concept kitchens
8. Large windows
9. Heat-recovery/energy-recovery air exchange
10. Certification by a designated program (ENERGY STAR, Built Green, EnerGuide, etc.)



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PHOTOGRAPHY **TARA CHATTELL**

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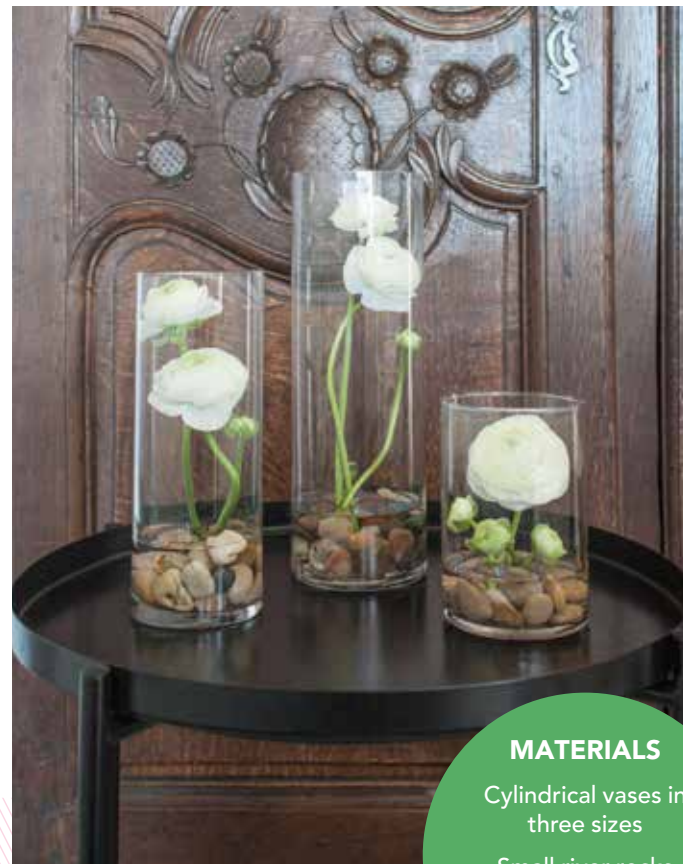
MATERIALS

- 5 Clear vases, your choice
- Water
- Food colouring
- Gerbera daisies

JUST ADD COLOUR

DIRECTIONS

- 1 Add water to each vase. Squeeze a few drops of food colouring into each vase and stir.
- 2 Cut flowers to fit vase. Display and enjoy!



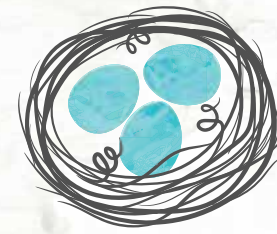
MATERIALS

- Cylindrical vases in three sizes
- Small river rocks
- Water
- 3 Flowers on stems

THROUGH THE LOOKING GLASS

DIRECTIONS

- 1 Place a handful of rocks on the bottom of each vase. Cut flower stems in various heights.
- 2 Arrange stems between rocks on bottom of the vase. Fill vase with water. Enjoy! **OH**



NEST

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Family First

Once dark and drab, the Spehar home is now bright and upbeat. Custom mantel by Barnboardstore and cabinetry by The Wright Kitchen.

STORY **DENISE WILLSON**
PHOTOGRAPHY **KELLY HORKOFF**
FLOWERS **FASCINATION FLOWERS**



Leah and Rob Spehar.

When Rob and Leah Spehar purchased their newly built 2,600 sq. ft. Ancaster home in 2011, it met the needs of a young couple. Fast forward almost 10 years and the couple were no longer just two. They'd welcomed daughters Kiara and Mackensie, now ages 6 and 3, into the fold. So when the family worried they'd outgrown the house, they searched for a new place to call home. Only the search didn't go as planned. *Continued on page 26*



“We couldn’t find a house we liked,” says Leah, smiling wide, “and we eventually realized we liked our house.” The couple decided their time and money would be better spent renovating what they already owned. “The bones were good,” says Rob, “but we needed the house to include our girls.” This meant more storage, floors that hide wear and tear, a laundry/mudroom suited to a busy household, and kids’ bedrooms that wouldn’t be quickly outgrown. The house was in for an overhaul, so the family called in recruits.

“From the very first meeting with **Andy Clairmont**, our contractor, we knew he was the one,” says Leah. “He was extremely knowledgeable,

creative and confident he could bring our vision to life.” Andy is the owner of **Urban Interiors Kitchens & Bath**, a full service renovation company, and he feels the same about the Spehars. “It was a joy to work on this project,” says Andy. “There is nothing better than clients who are as proud of the work done as me and my team are.” Andy and the Spehars also agree they couldn’t have done it without the help of decorators **Jill Fraser (House of Fraser Decor)** and **Christina Wickenden (The Green Door Decor)**. “It was symmetry,” says Leah, “the way we all worked together. It took a lot of trust and belief in the same vision. But it turned out even better than expected.”

Continued on page 28

ABOVE: Space counts! Entertaining and storage are a breeze, thanks to the pantry and window seat. **RIGHT:** Andy Clairmont and Nathan Stubbs of Urban Interiors Kitchens & Bath were integral to the home’s transformation. **TOP RIGHT:** The kitchen restyle included painting existing cabinetry (decorrestore) and installing hard-wearing flooring (The Urban Floor Store).

feature

Almost every room in the house got a facelift. And since there were no structural changes, there was no need for city permits. The open-concept kitchen, dining and living room was updated to include a **Chadwicks & Hacks** electric fireplace as the focal point. Since the layout already worked for the family, the kitchen cabinetry was refurbished by **decorrestore** to look bright and airy versus dark and drab. The countertops were topped with quartz from **Elite Granite & Marble**, and a pantry and window seat, built by **The Wright Kitchen**, were added to increase storage space and allow for more seating. "We're always hosting family holidays," says Leah, "so it was important to make every inch usable space. We needed it to be beautiful and functional." *Continued on page 30*



ABOVE: Decorators Christina Wickenden and Jill Fraser brought their talents for affordable style to the project. Lionel the cat oversaw everything. **RIGHT:** Where to look? The splendid baby grand piano, or the handsome moulding done in Benjamin Moore's sublime Tranquility?



feature

The Wright Kitchen supplied the cabinetry throughout, including the built-ins in the living room and laundry room. The staircase spindles were stripped and repainted and the stairs topped with a plush but durable runner supplied by **Alexanian Carpet & Flooring**. Area rugs were purchased from **Rugs Bed & Bath Home Decor**, and new furniture came from **Stoney Creek Furniture**. The dated round pillars used to separate the kitchen and living area were changed to square columns with detailed millwork, a feature now loved by the homeowners. And all the lighting was updated, installed by **Refined Electric**.

The master bedroom was revamped, making great use of the space, and wallpaper was used in bathrooms and bedrooms to add interest and personality. "The homeowners were willing to take risks," says Christina. "This included the use of bold paint colours and wallpaper their young daughters could love into their teenage years." Jill adds, "Every room contains a nod to an element in another part of the home. And we really took the time to consider not only how the family lives now, but how they will grow there in the coming years." *Continued on page 32*



The master bedroom, complete with inviting reading spot (top), provides Leah with a spacious, pretty retreat. "This is my sanctuary," she says. "I love it!"



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feature



The girls' bedrooms are done in delicate colour schemes they won't quickly outgrow. **RIGHT:** By rearranging the layout, big sister Kiara now has a fun playspace.

The laundry/mudroom combo was also on the family's hit list. "We were always coming in from the garage and stumbling over shoes," says Leah. "So when Andy suggested we use a stackable washer/dryer system and cabinetry to make the room functional, we were thrilled." Not only does the millwork match throughout the home, the flooring, supplied by **The Urban Floor Store**, runs the entire house. "One of the best choices we made," says Leah, "was replacing all the floors." The creamy-grey hardwood flooring was chosen for its resilience. "We wanted the kids to play wherever they wanted - no space off limits - so it was important to have floors that won't show scuff marks and scratches."

Continued on page 34



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LEFT: Leah is delighted with the functionality introduced into the mudroom. "Before, this was a graveyard for shoes. We use this room all the time now!" **ABOVE:** Sophisticated wallpaper and a new countertop rejuvenated the previously muted powder room. **BELOW:** Mackensie, 3, and Kiara, 6, enjoy the newly created play area.

Complete the new floor look with customizable air vent covers. Clever!



There were, however, growing pains. Living through a four-month renovation is not an easy task. Living in the basement with preschoolers is even tougher. "It's safe to say we'll never live in a house being renovated again," says Rob. He's now able to laugh about it. "Although Andy and his team did their best to make us as safe and comfortable as possible, next time we'll stay at a hotel."

With the home designed and renovated to meet the needs of its growing family, there might never be a next time. "We love our house now," says Leah. "We use every inch, and it suits our lifestyle." Sometimes, the answers aren't found in the urge to move. Sometimes, the answers are right there in front of you, just waiting for a change. **OH**



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CEILING DRAMA

STORY
SARA MARTIN

Look up. Is a popcorn ceiling staring back at you? If so, it might be time for a change. Here's some inspiration for that overlooked "fifth wall" in every room.

1 WOOD

Reclaimed barn boards add rustic, textured character and provide an interesting colour palette to draw from. Plywood is another choice and when sealed with a gloss varnish, adds warmth and simplicity to a space.



PHOTO: SANDY MACKAY



PHOTO: SANDY MACKAY

2 BEADBOARD

No longer just for the cottage, use it on any ceiling. In a peaked ceiling, try running the boards vertically towards the peak, it will draw the eye upwards. A real time saver if placed right over a popcorn ceiling.



PHOTO: KELLY HORIKOFF

3 COFFERED DIMENSIONAL

You need ceiling height to get the full effect of this style of finish, as the elements can overwhelm a nine-foot ceiling. This design adds formality and looks best in a living or dining room.



PHOTO: JASON HARTOG

4 INDUSTRIAL

The unfinished, finished look is not for everyone. Exposed duct work and wiring can be a turn off to some, while others are excited by the conversion of industrial spaces into housing. *Continued on page 38*

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PHOTO: JASON HARTOG

METAL

Metal ceiling tiles were introduced in the 1800s as an affordable alternative to detailed plasterwork. Today, reproductions are plastic and come in a variety of patterns. Of course, if you can find the antique tiles, their patina and dented appearance will add incredible character.



PHOTO: GORDON KING

LIGHTING

LED lights come in many options these days. Pot lights are smaller and directional and bulbs come in cool and warm light. LED strips or tape come in several lengths and colours and are waterproof.



PHOTO: JASON HARTOG

PAINT

In some ways, paint is one of the easiest ways to finish a ceiling, but try to move away from white. Stencils, stripes, faux finishes and glazes will add that extra touch or just use a high-gloss paint in a rich dark colour.

MOULDING

With a seemingly endless choice of mouldings available, creating a design pattern on the ceiling is only limited by your imagination. Foam or plastic ceiling medallions can start the design and highlight a hanging fixture.



PHOTO: JASON HARTOG

BEAMS

If beams are existing and need an update they can be re-clad. You can paint or stain existing beams. Faux wood beams can also be added. **OH**



PHOTO: SANDY MACKAY

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This large garden bed by Cedarcraft lies flat on the ground and is easy to assemble. **RIGHT:** Make your own veggie ladder. Find out how at: ourhomes.ca/mag/planterladder **BELOW RIGHT:** Every gardener needs a bench. This folding table from Cedarcraft is versatile.



PHOTO: JASON HARTOG



ABOVE: This herb garden by VegTrug has individual sections for planting a variety of herbs. **RIGHT:** This medium VegTrug may be all you need this summer.

RAISE YOUR garden

Raised planters are popping up in backyards everywhere, for good reason. Raised gardens can be as big, or small, as you want. Plants are easier to take care of and organize. They can help keep out critters and they're great for beginners. You can make your own raised planters or buy one in any size, shape or material. We've selected some good ones to consider.

GARDEN BED TIPS

- 1 Vegetables and herbs need lots of sunlight to thrive. The best place to position your raised bed is on the south side of your home.
- 2 Line your garden bed with landscape fabric to make the bottom more durable. Fill with rich organic garden soil.
- 3 Tomatoes, peppers, beans, squash, melons, cucumbers and eggplant, need at least six hours of direct sun a day for good yields.
- 4 Other veggies that thrive in raised beds: root vegetables, leafy greens, onions and potatoes. Don't forget to plant your herbs too! **OH**



Double duty: potting benches become bar carts for easy outdoor entertaining.



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THE STYLE: Susan credits Yagho with the easy-to-navigate layout of the open-concept space. "He was the brains behind everything," she says. "He wanted to make it as easy as possible for people." While most lighting stores display fixtures en masse, Sparkling Lights groups products by use. "If you're looking for a bathroom light, there's a bathroom section," Susan explains. "We have the space so you can step back and look at each piece for its own beauty."

THE TREND: Two-tone lighting is in vogue, such as black and gold or wood and iron. For revamps, it makes coordinating with existing finishes particularly smooth. Increasingly popular, given busy lives, is easy-to-maintain chandeliers and pendants, which are often open and airy. And if you want to stay contemporary in the kitchen, the move is from three smaller pendants to two oversize ones. With so many options, it's never been simpler to combine function and individual style.



Yagho & Susan Sliva, Olivia, Lucas and Lillian.

STORY **MELISSA NORTH** | PHOTOGRAPHY **KELLY HORKOFF**

LOVE YOUR Lighting

THE PLACE: Family owned **Sparkling Lights**, located conveniently in Stoney Creek Décor Centre, is a 3,000 sq. ft. one-stop shop for all things lighting. Yagho and Susan Sliva decided to pool their considerable skills and experience, his as master electrician, hers in customer service, to open the business two-and-a-half years ago. They carry interior and exterior lighting, fans and controls, offering thousands of different styles to peruse.



WHAT'S HOT: Susan is excited about Ellen DeGeneres's new lighting collection, with mid-century and rustic modern influences. "It's really different, and fun, kind of like her personality," says Susan. A personal favourite: the Anhdao table lamp, with an attention-grabbing matte textured-resin base. She's also enthusiastic about the new designs they are stocking from industry legend E.F. Chapman. If it's new and trending, you're sure to find it at Sparkling Lights.

BONUS: Susan and Yagho and their team provide free budget-conscious consultations and, when you've found what you are looking for, offer complete installation services.

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Great HEIGHTS

A largely neutral palette allows the architectural design to take centre stage in the great room. Gorgeous fireplace surrounds (here and in the master bedroom) by Sarana Tile.

STORY **DENISE WILLSON**
PHOTOGRAPHY **KELLY HORKOFF**



ABOVE: Girgenti Custom Window Treatments installed discreet fully automated blinds throughout the home. **TOP RIGHT:** Considerable thought and workmanship went into all of the ceilings, each beautifully crafted by V.L. Drywall Services Inc. **BELOW:** Geoff opted for a mix of hardwood flooring and tile, all flawlessly installed by Refined Flooring. Kenedy Stairs Inc. built the customized staircase and railings.



Geoff Joseph is a man of many talents. He's made his mark in the trucking business, the exotic car biz, and the custom home building industry. So, where does a man who runs successful businesses look for inspiration? He looks up.

Continued on page 46





ABOVE: Custom entry doors indicate the grandeur within. Even the interior doors, from Turkstra Lumber, are impressive, weighing in at 200 pounds each. **RIGHT:** Natalie Kurjancic of Interiors by Natalie worked with Geoff to create a home they are both proud of. **BELOW:** Homeowner and builder Geoff Joseph, photographed with Duke, was hands on in the design. "Give a guy auto cad," he says, "and watch him go!"



Natalie Kurjancic



Geoff Joseph

WWT

When Geoff built his 4,640 square foot Ancaster home in 2017, he had visions of grandeur, all leading skyward. The home set new heights with soaring 21-foot ceilings by **V.L. Drywall Services Inc.** and massive windows from **Pollard Windows & Doors** – windows that offer a stunning view of the tree-lined backyard. "It's a beautiful neighbourhood," says Geoff. "We're on a quiet court with mature trees, only steps to downtown Ancaster. It's a great place for my kids, Jacob, 10, and Julia, 8, to grow up."

The amazing ceilings are the focal point. The dining room ceiling showcases intricate coffered curves, and to the right, the office boasts 21-inch crown moulding. In the open-concept kitchen and great room, the 21-foot ceilings feature a crisscross of thick coffered moulding with layered details and hotel-size chandeliers. "The ceiling designs were very important to me," says Geoff. "They tell a story, the story of my family." With his designer, **Natalie Kurjancic** of **Interiors By Natalie**, the homeowner created the sky-high elements. "The living room ceiling is my absolute favourite," says Natalie. "We came up with the curved diamond pattern to complement the circle motif used throughout the home."

Cynthia Boyer of **Cynthia Boyer Interior Designs** worked closely with Natalie on the millwork design. *Continued on page 48*



When closed, the door from the dining room to the prep kitchen melds seamlessly into the wall. Who doesn't love a secret door?!



Luxurious and practical – ample counter space and seating and cabinet storage... an entertainer's delight. Even a pass through window to the outdoor kitchen. Main cabinetry is Benjamin Moore OC-52 Gray Owl. The island and bar area are Benjamin Moore Secret AF-710.



ABOVE: A prep kitchen runs between the main kitchen and the dining room. LEFT: Mark Doyle of Wingers Cabinets says the project was very rewarding. BELOW: One of two striking, unique powder rooms on the main floor.



Mark Doyle



Because of the ceiling heights, proportion became a top design concern. This included the jewels of the home, the silver lighting provided by **Home Lighting**. Lights were chosen to complement the intricate ceilings while still having a presence of their own. They also complement the glass wine cabinets that separate the bar from the great room. "The bar is one of my favourite features," says Geoff. "I'm not a connoisseur of fine wine, but I love to entertain." The family hosts movie nights on a regular basis, making good use of the cinema room on the lower level.

The floor-to-ceiling stone fireplace and millwork in the living room cover the vast span of walls, largely unadorned to showcase the architectural beauty. The walls are painted Gray Owl (**Benjamin Moore**), hiding a treasure trove of technology. "The **Sounds Good** team did a fantastic job on the sound system," says Geoff. "They provided a fully-automated Control 4 platform. It's built into the walls and ceiling, flush to the drywall, then mud over, and is totally invisible." It's not the only technological advancement running through these walls. The whole

house is automated. Almost every room has a control panel capable of adjusting lighting, music, window coverings, security, media, and more – at the touch of a button. Even the **Ashland Heating & Air Conditioning Inc.** fireplaces and heated **Sarana Tile** floors can be manipulated with a fingertip. Ashland Heating & Air outdid themselves, Geoff says, installing a sophisticated two furnace zoning HVAC system.

The kitchen island – over 16-foot long – spans the entire room. It's topped with two massive slabs of Cambria quartz (the nine

washrooms also feature quartz by Cambria). The bar houses a custom sink with a fitted cutting board, and a prep kitchen is hidden behind the bar. **Peter Martin Appliances** supplied all the appliances for the home – including a total of six refrigerators. The dove gray custom cabinetry, built by **Wingers Cabinets** and installed by **Mark Doyle**, are a stunning combination of mirror and curved millwork that mimics the intricate ceiling designs. Wingers was responsible for the cabinetry throughout the entire home, including the custom built-ins designed by the homeowner. *Continued on page 50*

The master suite is practically a home unto itself! A two-sided marble fireplace can be enjoyed from the bed or the refined sitting area. **BELOW:** The well-appointed master en suite embraces uncluttered style.



With four bedrooms upstairs, and one bedroom downstairs, there is no doubt this abode was built for family. The master is more apartment than bedroom; boasting its own sitting area with a floating two-way fireplace, a built-in wet bar with an Insinkerator hot water tap and a two-drawer bar fridge, a his-and-hers walk-in closet, and a master en suite fit for a king. “We call it ‘the villa;’” says Geoff, “because it was designed to feel like a hotel or spa.”

While the results are even better than the homeowner envisioned, it wasn't easy to build on a pie shaped lot with mature trees. “The lot was the biggest challenge,” says **Rob Marinic** of **Prestige Designs**, the home's architectural designer. “It's difficult to take advantage of a pie-shaped property without putting the house too far back; so this house is not your typical box design.” The garage placement was also integral to the plan. The garage faces inward, maximizing living space closer to the street and allowing for a substantial amount of outdoor living space out back. “I am most proud of the lower level walkout courtyard and the wrap-around back porch,” says Rob. “Oh, and the six-car garage.”

Continued on page 52





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The landscaping was also a challenge; the swells were difficult to incorporate into the design. City approvals were needed. But everything fell into place and the homeowner and his children have an outdoor space they love, especially the outdoor kitchen. Equipped with a built-in barbecue, an outdoor fireplace and an outdoor television, the family plans to spend an endless number of summer days and nights outside. "I'm a busy man," says Geoff, "so I want quality time with my kids and family. This house makes it happen. We love to sit outside and watch the stars."

Which is, of course, what one would expect of a man who takes his inspiration from above. **OH**



Julia, Jacob and Geoff.

ABOVE: D.O.T. Furniture, Lakeshore Living, and Granite Plus all had a hand in furnishing the well-equipped outdoor kitchen and patio.
TOP: Geoff loves wheels – two and four. The Viper and Ferrari, from his exotic car business, Ultimate Exotics, are right at home here.

The plush home theatre on the lower level is a hit with Julia and Jacob.

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11



12



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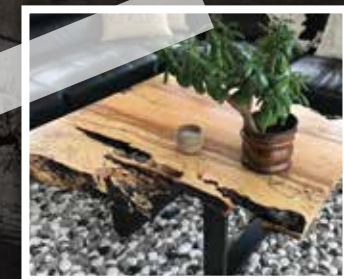
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- Roasted marshmallows

DIRECTIONS

To prepare rim, melt chocolate chips (in the microwave, on the stove or over the campfire). Crush graham crackers on a plate. Spread the melted chocolate along rim and dip into graham crackers to coat. Fill glass with ice and add ½ ounce each of Amaretto and bourbon. Top with stout and garnish with a roasted marshmallow. **OH**

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PHOTOGRAPHY **TARA CHATELL**

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DIRECTIONS

- 1 Cut post into three lengths measuring 38, 32 and 26 inches each. Your lumber yard can make cuts for a small charge.
- 2 Using a drill paddle, drill a hole 2-inches deep in the top centre of each post for the solar light stem.



MATERIALS

- 1 6x6-inch post, 8-foot length
- 3 Solar lights with stems
- 4 L brackets
- 2 Flat brackets
- 24 1-1/2-inch woodscrews
- 15 feet of rope (pick your desired thickness)
- 1-1/4-inch finishing nails
- Paint or whitewash

TOOLS

- Saw
- Drill
- Drill paddle (of the same diameter size as the light stem)
- Screwdriver
- Finishing nails
- Hammer
- Paintbrush or roller

- 3 Paint posts and let dry thoroughly.
- 4 Arrange and attach posts together with brackets and screws – L brackets for inside corners, flat brackets on the back side.
- 5 Attach rope around the middle of the post bundle. Tuck ends in behind wrapped rope and nail end in place. Using finishing nails, tack rope into post in random areas to hold in place.
- 6 Cut solar light stems to 2 inches or desired length. Insert light stems in posts, attach solar lights to stems. Enjoy. **OH**



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(Please see ad on pg 31)

BRUSHED DESIGNS – DREAM, CREATE, INSPIRE!

Brushed Designs is located on Main Street in the picturesque town of Waterford nestled in the heart of Norfolk County. This go-to destination focuses on breathing new life into vintage furniture and offers a curated mix of home accents for you and your home. Each and every item is hand-chosen and is a little bit of everything we love!

Our aim is to inspire and assist others to decorate their home, cottage and lifestyle. We offer an eclectic range of products like Lampe Berger, Sid Dickens tiles, lighting, artwork, baby items and many Canadian made items.

We are proud to be a certified retailer of Canadian Fusion Mineral Paint, Homestead House Milk Paint and Artisan Chalk-Style FAT Paint. The paint is complemented by a large assortment of paint accessories, hardware, and wallpaper to help you transform your furniture!

If you have furniture that needs a new look, we offer custom painting services at reasonable prices. We also like to encourage your creativity by offering various workshops and consultations.

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(Please see ad on pg 37)



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We are also seeing a lot of rejuvenation in the older condo buildings our City of Hamilton put up years ago – lots of these buildings offer units with much more square footage than the newer buildings offer; these are of particular interest for our baby boomers who are used to their space and things.

If you are in the condo market, please don't hesitate to give me a call, I'm here to help out with your questions and purchases.

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AT HOME

Neighbourhood: Hamilton central mountain. **Favourite**

Room: Family room. **Summer Break:** Road trips in my new truck! **Morning Must:** A good cup of coffee, silence and my morning affirmations.

Dog or Cat: I had two kittens in the past, but now I am pet free.

AT WORK

Professional Motto:

Presentation matters, sell strong and stage. **Goal:** To optimize the equity in every home by enhancing perceived value. **Where To Splurge:** Art, pillows and accessories. **Quick Update:** Currently working with leading agents looking to amp up their listings. Stay tuned to see new builds we are working in late 2019 with builders.



Staging items courtesy Irene Wright, The Rental Department.

AT WORK

Latest Trends: Tropicals are very popular for outdoor planters.

Reader Tip: Fertilizing plants whether they are indoors or outdoors is very important. **Clients Love:** Our advice on how to plant their gardens. Even if they did not purchase plants here we will have the answers to their questions.

Job Perk: Love working with plants, in the outdoors.

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Continued on page 66



AT HOME

Garden Style: As low maintenance as possible, since our work takes up a lot of our time.

Favourite Foliage: Lots of patio planters and flowering shrubs for colour.

Summer Holiday Spot: Florida in the summer, but our job keeps us busy then! **Hot or Cold:** Warm. But when October rolls in I am ready for winter.



AT WORK

Design Philosophy: Design first, then build to last. **Showroom:** We're at 919 Fraser Dr., Burlington. **Current Project:** Second storey addition in Greensville. **Splurge On:** Hiring experienced professionals; no materials look good when incorrectly installed.

AT HOME

Neighbourhood: Nakoma. **Home Style:** Craftsman. **Favourite Room:** The garage. **Summer Holiday:** Quiet cabin by the water. **Favourite Recipe:** Corona with lime.

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CASSANDRA

Dream Home: Modern farmhouse on the escarpment. **Fun In The Sun:** Spending time at the water. **Guilty Pleasure:** French fries.

JIM

Dream Home: Cabin by a mountain lake. **Summer Fun:** Hiking, and walking on the beach. **Guilty Pleasure:** Ice cream.

LORI

Home Wish: Dreaming of a new kitchen someday. **Summer Fun:** Up north with the family. **Guilty Pleasure:** Lobster with loads of hot butter!



AT WORK

Company Credo: Showcase quality products and provide exceptional service, putting our customers' needs first. **Store Style:** Classic furniture meets transitional living for today's lifestyles. **Years In Business:** 50 years. **Trending Faves:** Lighter wood finishes and blend-down seating that's ever so cozy.

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AT WORK

Business Philosophy: Quality products at the best prices. **Hot Item:** Connecting your window coverings with Google Home. **Top Service:** Free "in-home" design consultation with our expert designers. **Success Secret:** We treat our customers like family.

JORDAN AT HOME

Dream Vacation: Island of Okinawa, Japan. **Dog or Cat:** Dog – our 16-year-old store mascot, Pierre. **Favourite Part of Summer:** Enjoying the beautiful sunsets. **Beach Day or Hike:** Beach day!

Continued on page 70



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AT HOME

Neighbourhood: Port Credit. **To Do:** Go back to Spain with my wife and daughter.
Favourite Getaway: Visiting my family in New Brunswick. **Summer Sport:** Biking. **Coffee or Tea:** Coffee. Latte to be exact.

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AT WORK

Success Secret: Surround myself with great people!
Inspiration: My dad. He was a hard worker, had integrity and was well respected. **Current Project:** We do one transformation a day, so we have many on the go. **Colour Trends:** Different shades of greys, but light colours (whites) are coming back.



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RECIPE AND PHOTOGRAPHY
JENELLE MCCULLOCH

Pavlova

INGREDIENTS

- 4 egg whites
- Pinch of salt
- ¼ cup cold water
- 1-¼ cups sugar
- 1 tsp vanilla extract
- 1 tsp vinegar
- 1 Tbsp + 1 tsp cornstarch

DIRECTIONS

Preheat oven to 300°F. Line a baking sheet with parchment paper. Draw a six-inch circle in the centre on the side of the parchment that will face down. This will be your guide when you shape the pavlova.

Combine egg whites and salt in a stand mixer and beat on medium-high until stiff peaks are formed. Be careful not to over-whip the egg whites at this stage. The egg whites will be thick and foamy and a peak will

form when the beater is lifted out of the egg. Turn the mixer to low and slowly add the water and then the sugar. Turn the mixer back up to medium-high and beat until stiff peaks are again formed. The eggs will be thick and glossy. Remove bowl from mixer and fold in vanilla, vinegar and cornstarch.

Pile the meringue onto the circle on the baking sheet. With a spatula, smooth edges and top of the pavlova so it almost forms a dome. If preferred, create ridges in the side of the pavlova by swiping the sides in an upward motion.

Bake the pavlova for 30 minutes. Do not open oven! Turn oven down to 275°F and bake for another 45 minutes. Let cool completely in the oven for an hour or overnight. It is normal for the pavlova to crack and the centre to sink in.

Remove from oven when cool.

Citrus Curd

INGREDIENTS

- 4 egg yolks
- ¼ cup citrus juice of choice (lemon, blood orange, etc.)
- 1 tsp citrus zest
- ⅓ cup sugar
- 3 Tbsp unsalted butter

DIRECTIONS

Combine all ingredients in a double boiler and heat on medium-high, stirring continuously until mixture thickens and coats the back of a spoon. Strain curd through a fine mesh sieve into a bowl. Cover the top of the curd with plastic wrap directly on the curd and chill until cooled.

GARNISHES

- Fresh whipped cream
- Berries
- Mint
- Powdered sugar

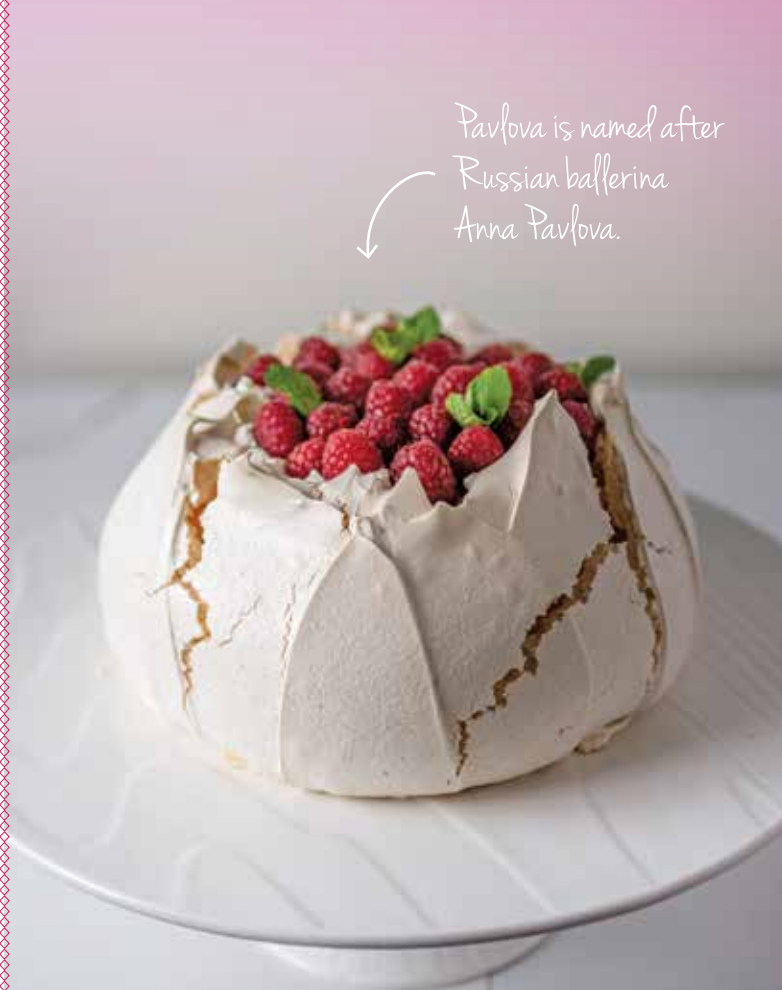
ASSEMBLE PAVLOVA

Assemble shortly before serving. Fill the centre of the pavlova with curd, whipped cream and berries. Garnish with mint and powdered sugar. **OH**

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Pavlova is named after Russian ballerina Anna Pavlova.





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OUR HOMES is committed to ensuring the businesses above appear under the correct headings. To make a correction, or to have your business listed under more than one heading, please email laurie.lotimer@ourhomes.ca. To have your business listed in our Home Resource Directory, call us to advertise at 905.516.8933.

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PERMACON

MIRAGE
NOON:
DAYLIGHT

MIRAGE
NOON:
CHARCOAL

MIRAGE
NOON:
EMBER

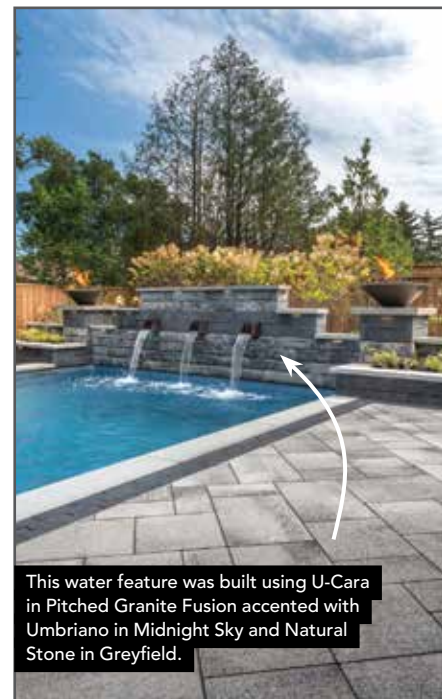
beautiful HARDSCAPES

Living outside is what we do in summer. It's true, outdoor recreation rooms are a huge splurge. Just imagine the possibilities. We've picked a selection of must-have hardscape materials to create your backyard oasis.

Continued on page 78



Unilock's U-Cara Multi-face Wall System in Pitched Granite Fusion with accents in Smooth Opal. The treads and coping are in Unilock Natural Stone.



This water feature was built using U-Cara in Pitched Granite Fusion accented with Umbriano in Midnight Sky and Natural Stone in Greyfield.



STONE SURFACES
UNILOCK

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SMOOTH
OPAL

PITCHED
GRANITE
FUSION

GREYFIELD

BLACK
RIVER

LIMESTONE

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