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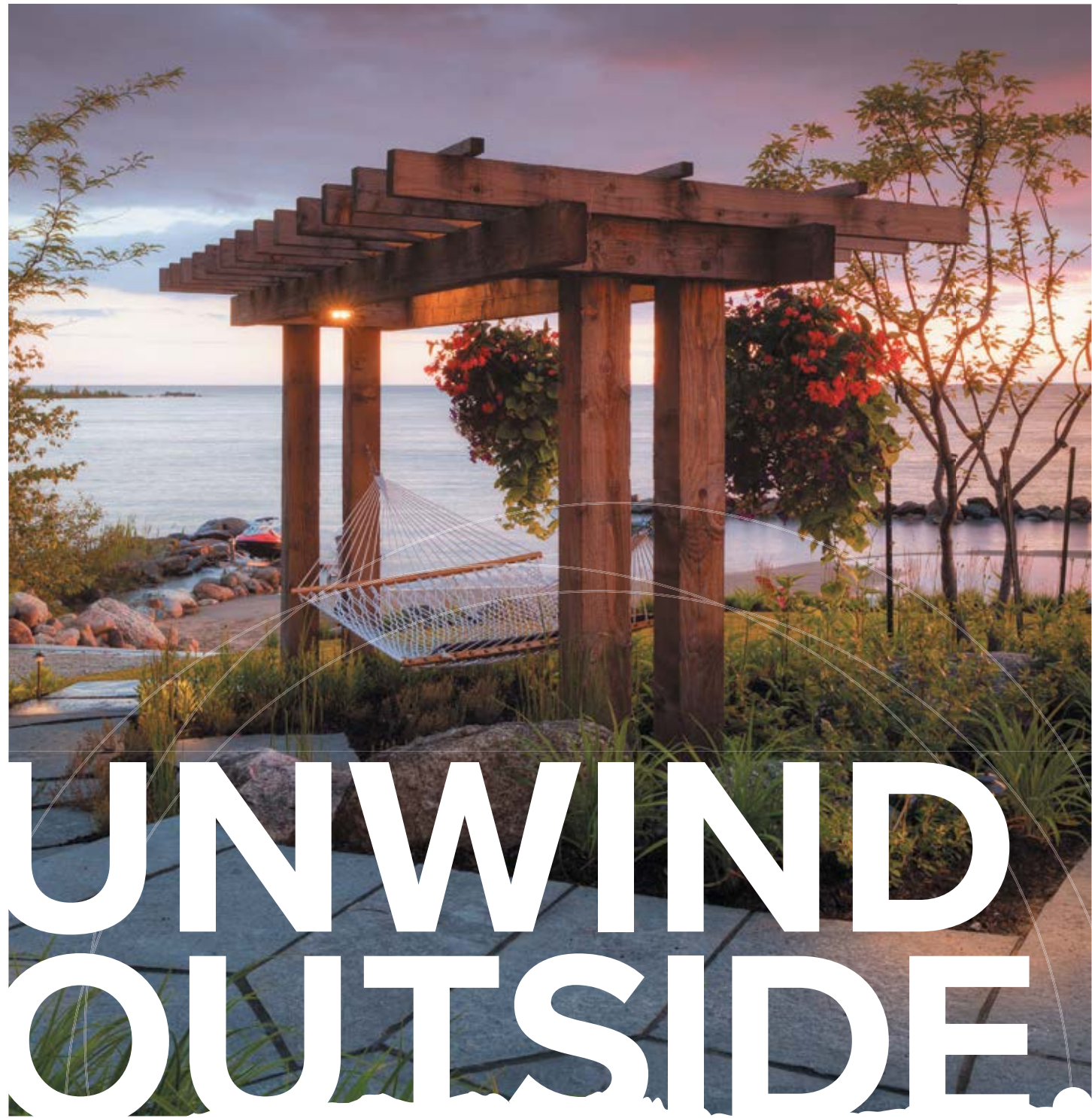
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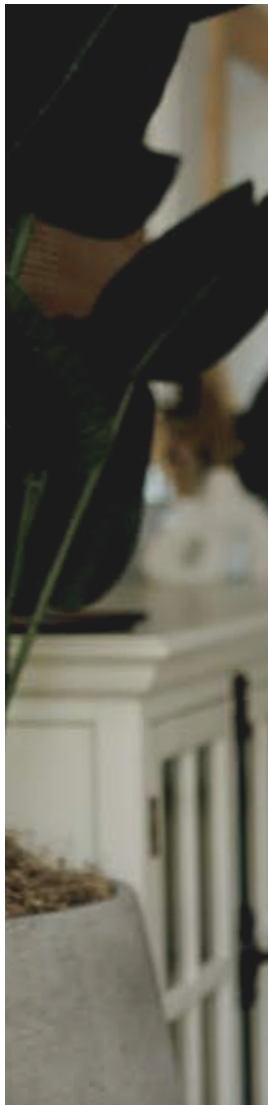




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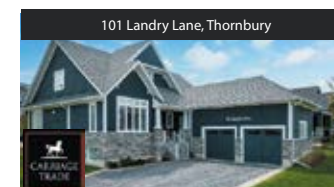
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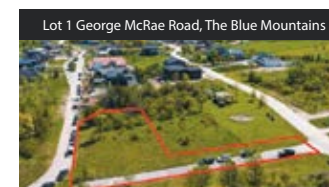
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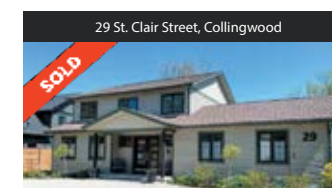
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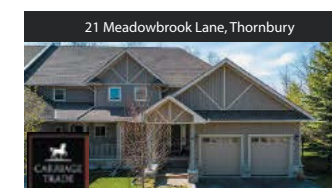
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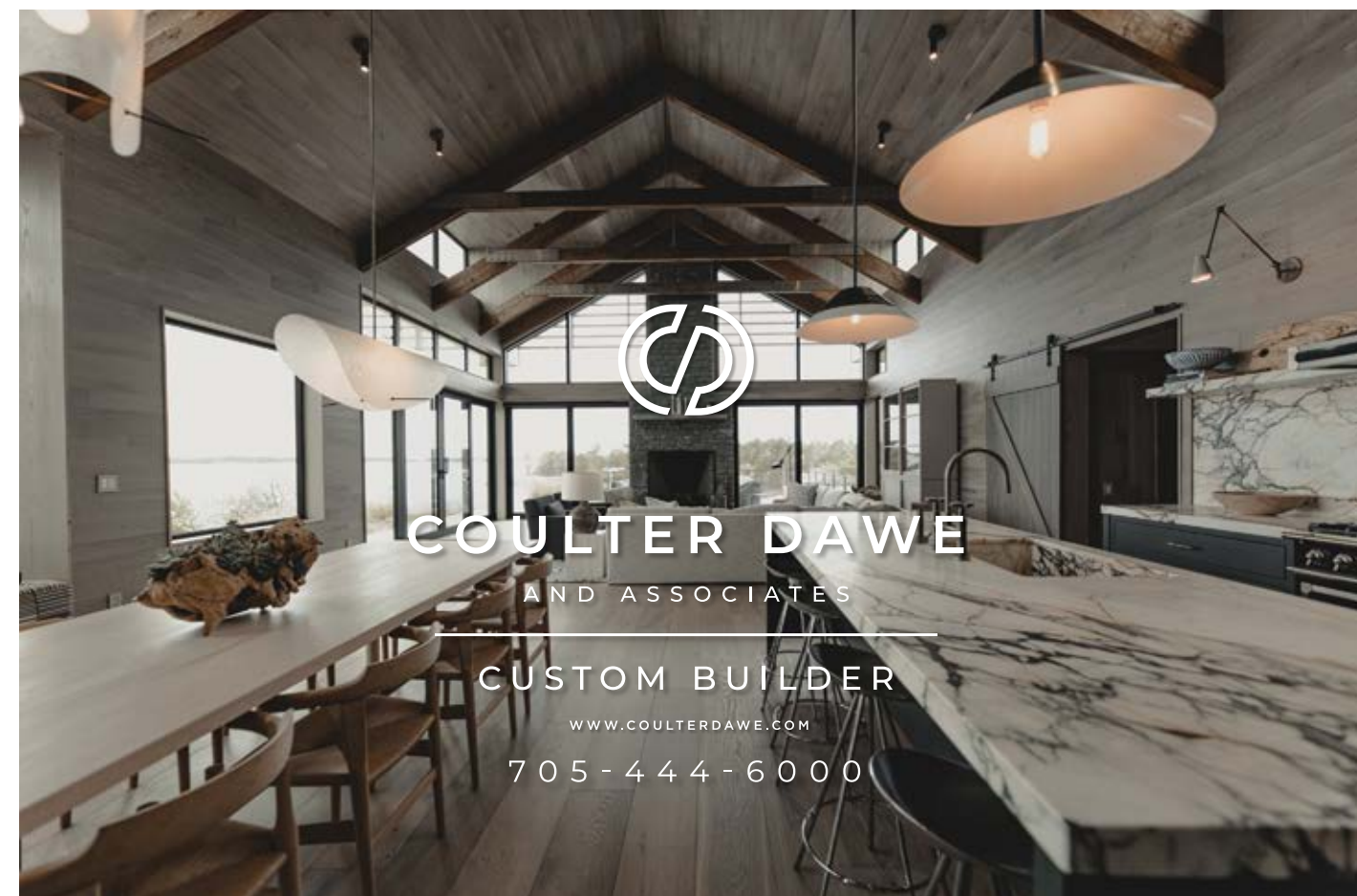
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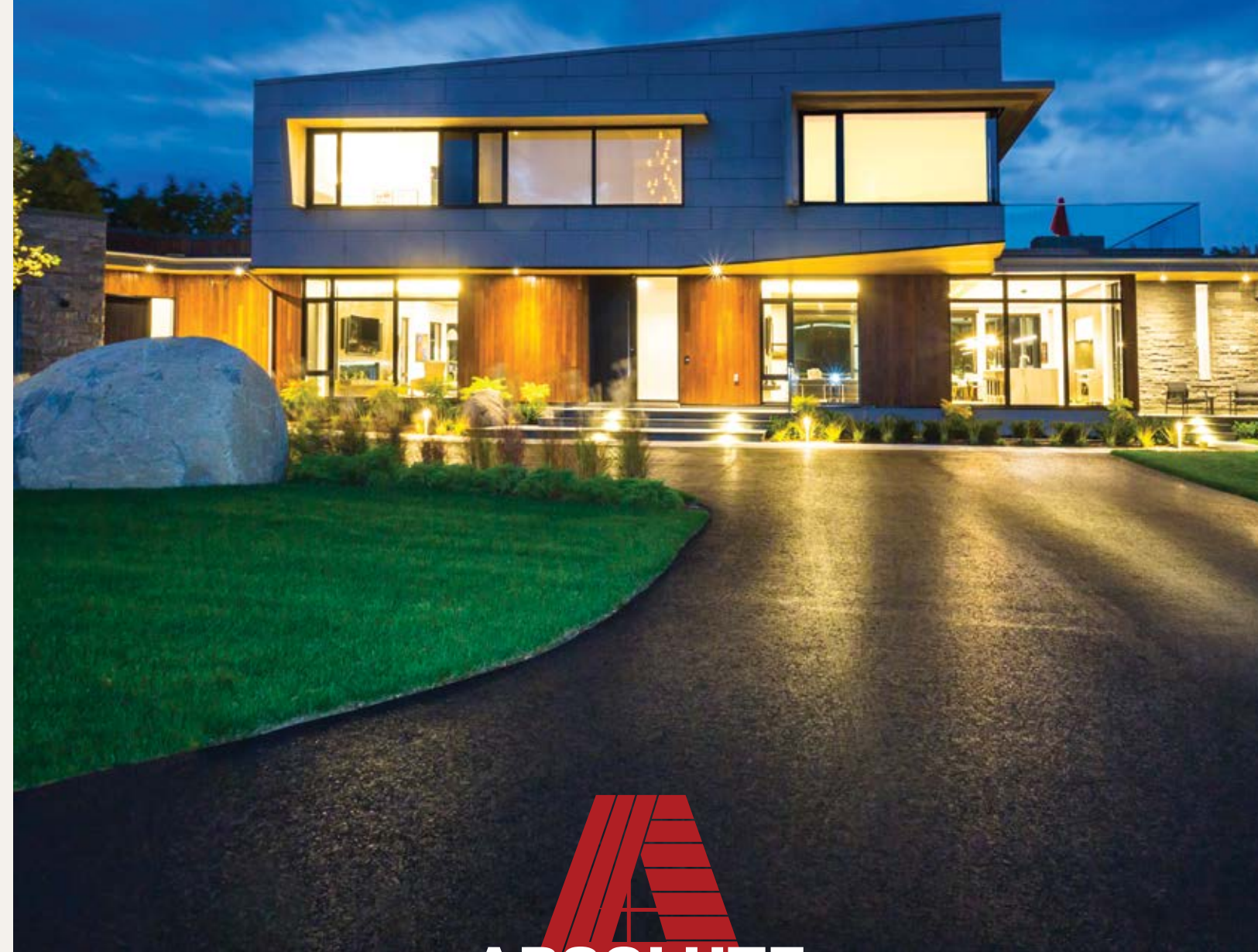
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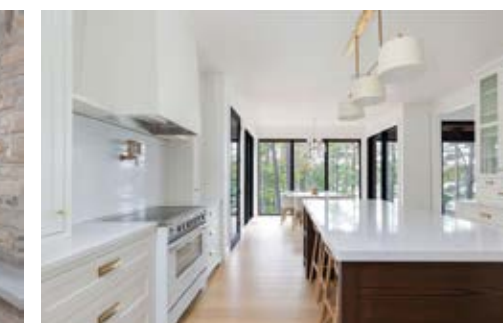
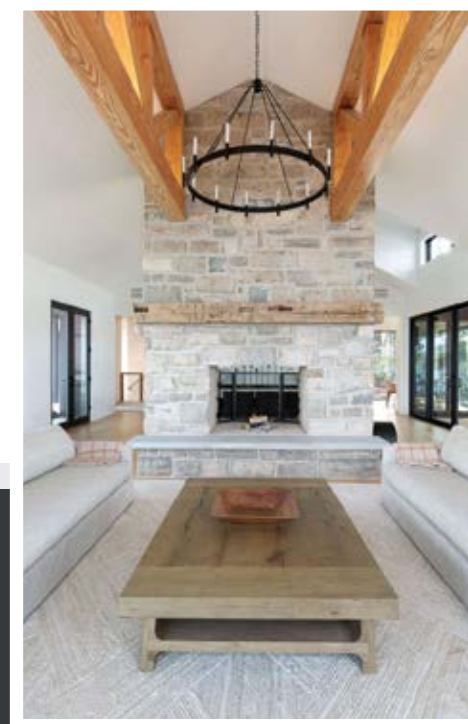
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## editor's note



FOR MY BIRTHDAY LAST YEAR, A FRIEND GAVE ME a little-leaf linden tree. I had it planted in the centre of a large garden where it is surrounded by ninebark and hydrangea shrubs, phlox, echinacea, catmint and The Fairy roses. It required some care after it was planted,

mostly lots of water. Early this summer, my linden rewarded me with its scented lime-yellow blooms. In the right location, these lovely trees can reach a considerable height and become a truly magnificent shade tree. For that reason, I am happy to add it to the landscape surrounding my home. Every year I try to plant several trees. One year I ordered 200 tree seedlings through Grey Sauble Conservation, which is a great way to plant lots of trees at once and surprisingly, a very easy planting project. With so many different varieties of trees that do very well in this area, I am spoiled for options and always feel a deep sense of satisfaction once a new addition is planted. I know they will reward me with their towering presence and their yearly cycle, whether fully in-leaf or bare through the winter.

This issue, we feature four homes that are beautiful inside and out because of the addition of trees. One home in Lora Bay and another, a few blocks from the Thornbury harbour, are newly built and the freshly landscaped grounds include good size trees that already offer shade, visual interest, and, in the future, will shelter these new homes with their canopy. A modern marvel that overlooks Georgian Bay shows foresight and thoughtfulness in the placement of the trees that were added to the property after the home was built a few years ago. A home in Blue Shores highlights the perfect placement of trees to offer privacy, but also enhance the grounds surrounding each home, with a varied selection of trees used throughout this planned waterside community.

No matter how a tree comes to you to be planted, remember: The best time to plant a tree was 20 years ago, the second best time is now!

*Sara Martin*

Sara Martin, Managing Editor  
[sara.martin@ourhomes.ca](mailto:sara.martin@ourhomes.ca)

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REGIONAL ASSOCIATE PUBLISHER

Simone Sterio-Risk

REGIONAL MANAGING EDITOR

Sara Martin

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Jamie Jefferson  
[jamie.jefferson@ourhomes.ca](mailto:jamie.jefferson@ourhomes.ca)

MANAGING DIRECTOR, OPERATIONS

Georgette McCulloch

ACCOUNT EXECUTIVE & DIRECTOR OF DISTRIBUTION

Lisa Ormsby

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CONTRIBUTORS

Larry Arnal, Sheila Britton, Stephani Buchman, Frankie Castro, Mike Chajeki, Tara Chattell, Fely Clarke, Dale Darcy, Lori Davis, Bailey Franklin, Jason Hartog, Rachael Havens, Gillian Jackson, Connie Jeske Crane, Maddie Johnson, Jane Lockhart, Sandy MacKay, Sara Martin, Teresa Matamoros, Georgette McCulloch, Jenelle McCulloch, Tamarisk McNalty Stephens, Mark Peck, Lynne Richardson, Erin Rochon, Diana Rose, Bonnie J Stinson, Rick Shurman, Kianna Sunshine, Mona Turnbull, Valerie Wilcox, Gisele Winton Sarvis

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Photography by Sandy MacKay.



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## EXPERIENCE THAT MATTERS

"Karie and Eva are professional, honest and dedicated realtors. Their knowledge of the market and attention to the details proved invaluable and made for a quick sale, over our asking price.  
Thanks for your efforts!" - *Melanie H.*

Leveraging their collective knowledge and participation in owning, developing, buying and selling recreational waterfront and slopeside lifestyle properties - supported by a small but focused team of experts in legal, land development and construction - Eva and Karie bring to the table the one thing that truly matters - *Experience.*

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## publisher's note



### THIS SUMMER I'M MAKING A MOVE. A BIG MOVE.

We've just sold our Thornbury home of 25 years to move to a cottage tucked into the woods by the bay about four minutes down the road. From 3,000 square feet to 1,050 square feet. Needless to say, we've been downsizing for weeks.

It all happened so quickly and we had no time to actually think about it. We just kept dragging things free to the curb – pressure washers, filing cabinets, chairs and electronics. We sent bags and bags of clothing, books and blankets to charity and made endless trips to the dump where they asked, “where are you getting all this stuff?” My husband laughed that everything he'd been meaning to do for 25 years he did in two weeks.

We are excited for the future but it's bittersweet. When packing up, emotions and memories flooded over us. Birthdays, weddings, family dinners, the parties and friendships. Celebrations over 25 years. We are so excited to finally downsize, something we've been wanting for years.

People tell me every day about how much they love OUR HOMES magazine. After going through this process, I think I understand why even more. Our long-time clients and advertisers brand their companies with us, but more importantly, they help both new and established residents make home sweet home.

Kick up your feet and enjoy this summer edition, chock-full of summer style and content. It's exactly what I plan to do when I'm done packing.

*Simone*

Simone Sterio-Risk, Associate Publisher  
simone.steriorisk@ourhomes.ca





# Relax



ZENGLANDSCAPING.COM

advice



## Seeking SHADE

Designer **Tamarisk McNalty Stephens** shares her ideas.

THE ARRIVAL OF SUMMER IN ONTARIO BRINGS A COLLECTIVE DESIRE TO EXTEND OUR LIVING QUARTERS OUTDOORS. AFTER MONTHS OF COLD, SNOWY AND GREY WEATHER, WE DON'T WANT TO START COMPLAINING ABOUT THE HEAT! HERE ARE SOME SOLUTIONS – AT VARIOUS PRICE POINTS AND LEVELS OF PERMANENCY – THAT OFFER A REPRIEVE FROM THE HOT SUMMER SUN SO YOU CAN BE MORE COMFORTABLE ENJOYING LIFE OUTDOORS.

### Hats

A good old-fashioned, wide-brimmed hat will provide instant shade from the sun. Choose an option that is lightweight and breathable (such as cotton or straw). A four-inch brim generally provides the protection you need on your face, ears and neck.

### Umbrellas

An umbrella is an economical solution that can provide shelter from the glaring summer sun – and it can be moved to where you need it around your property. Umbrellas can tilt as the sun shifts during the day and raised or lowered depending upon the strength/heat of the sun. You need a sturdy base and remember to take it down during high winds! Choose high-quality fabrics that are colourfast and provide UV protection.

### Shade Sails

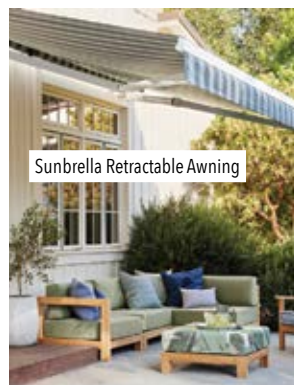
Shade sails offer protection from the sun (and light rain/drizzle) and are more affordable than a more permanent roofed structure. However, you need to ensure appropriate supports as shade sails are aptly named and can catch the wind. Available in a wide array of colours and different shapes, they are a great way to provide UV protection for children's play spaces in open areas.

### Retractable Awnings

Retractable awnings can be secured to your home or building. The benefits are that you retract an awning when you want the sun (perhaps spring and fall or early morning/evening in the summer) and extend it during the hottest times of the day when protection from the sun is most desirable.



Shade Sails Canada



Sunbrella Retractable Awning



Toja Grid Pergola

### Pergolas

Pergolas are identifiable structures with columns that support cross beams and open rafters (no solid roof). Pergolas diffuse the harshness of direct sunlight but do not protect from rain. They allow the breeze to circulate freely. They can be freestanding or attached to your home and can be designed to be contemporary or traditional, depending upon your design aesthetic. Pergolas can also offer a structure to support climbing vines and blooms, providing visual interest and additional shade. Consult a landscape professional when considering which plants will thrive in your zone (as well as the soil, exposure to wind and sun, drainage, maintenance, the possibility of invasiveness, etc.). There are also retractable canopies and canvas shades that can be incorporated into pergola designs.

### Gazebos

Gazebos are roofed structures often constructed in a hexagonal or octagonal shape and open on all sides (although sometimes screened in) and traditionally have a railing between the posts. They often act as ornamental structures to complement gardens, courtyards, parks, etc. They can enhance the aesthetic value of your property.

### Covered Porch

Attached to a dwelling or building, a covered porch is a permanent structure that offers protection from the sun and rain. As a porch generally has a wood or concrete floor, it is easy to clean and provides a sturdy base for outdoor furniture. A covered porch is also a natural extension of your home in the warmer months while being accessible to the amenities, such as the kitchen and bathroom, when entertaining. Although a larger investment than some other options, you will probably recuperate the cost as a covered porch is a desirable feature for prospective homebuyers as it adds a particular charm and can increase curb appeal. **OH**

PHOTO: JASON HARTOG



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PHOTOGRAPHY **KIANNA SUNSHINE**

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Continued on page 38





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10



11



12

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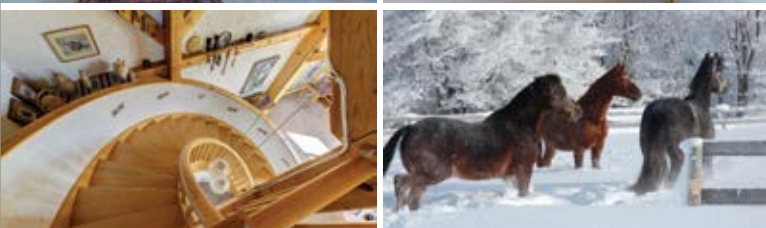
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# Exquisite Estate in Beaver Valley



This property encompasses 125 acres of rolling hills and showcases a custom-built timber frame house, offering breathtaking views of Georgian Bay. The expansive windows bathe the interior in natural light, enhancing the beauty of this architectural masterpiece. The renowned architect behind this design currently owns the property.

Step into the living room with its cathedral ceilings, add to the grandeur of the space. With five spacious bedrooms and five and a half bathrooms, there is room for comfort and relaxation. For over two decades, this property has been operated as a five-star bed and breakfast, a testament to its irresistible allure and charm.

In addition to the main house, the estate boasts two supplementary buildings that house four generously sized horse stalls and a barn. Located just a short drive away from Blue Mountain, Thornbury, and Collingwood, this location is a perfect balance between tranquility and convenience.



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# floral ROSE WINE SPRITZER



RECIPE AND PHOTOGRAPHY  
**JENELLE MCCULLOCH**

A SPRITZER IS A SIMPLE COCKTAIL MADE OF WINE AND SODA. THIS VERSION HAS A FLORAL TWIST WITH SUBTLE NOTES OF ROSE AND ELDERFLOWER. IT'S PERFECT FOR A SUMMER GARDEN PARTY.

## ROSE SIMPLE SYRUP

½ cup granulated sugar

½ cup water

4 to 6 dried roses

Mix together granulated sugar, water and dried roses.

Bring to boil and simmer for five minutes.

Remove from heat, strain and let cool.

## COCKTAIL

½ - 1 oz. rose simple syrup

1 oz. elderflower liquor

4 oz. dry rosé wine

2 oz. sparkling water

Fill a wine glass with ice.

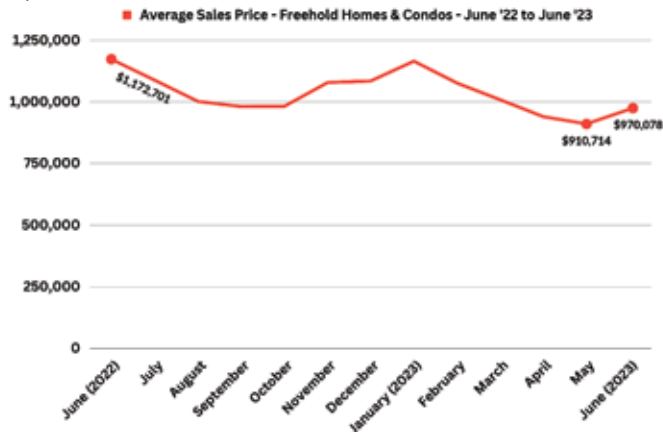
Mix together rose simple syrup (adjust sweetness to taste), elderflower liquor and rosé wine.

Top with sparkling water and stir. **OH**

**online** Get more recipes at [ourhomes.ca/blogrecipes](https://ourhomes.ca/blogrecipes)

## REAL ESTATE MARKET SNAPSHOT – Q2 2023 IN REVIEW

In the interest of brevity, our focus for this report will be the three key trading areas and home types with which we have the most expertise: sales of residential condominiums and detached homes in The Blue Mountains, Collingwood and Clearview. We also serve Wasaga Beach and Meaford and would be pleased to provide an analysis for those areas for you upon request.



At the end of Q1 2023, we had about 5 months of inventory (at the current pace of sales, how long to sell out all listings) and in both April & May, that dropped to 4 months but, with inventory increases, reverted back to 5 months in June. The difference between the two quarters is an average of listings selling at 3% under their asking price, an improvement from the 4% under ask of Q1 and probably a result of Sellers lowering their asking prices, a 30% decrease in average days on market (DOM), a 69% increase in the number of property sales, and a 7% increase in average sale price. So, while far below the number of buyers for our area in 2021-22, some buyers did return in Q2 and increased the median sale value from \$743,000 to \$811,250, and the only category to continue at a loss is detached homes in The Blue Mountains.

### HIGHS, LOWS & SPECIFICS (brackets show Q1 2023 values)

#### COLLINGWOOD:

Many more sales than Q1, a faster sales cycle, detached home & condo values both up.

- The high sale was a 3,300 SF Shipyards waterfront townhome for \$2,700,000.
- The low sale was a 407 SF studio apartment-condo near The Legion for \$265,000.

- 60 (23) condo sales; avg of 49 (50) DOM; avg sale-to-list price ratio of 96.4% (96.9%); avg sale price of \$766,287 (\$735,187), up 4%
- 94 (56) single-family home sales; avg DOM of 24 (48); avg sale-to-list price ratio of 97.2% (95.1%); avg sale price of \$942,818 (\$847,130), up 11%.

#### THE BLUE MOUNTAINS:

A few more sales than Q1, slightly faster sale times, condo values way up, detached home values way down.

- The high sale was a 5,500 SF 7-year-old custom home in Lora Bay for \$2,925,000.
- The low sale was a 467 SF studio hotel-condo in Seasons at Blue for \$250,000.
- 40 (31) condo sales; avg of 40 (50) DOM; avg sale-to-list price ratio of 98.1% (95.3%); avg sale price of \$722,990 (\$518,161), up 39%.
- 43 (31) single-family home sales; avg DOM of 40 (51); avg sale-to-list price ratio of 96.1% (95.2%); avg sale price of \$1,338,163 (\$1,725,419), down 22%.

#### CLEARVIEW:

Many more sales than Q1, faster sale time, home values up.

- The high sale was a new home over 8,800 SF on 12+ acres just east of Nottawa for \$5,250,000.
- The low sale was a small 2 bed, 1 bath bungalow in Stayner for \$350,000.
- 61 (27) single-family home sales; avg of 36 (45) DOM; avg sale-to-list price ratio of 98% (98.5%); avg sale price of \$970,098 (\$906,596), up 7%.

For a detailed analysis of the property you wish to sell or buy, please contact us at your convenience. We are here to help you make an informed decision and to SAVE YOU TIME!



### GOLF COURSE HOME NEAR BLUE MOUNTAIN

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Based in whole or in part on MLS® System data owned by the Association covering Jan. 1 – Dec. 31, 2023



STORY TERESA MATAMOROS

# TRY SOMETHING NEW

These are a few plants I like to use in gardens. Some are native and some are not, but all are growing in zones 5 and lower. They are low maintenance, drought tolerant and will resist some of the diseases common with overused plants. Some are good pollinators as well.



PHOTO: COURTESY OF WIKINURSERIES

**1** Instead of prickly horizontal junipers, try soft-needled **Microbiota decussata** or **Siberian Carpet Cypress**. Grows 30 cm tall and 175 cm wide. This evergreen can be grown in dry shade or full sun. The operative word here is dry. A bonus is that their foliage turns a copper penny colour in the late fall and winter.



**2** **Hypericum kalmianum** or **Pot O' Gold St. John's Wort** can work very well instead of lower growing Spireas. This St. John's Wort has four seasons of interest starting with profuse golden yellow flowers on a two-foot-high shrub with bluish green narrow leaves. Persistent brown seed capsules and exfoliating bark add winter interest.

**3** **Hepacodium miconioides** or **Seven-Son Flower** is a large (four-by-two-metre) uncommon shrub with white blooms later in the season. The highlight of this shrub is the pink to red calyxes left on after the flowers fade. The exfoliating bark is great for winter interest. Use this plant when you need a focal point in your garden.



**4** **Amelanchier canadensis** or **Serviceberry** is a well-used native in our landscapes for its beautiful white flowers, edible fruit and great red fall colour. I would use this native large shrub/small tree as a replacement for Burning Bushes (*Euonymus alatus*) which is now considered an alien invasive as it is a prolific self-seeder. *Continued on page 46*



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**5** **Caryopteris x clandonensis** or **Bluebeard** could be used as an alternative to Lavender in the garden when you still want purple flowers, but later in the season. Caryopteris is drought tolerant, a great pollinator and has fragrant foliage. Grows 80-by-80 centimetres.



**6** **Clethra alnifolia** or **Summersweet** is a summer fragrant flowering shrub with white or pink bottlebrush type flowers, ranging in height from 100-to-200 centimetres. It attracts the pollinators, too.



**7** **Geranium macrorrhizum** or **Bigroot Geranium** and **Asarum canadense** or **Wild Ginger** are great ground covers for full-shade areas in the garden. Periwinkle is considered an aggressive alien and should not be planted anymore. Geranium has pink or white flowers with fragrant foliage. Wild Ginger has interesting flowers half hidden under the leaves.



PHOTO: COURTESY OF NVK NURSERIES

**TIRED OF CEDARS? HERE ARE A COUPLE OF EXCELLENT ALTERNATIVES:**

**8** **Picea abies 'Cupressina'** or **Columnar Norway Spruce** is a great choice when space is limited. It grows to eight-metres tall and 200-centimetres wide and has dense branching to the ground with dark green, stiff, short needles.

**9** **Thuja x 'Green Giant'** or **Western Cedar** (a cross between Thuja plicata and Thuja Standishii). Although this is a cedar, it is not on the menu for deer, which is why I have included it here. It can grow to 13-metres tall and four-metres wide. It can be used for hedges and tolerates trimming too.



By using some of these less common selections, you are supporting sustainable landscaping practices.

The next time you are at the nursery, look for these plants. If they don't have them, ask for them. We need more diversity in our gardens and if we ask the garden centres for these not-so-common plants, we create a demand, and they will start bringing them in. **OH**

Teresa Matamoras has a Bachelor of Science degree, an Ontario Diploma in Horticulture and is an ISA Certified Arborist.



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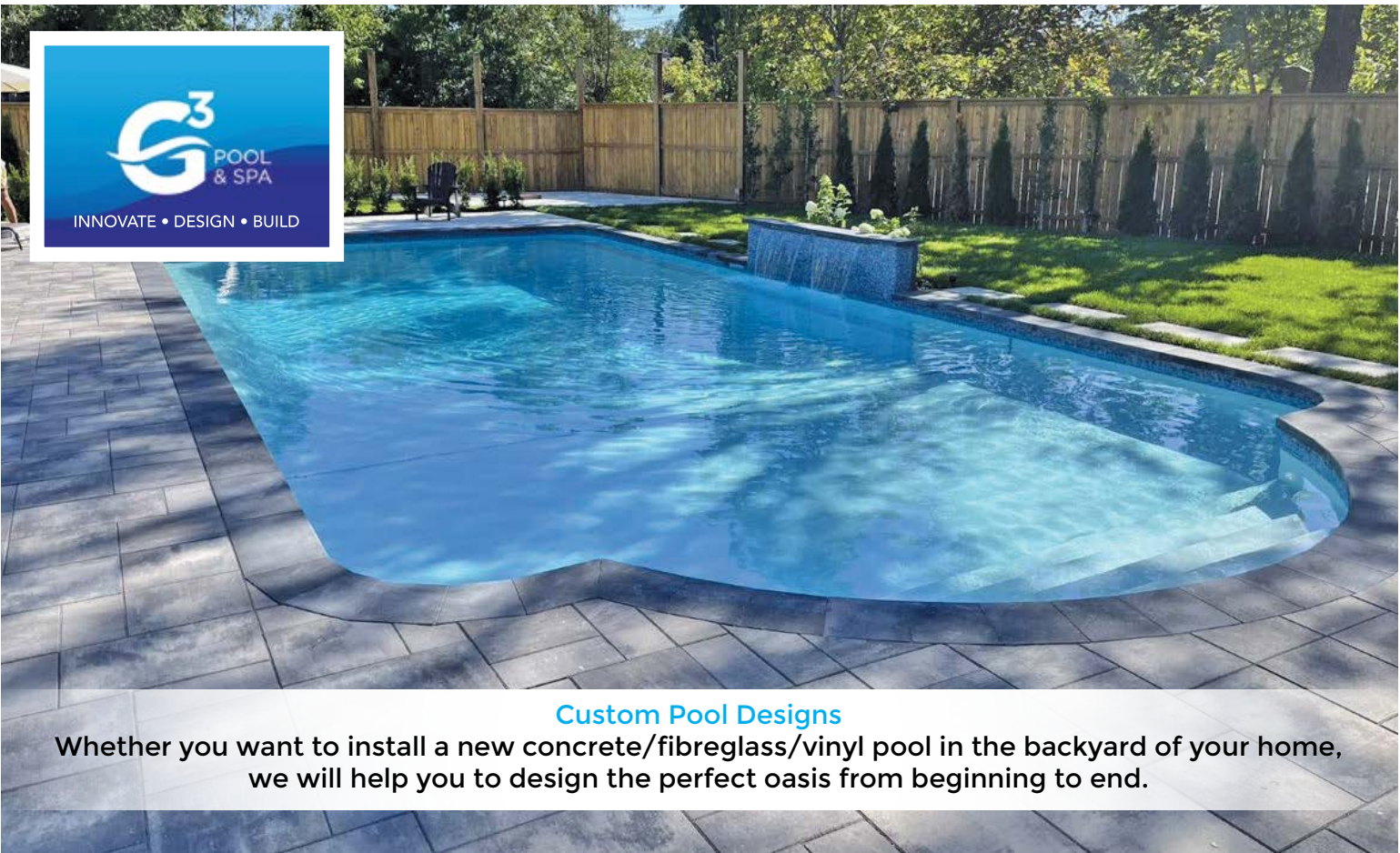
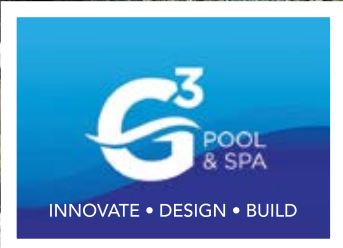
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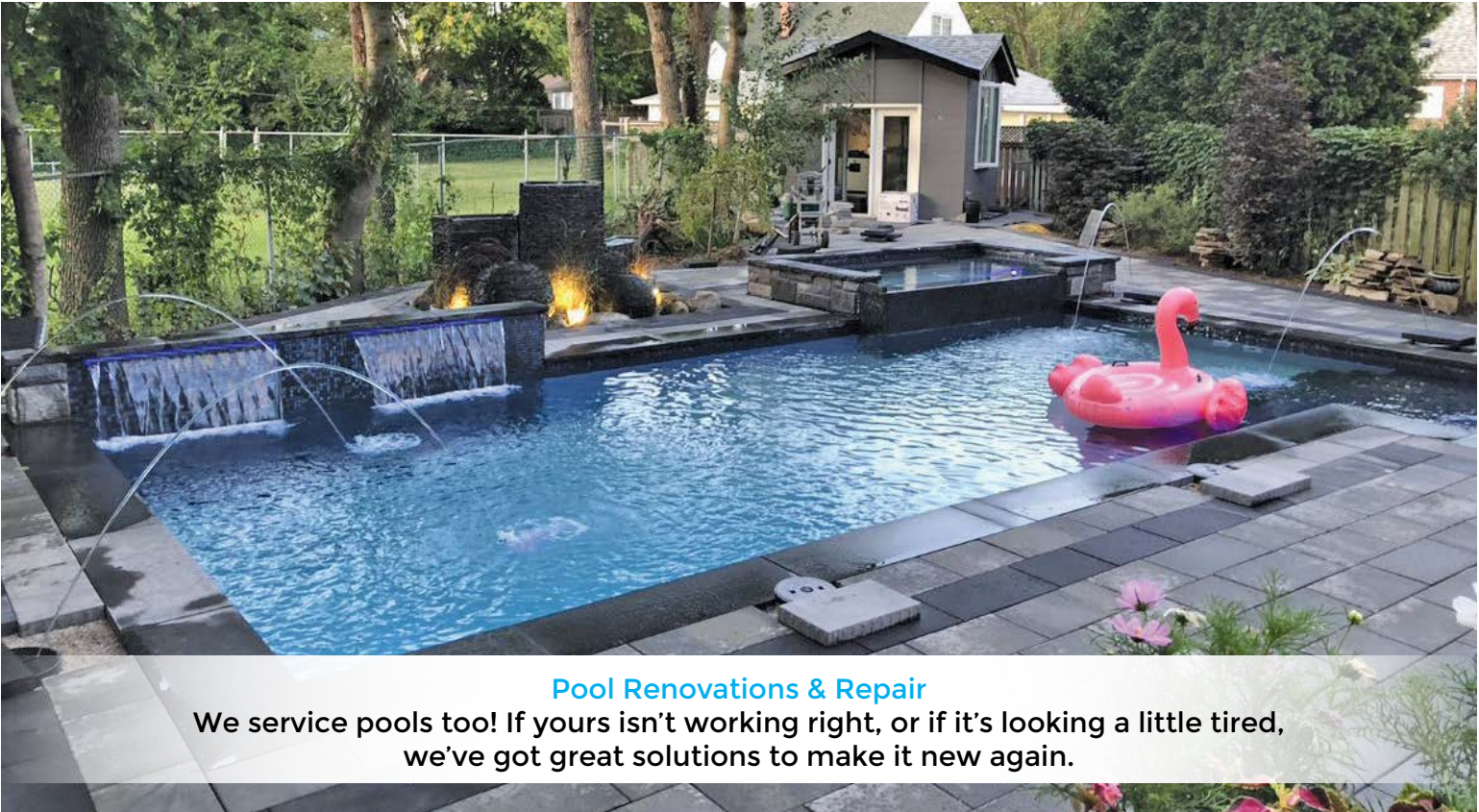
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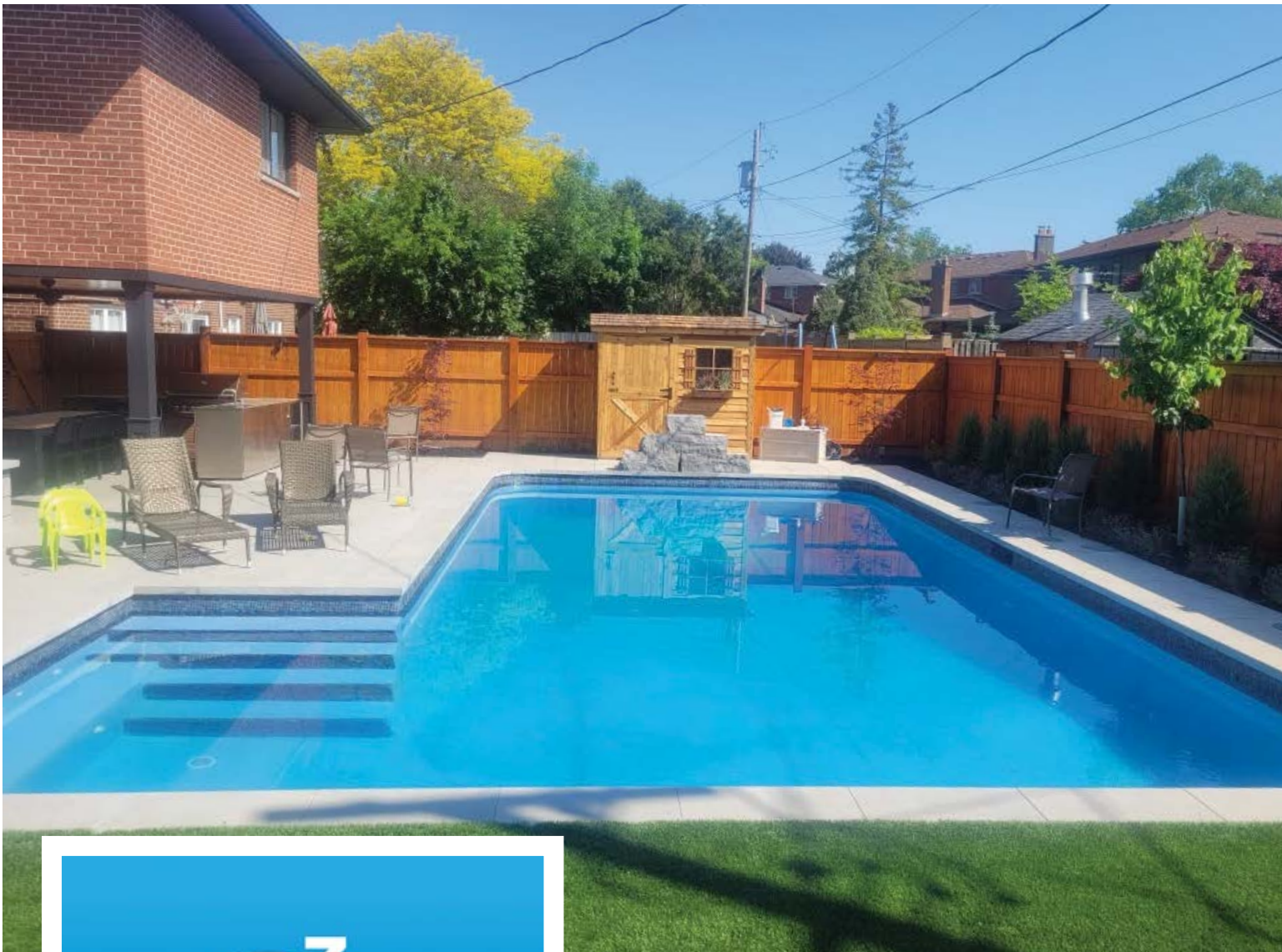
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along the way. We are now combining our favourite place for leisure activities with a home and business office and we couldn't be happier to be entrenched in the community.

We look forward to bringing your backyard dreams to life!

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# Easy Living

## AT LORA BAY

STORY **LORI DAVIS** | PHOTOGRAPHY **SANDY MACKAY**  
GREENERY & FLORALS **KETTLEWELLS**



A fire pit patio overlooks the 18th fairway of Lora Bay Golf Club. Landscaping for the home was completed by Precision Grounds Landscaping & Contracting, which also supplied all hardscaping and plant material. Michelle Venning created the design for the landscaping.



DAVID AND KIRA CZARNIK KNOW THEY'VE FOUND A PIECE OF PARADISE AS THEY SAVOUR THE BREATHTAKING VISTA FROM THE PATIO OF THEIR FOUR-BEDROOM BUNGALOW. THIS NEW HOME BACKS ONTO THE BEAUTIFUL LORA BAY GOLF CLUB AND FEATURES AMAZING VIEWS OF THE NIAGARA ESCARPMENT AND GEORGIAN BAY.

With retirement on the horizon, the couple, originally from the Kawartha Lakes area, knew they found the ideal spot to custom build their 4,500 sq. ft. family home. “The community is very welcoming and friendly and we loved the property,” says Kira. “The view is stunning, like artwork, and we are close to the Blue Mountains for skiing and the golf course is right in our backyard.”

They met builder **Tim Clancy**, president and owner of **Clancy Builders Ltd.**, through a friend and immediately knew he was the right fit. “We had a good feeling during our first meeting,” says David. “He was very open and honest. Tim was organized, very fair, kept us informed and his workmanship was excellent.”

*Continued on page 53*



Builder Tim Clancy with homeowners Kira and David Czarnik, along with dogs Cosmo and Cooper.

**TOP LEFT & RIGHT:** Eldorado Silver Linings stone from Shouldice Stone was used for the skirting on the home and the front entrance pillars and was installed by Vinny's Masonry. Garage door by Peninsula Overhead Doors. The front porch ceiling was dropped to hide the supporting beams. The standing seam steel accent roof was supplied by Agway Metals Inc. and the Timberline charcoal shingles were sourced through Miller's Home Hardware Building Centre.





**ABOVE:** The flat-panel cabinetry for the kitchen was designed by Kiera Spielmacher of House Rules Design Shop and custom crafted by Exquisite Wood Designs. The oversize Lepage Lift and Slide patio doors from Cedarport Window & Door Centre Inc. frame the view of the golf course. **BELOW LEFT & MIDDLE:** The foyer floor has a herringbone tile inlay trimmed with wood. The front door is Mastergrain from Decola Windows + Doors. The mirror over the console table reflects the barn-style door to the home office. The flowers, vases and links are an eye-catching vignette. **BELOW RIGHT:** The walk-in pantry is well equipped for morning coffee. The subway-tiled backsplash, from House Rules Design Shop, is highlighted with black grout. Walnut open shelves offer storage and display for beautiful housewares.



HanStone quartz supplied by Exquisite Wood Designs tops the island and perimeter counters and lines the backsplash. Thermador appliances are from TA Appliances & Barbecues. Walls and ceilings for the home were painted by Adam's Professional Painting with Benjamin Moore Chantilly Lace, supplied by Grey Bruce Paint & Decor. Invisible fencing keeps Cosmo and Cooper safely on the property without the need for barriers.



Tim is a second-generation builder with more than 20 years of experience. His company is a family-owned business founded in 1988. He enjoyed collaborating with the Czarniks, residential designer **Greg Williamson** and the decorating team. “Dave and Kira’s level of organization quickly became evident, which a builder always appreciates,” says Tim. “For example, we ordered all the windows and doors six months before construction even began.” This foresight prevented delays during the height of the pandemic.

Tim skillfully incorporated the couple’s taste for modern finishes and clean lines. An interior glass railing has a hidden support structure. A dropped front-porch ceiling hides supporting beams. The standing seam steel roof was supplied by **Agway Metals Inc.**, the Timberline shingles were supplied by **Miller Home Building Centre** and the garage door by

**Peninsula Overhead Doors**. Other unique touches include minimalistic Aria vents in the hardwood and tile flooring, matching drywall vents, custom-routed cold air returns, a built-in sauna in the basement and a herringbone tile floor with a hardwood border in the foyer.

Kira wanted a modern, minimalistic look with clean lines and easy-care furniture and fabrics. She hired decorator **Kiera Spielmacher** of **House Rules Design Shop** to help execute her vision. “House Rules was so helpful, always there if I had any questions,” Kira recalls. The couple have two Portuguese water dogs, Cooper and Cosmo, so furniture and area rugs have to be dog friendly and easy to clean. They also wanted landscaping that was easily maintained. “We don’t want a lot of yard work so we have a small lawn, decorative shrubs and a sunken fire pit area that overlooks the golf course,” says David.

Continued on page 54





In the great room, a distinctive Urbana fireplace, from **Chantico Fireplace Gallery**, clad in a Dekko concrete panel surround towers floor-to-ceiling but slightly off centre to create an interesting visual. “It’s unique and looks like concrete,” says David. “We wanted something different instead of stone.” Floating walnut shelves hold family pictures and decorative accents while linear built-ins flank the fireplace. Three huge Lepage Lift and Slide patio doors, supplied by **Cedarport Window & Door Centre Inc.**, filter natural light throughout the open-concept main level. White oak hardwood flooring provides an attractive contrast to the neutral colour palette.

David and Kira wanted a modern, spacious kitchen where family and friends could visit comfortably around the island. “Everyone gathers here so I wanted plenty of room to move around,” she says.

A built-in convection and steam oven, an induction cooktop, glossy HanStone quartz countertops, under-counter lighting and a pantry to store extras ensure functionality with a minimalist look.

Although Kira envisioned the dining area as part of the kitchen, she wanted it to maintain a distinctive identity. Contrasting black and walnut cabinetry and an area rug create a striking definition between the two spaces. *Continued on page 56*



**ABOVE & LEFT:** The glass railings from MCR Industries, installed by Dennis Risk, have a hidden support structure under the flooring and LED strip lighting under the steel handrail, offering a sleek, uncluttered quality. The Urbana fireplace, from Chantico Fireplace Gallery, is clad in Dekko concrete panels with its position in the space adding to the unique look of the room. **OPPOSITE, TOP:** Pullout shelves in the flat-panel walnut cabinetry in the dining room by Exquisite Wood Designs conceal a well-stocked bar. **BOTTOM:** The fluid continuation of the custom cabinets from the kitchen into the dining area delineate the two zones, giving distinctive personalities to each space. The Kuzco light from House Rules Design Shop follows the lines of the cabinets.



**“IT’S MY LITTLE SPACE WHERE I LIKE TO SIT BY THE WINDOW OR IN FRONT OF THE FIRE AND READ A BOOK.” ~Kira Czarnik**



Kira’s favourite room is the primary bedroom, a masterpiece of simplicity and comfort. A three-sided Urbana gas fireplace, installed by Chantico Fireplace Gallery, warms an inviting sitting area. Two armchairs nestle near the fireplace on a grey area rug from Stevens Omni. Large patio doors flood the room with natural light and a pastoral view of the golf course.

The en suite exudes a spa-like ambience. A spacious walk-in shower features ceramic accent tile that resembles wood. Airy Concrete Caesarstone quartz counters are beautifully offset by sleek dark vanities supplied by **Exquisite Wood Designs**. “Exquisite did a really great job but all the trades were fantastic,” says David. Contemporary pendant lighting from Kuzco Lighting softly illuminates a luxurious soaker tub. An adjoining walk-in closet provides plenty of storage and eliminates the need for dressers and shelves.

*Continued on page 60*



**LEFT:** An area rug in the primary bedroom from House Rules Design Shop defines the space around the Urbana fireplace from Chantico Fireplace Gallery. **BELOW LEFT:** The deep soaking tub is surrounded by an accent wall and floor, both finished with ceramic tile that resembles wood. Minimalistic Aria vents put cooling and heat where and when it is needed but the visual almost disappears into the floors and walls of the home. **BELOW RIGHT:** The glass shower’s black fixtures were purchased from House Rules Design Shop and installed by Acton’s Plumbing & Heating Inc., which completed all the plumbing for the home. **OPPOSITE:** David and Kira wake up to the incredible view of the golf course and when the trees have shed their leaves you can see Georgian Bay. Window coverings for the home are Hunter Douglas, supplied and installed by Salnek’s Custom Window Treatments.







**TOP & BOTTOM LEFT:** The ceiling in the main-floor bathroom has a gold trim that defines the line between the black ceiling and the white walls. Trim for the project was supplied and installed by Wood & Wallworks. The custom vanity is from Exquisite Wood Designs. **TOP RIGHT:** Cosmo and Cooper wait in the dog shower to have their feet rinsed. Cabinetry from Exquisite Wood Designs is topped with Caesarstone quartz. **BOTTOM RIGHT:** A guest bedroom on the main level at the front of the home is a welcoming oasis. Flooring for the home is Craft White Oak eight-inch-wide plank and was sourced through House Rules Design Shop. Security for the home was supplied and installed by Georgian Bay Fire & Safety Ltd.



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Every room appeals to David. “I love the whole house,” he says. “Whether I’m watching television in the bedroom or sitting in front of the fireplace in the great room, it’s all amazing.” **OH**



**TOP LEFT:** The custom sauna room on the lower level lets David and Kira relax and unwind. LDS Electrical wired the home. Interior doors in the home are painted Benjamin Moore Wrought Iron. **ABOVE & LEFT:** The lower-level family room has a Valor fireplace from Chantico Fireplace Gallery surrounded by built-in storage from Exquisite Wood Designs. Smart home automation is Elan Home System, installed and purchased at Pre-Tel Services Inc. **RIGHT:** Autographed sports memorabilia hangs on the walls around the pool table.



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# 5 TIPS to WASH & FOLD *in Style*

STORY **FRANKIE CASTRO**  
PHOTOGRAPHY  
**VALERIE WILCOX**

You probably spend more time in your laundry room than you'd like. What if you actually wanted to spend time there? A space that's well-equipped and aesthetically pleasing can make laundry feel less like a chore. Finding that balance can be challenging, especially when considering a household's diverse needs. These are the top five laundry room essentials.

## Location, Location, Location!

Laundry rooms were historically unsightly, utilitarian rooms, usually tucked away deep in the basement where the machines could whirr, hum and buzz all day or night. This placement had its practical purpose, shielding living areas from noise and potential water leaks. But thanks to advances in machine technology and aesthetic design, many modern homes are now putting the laundry room in more convenient locations, near upper-level bedrooms, or adjacent to the kitchen or entryway mudrooms.

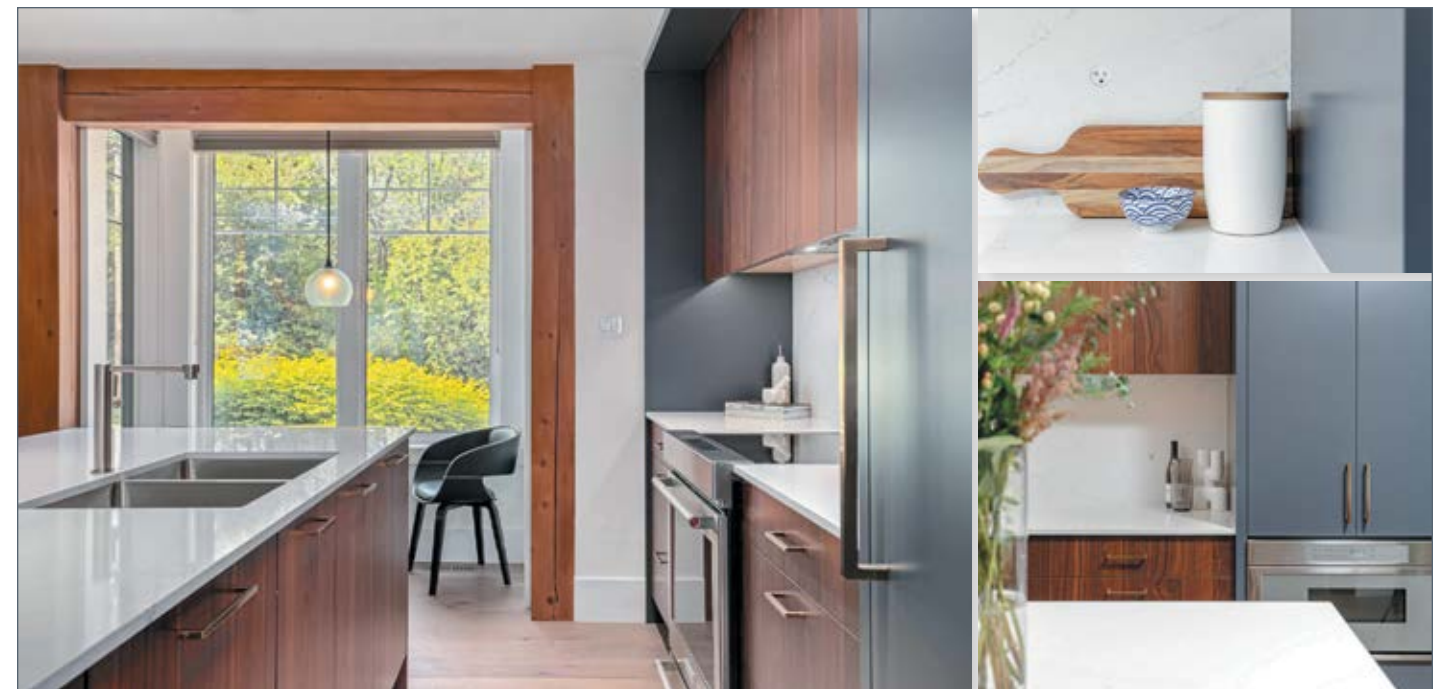


## Storage Space

Smart storage is essential to an effective, efficient laundry room design. Customizing under-counter cabinets and uppers are a great option to maximize every inch of space. And while having everything behind closed doors leaves the space neat and tidy, it lacks visual interest. Consider incorporating a combination of open and closed shelving, which allows you to have a few frequently used items on hand and some decorative pieces on display. Ultimately, your storage system should match your needs and personality. If you're naturally messy, closed storage may be better suited to you. If you are neat and highly visual, you may benefit more from open shelving.

**FUNCTIONAL ESSENTIALS:** Bonus elements within the cabinetry design include an ironing board, a shelf for storing baskets and everyday cleaning products, and rods mounted high enough to hang shirts and longer items like dresses. Don't forget to factor electrical outlets and adequate lighting into your design plan.

*Continued on page 64*



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Counter Space

As a designer, I love a long spacious countertop like the butcher block countertop we used in this design pictured below. As a doer of laundry, I can also attest that ample counter space is great for folding, ironing and organizing, too.

**SPACE-SAVERS:** If your laundry room is tight, there are many alternatives to a traditional countertop that can do the trick. Fold-down counters or tables on casters can create more space and can be moved in and out of the way when not in use. A retracting shelf or rack is another great addition to compact spaces. Installed beside the washer and dryer, or tucked between a stacked washer/dryer unit, this pull-out surface is a convenient and unobtrusive place to rest your laundry basket as you load and unload your machines.



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Large Laundry Tub

While still available on the market, the oversize utility sink has gone by the wayside, making way for more modern options in various materials that match durability with style. For example, look for under-counter mounted sinks in stainless steel or acrylic porcelain or other hard-wearing materials that are made to last. Regardless of the specifics, make sure the sink is large and deep enough to hand-wash your delicates, soak your dirty shoes or give Fido a good scrub.



Some Style!

A laundry room is a great place to try out the latest design trends you've been coveting. Since this is typically a smaller room that isn't open to the living areas, it's a great place to be bold and introduce some colour. Try a patterned wallpaper or tile, or test out a trending hardware style, such as matte black or one of the brightly texturized, coloured hardware options.

Ultimately, it's important to take stock of what you're trying to achieve in your laundry room and ensure that you have a solution to simplify each task. And don't forget to have a little fun with it. Separating the whites from the darks is boring enough without a dull beige wall staring at you! **oh**

Award-winning kitchen and bath designer Frankie Castro is the Creative Director and founder of Square Footage Custom Kitchens & Bath Inc.



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STORY **RACHAEL HAVENS** | PHOTOGRAPHY **SANDY MACKAY** | GREENERY & FLORALS **KETTLEWELLS**

# LOCATION, LOCATION, LOCATION

*SKIING ATTRACTED ANTON AND LEDIA BRUNGA TO SOUTHERN GEORGIAN BAY, BUT THE FOUR-SEASON LIFESTYLE ENTICED THEM TO STAY.*

*Continued on page 68*





**ABOVE:** Grass and shrubs soften the stonework on the pool deck. A cedar hedge surrounds the pool, providing privacy and a break from the wind. **BELOW:** A putting green and driving net reveal the homeowners’ passion for golf. Muskoka chairs surround a fire pit that brings the family together at the end of a busy day. A large enclosed storage space for water toys and bikes is located under the deck off the great room.



**TOP:** The contemporary design of the home was created by residential designer Brad Abbott of Abbott Design. The textured black standing seam metal roof protects the residence from the elements. **ABOVE LEFT:** The design of the glass and solid wood entrance door is mirrored on the opposite side, which offers an entrance to the pool side of the home. Fir beams support the front entrance overhang and this timber-frame detail is repeated in other sections of the exterior. **ABOVE RIGHT:** There’s a walk-in closet off the front foyer. The hallway leads to the garage and the guest suite. The tile floor from Ciot was installed by BCK Custom Tile. The stairway guides family and guests to the great room or down to the theatre room and more bedrooms.

Their children Marcus and Lisa, now 18 and 14, learned to ski at a young age at Craighleith Ski Club. Back then, during their search for a chalet, they stumbled across a little slice of paradise on 1.5 acres. Though the chalet itself was dated, the views were timeless. “The moment I saw the lot with great views of the ski hill and the water, I knew,” says Anton. As a real estate lawyer, he has always adhered to the mantra of “location, location, location.”

In time the old chalet came down and a home more suited to the family’s modern sensibilities began to take shape. “It’s a contemporary look, there’s no question about it,” Anton says. Brad Abbott of Abbott Design came on board to design the home. Brad is an accomplished residential designer. “Brad came and looked at the lot and immediately said ‘I know what you’re putting here,’” says Anton. That keen eye allowed the family to quickly envision what their home would become. The Brungas made very few changes to those initial sketches.

Continued on page 70







**LEFT:** The magnificent detailed finishes and construction of the home are a trademark of Dave Harrington and his daughter Christine Harrington of Absolute Craftsmen Ltd., who brought Brad's design to life. Leather armchairs are positioned to enjoy the action on the putting green. The sliding door also opens to a balcony with glass railings from The Glass Place. **BELOW:** A sideboard divides the living and dining area of the great room, but still allows for conversations to flow. The smart home automation installed by Red Brick Group Inc. includes Sonos speakers and a security system. **OPPOSITE, TOP:** The custom cabinets in the kitchen came from Exquisite Wood Designs. Black Cosmic leathered granite from Ciot on the island, backsplash and perimeter counters has stunning veins of gold, copper and white. Refreshing watermelon agua fresca needs one last whirl in the blender before being offered to guests. **BOTTOM:** A second sink in the cabinets under the window offers versatility in the kitchen area for preparing meals or entertaining. Appliances include Sub-Zero and Wolf and were sourced from Appliances Canada.



Dave and daughter Christine Harrington of Absolute Craftsmen Ltd. brought Brad's design to life. Known for their modern builds and meticulous attention to detail, Anton praises their skill and connections to talented local trades. When asked for advice he would offer to anyone looking to build a custom home, Anton says "hire the right people just like I did. For us, the process was a joy." He found both Abbott Design and Absolute Craftsmen through referrals from friends at Craighleith Ski Club and knew he was making the right choice after seeing some of their previous work.

Anton's favourite element of the house is its openness and the sense of togetherness it fosters. The kitchen, dining and living rooms blend seamlessly, creating an ideal space for entertaining. Large windows and doors make the most of the beauty surrounding the home. Automated shades allow the family to control the natural light.

Smart home automation throughout the house was installed by Doug Johnston at Red Brick Group Inc., including Sonos speakers and a security system. "They have all worked perfectly," Anton says. On occasion, Anton likes to blast his favourite opera music through the outdoor speakers on the secluded property. *Continued on page 72*





feature

The home has a separate area for the kids. Their bedrooms, as well as the guest room, are separate from the primary suite and its private hot tub. A theatre, sauna and gym complete the space. The Brungas have everything they need in the home and plan to eventually retire here.

During the summer months, the pool and outdoor living space become an extension of the indoors. With a fire pit by the putting green and driving net overlooking Georgian Bay, family and friends often gather to enjoy a cosy evening.

Continued on page 74

**RIGHT:** The primary suite has direct access to the pool deck and the private hot tub. All blinds in the home are automated, making it effortless to control the natural light and were installed by Red Brick Group Inc. **BELOW LEFT:** The fluid flow from the primary suite, through to the office with a built-in murphy-bed from California Closets and on to the great room is punctuated by generous sliding doors, that when closed, offer complete privacy. **BELOW MIDDLE:** Light fixtures in the home follow the design and finishings cohesively, never detracting from the contemporary style. **BELOW RIGHT:** The walk-in closet in the primary suite contains a fold-away ironing board with a view.



The glass shower runs the width of the room, with two benches and dual rain shower heads with individual controls. The vessel tub sits on a platform, which provides a perfect position to view the grounds surrounding the home.





Among Anton and Ledia's most treasured memories are the get-togethers they've hosted for their kids after their ski races, and for the adults after golf games at Osler Brook Golf and Country Club. Their new home has been the perfect backdrop to celebrate with those they love most in their favourite place.

Alongside skiing and golf, they enjoy biking and dining in the area's wonderful restaurants. Though they considered other areas when looking for a second home, nothing compared to the year-round offerings of Southern Georgian Bay. *Continued on page 76*

**TOP LEFT:** Son Marcus's bedroom has an attached en suite on the lower level. An impressive live-edge slab is used for the headboard and the side tables. Daughter Lisa can listen to records in her room, which has a wood-slat accent wall. **TOP RIGHT:** In the main-level powder room, a custom vanity from Absolute Craftsmen Ltd. with a black granite vessel sink is a study of the quality and vision achieved in this modern build. **LEFT:** In the guest suite over the garage, a large balcony beckons visitors to head outside for the view of the pool. With two bedrooms, a kitchenette and living room, the suite is self-contained for guests' privacy.

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Though the family lives part-time in Toronto, they are spending more and more time here. Anton has even opened an office for his law practice in Collingwood. The area has completely captured their hearts. “When it comes to the everyday stuff and the comfort of home, this is it. This is the place,” says Anton. **OH**

**LEFT:** Armour Stone and live-edge stone steps lead from the lower-level family space to the pool deck. During the warmer months, foosball players might be distracted from the game with the lure of a cool dip. **BELOW LEFT:** With glass on three walls, the wine cellar overlooks the theatre room and the hallway to the stairs that lead to the rest of the home. In front of the glass, metal bottle storage highlights the wine collection like artwork. **BELOW RIGHT:** After a workout in the gym, a sauna works its relaxing magic.



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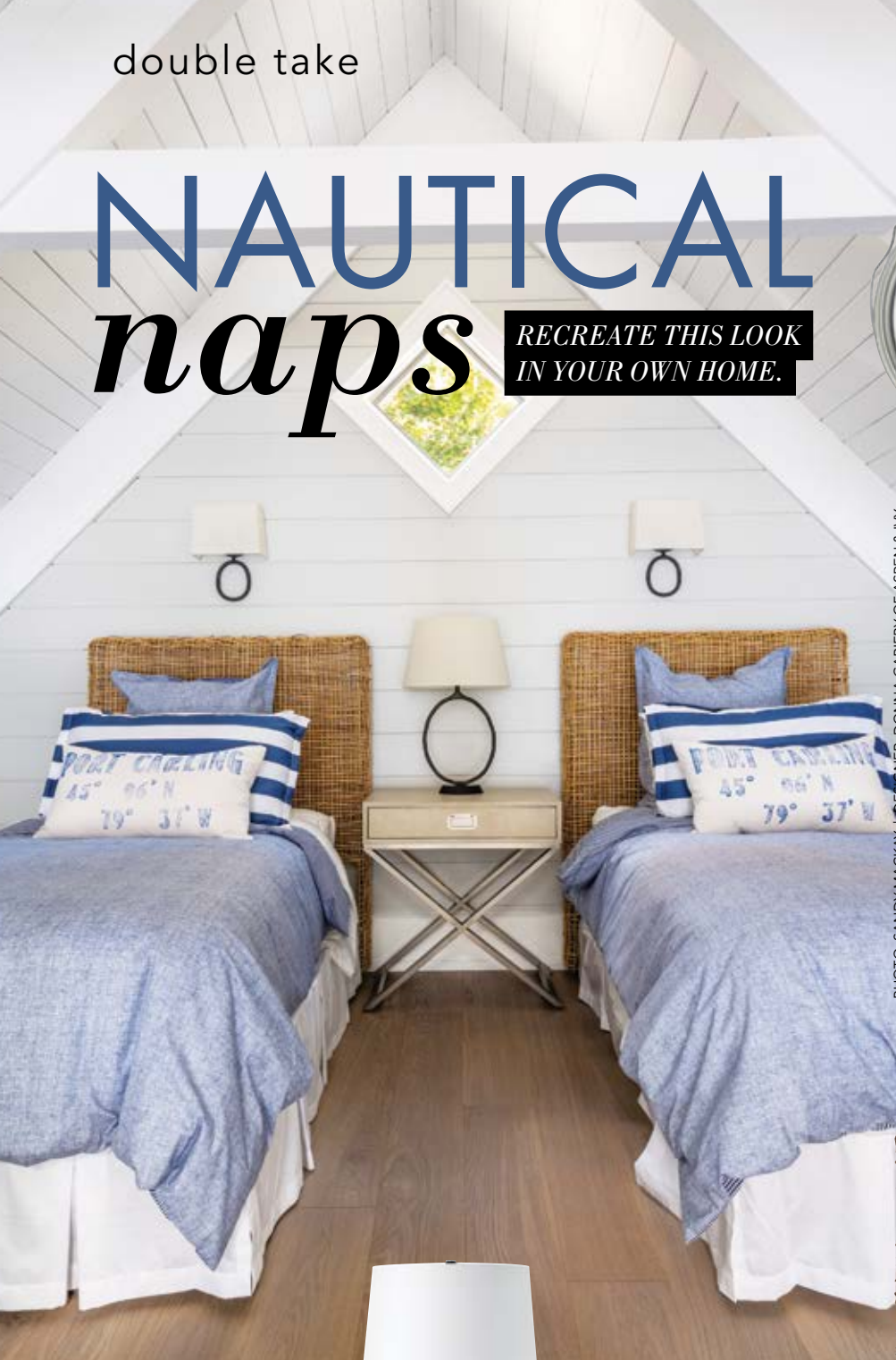
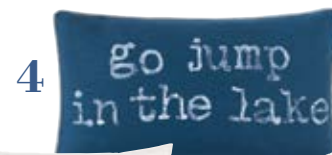


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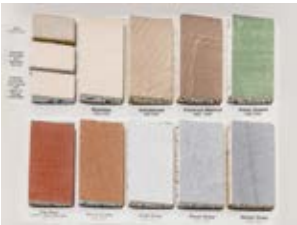
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PHOTOGRAPHY **KIANNA SUNSHINE**



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Aimee Allen, market manager

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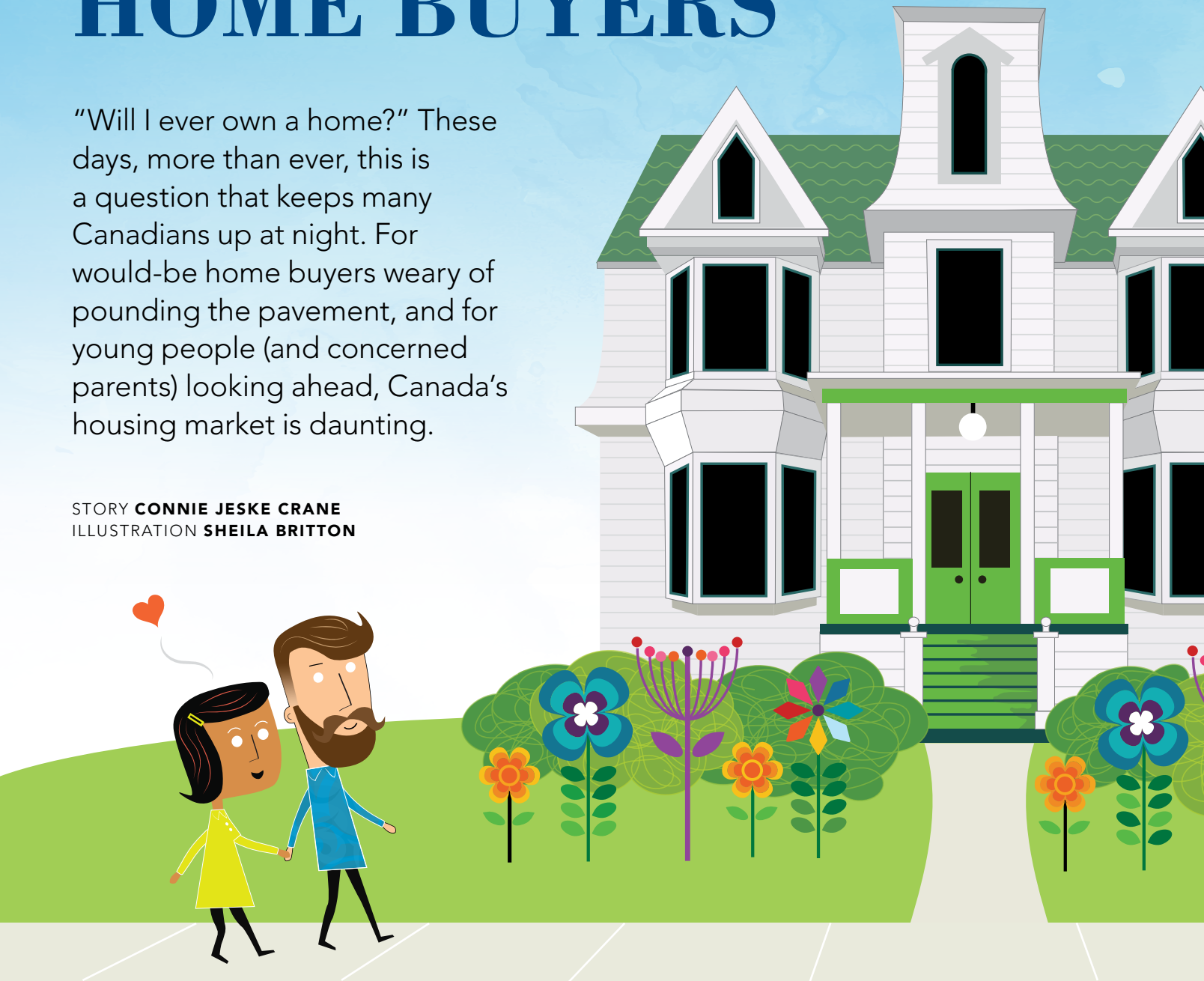
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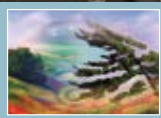
and contacted Gary Taitt, a broker with RE/MAX Hallmark Realty Ltd. in Toronto. While there’s no magic solution, creative longer-term strategies can be very helpful for many first-time buyers. Here’s a closer look: *Continued on page 84*



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DOWN PAYMENT REALITIES

Understanding Canada Mortgage & Housing Corporation requirements is a crucial first step. (Hint: you may need more of a down payment than you think.) Talking with a lender can help buyers get clear on how much they need to save.

For example, the Financial Consumer Agency of Canada states, “If your down payment is less than 20 per cent of the price of your home, you must buy mortgage loan insurance.” At the same time, “Mortgage loan insurance isn’t available if the purchase price of the home is one million dollars or more.” It means many first-time buyers are constrained to stick under that million-dollar price.

Gary says due to lofty requirements, even dual-income buyers with healthy salaries can struggle with a “down payment problem.”

GOVERNMENT INITIATIVES

As for financial assistance, Gary says, “The government’s come up with new incentives to help first-time buyers.”

This April, among several initiatives, Canada introduced a First-Time Home Buyers’ Tax Credit (HBTC), plus a registered First Home Savings Account (FHSA). The FHSA allows first-timers to save up to \$40,000 tax-free towards down payments – and unlike RRSP Home Buyers’ Plans, funds don’t have to be repaid.

Provincially, Ontario first-time home buyers may qualify for a land transfer tax rebate.

FAMILY HELP

Where possible, asking for family help is an increasingly common strategy for younger buyers. According to a recent CIBC report, almost one-third of first-time buyers get financial help from family for down payments.

On the ground, Gary says, “I see that way more now, where people get money from the bank of mom and dad.”

CREATIVE STRATEGIES

Finally, by necessity, today’s first-time buyers can apply other can-do strategies:

**Smaller centres** – Choosing to buy outside of Canada’s priciest centres can boost affordability. As Gary says, “If you’re living in Toronto, it may seem daunting, but if you’re living in Calgary or Ottawa, you just need a really good plan.”

**Fixer uppers** – While many buyers gravitate towards magazine-perfect “showpiece” homes, Gary says the “junky houses, the fixer uppers” are where buyers can find lower prices and add value.

**Condos** – In this niche, Gary says, “Now it’s kind of flipped where buying a new condo costs more.” Currently Gary sees more resale condos available and says for first-timers, these can be more affordable and easier to upgrade. “They only really have to do flooring, kitchen and bathroom.”



**Co-ownership** – Slowly gaining traction in Canada, Gary feels this strategy works for some, citing three buyers he worked with who bought a large house together in Toronto. “They held it for four years and by the end of it, they sold and each made enough for their down payments and moved on to their own houses.”

**Finding tenants** – Becoming a landlord during the early stages is another route Gary is seeing. “I would live in a basement and rent out the upstairs until my principal came down.”

MINDSET

In Canada, Gary has seen affordability concerns rising for 10 years or so. “I started hearing it when my kids were around eight or nine. ‘Oh, they’ll never be able to afford a house’ and parents say these words.”

Challenges aside though, Gary believes in a solutions mindset, and in the lasting value of home ownership. “Real estate values double every 10 years, give or take,” he says, and encourages buyers to have a vision not just of today’s challenges but of where they could be five or 10 years down the road. **OH**



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**36**

36 is the average age of first-time home buyers in Canada

**40**

**\$40,000** is the maximum first-time buyers can contribute towards a home purchase via Canada’s new tax-free First Home Savings Account (FHSA) (up from 20 per cent in 2015)

**82**

**\$82,000** was the average down payment gift received by first-time buyers in 2021 (up from \$52,000 in 2015)

**43**

**43 per cent** of Canadians aged 20-34 own their home (30 per cent lower than other age groups)

**30**

**30 per cent** of first-time buyers in 2021 received financial gifts towards a down payment (up from 20 per cent in 2015)

**BY THE NUMBERS**

(SOURCES: MONEY.CO.UK; STATSCAN; CIBC; REVENUE CANADA)



# COD BURGERS

RECIPE AND PHOTOGRAPHY  
JENELLE MCCULLOCH



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## INGREDIENTS

### BURGERS

- 4 fillets of cod
- 4 hamburger buns
- Arugula
- Red onion, finely sliced

### QUICK PICKLES

- ½ cup white vinegar
- 1 tsp sugar
- 1 tsp salt
- 1 clove garlic
- Fresh dill
- 1 cucumber, sliced

### HERBED DRESSING

- 4 Tbsp mayonnaise
- 2 Tbsp yogurt
- Fresh dill
- 1 clove garlic, smashed

## INSTRUCTIONS

### QUICK PICKLES

In a small saucepan over medium-high heat, add vinegar, sugar, salt and garlic.

Cook until liquid begins to simmer and sugar dissolves.

Add dill and sliced cucumbers to a heat-proof bowl.

Pour simmering liquid over the cucumbers and stir to evenly coat.

Allow to cool at room temperature or chill before serving.

### HERBED DRESSING

In a small bowl combine mayonnaise, yogurt, dill and garlic. Mix together.

### COD & ASSEMBLY

Set aside quick pickles and herbed dressing until ready to assemble cod burgers.

Season cod fillets with salt and fresh pepper.

In a pan over medium-high heat, sear cod fillets until cooked through.

Remove from pan once cooked and place the hamburger buns in the pan to toast.

To assemble, layer the herbed dressing, fresh arugula, fresh red onion, seared cod and top with pickles. **OH**

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Grebe with Grebette

PHOTO: DALE DARCY

STORY LYNNE RICHARDSON

# HITCHING A RIDE

## BIRDS BEHAVING CUTELY

Bird behaviour has always been a favourite part of birdwatching for me. Courtship displays, foraging techniques, a territory being vigorously defended by a feisty wee ball of feathers, and a wide range of other avian action adds interest to your observations and provides insight into the secret life of birds. Behaviour watching can also provide some of the most rewarding sightings and photo ops. Picture this: A mother duck swims into view. Following close behind are a string of downy ducklings. Your interest level rises; baby birds are always appealing. Click, click, you get a picture with your camera – or in your mind’s eye. You’re about to carry on with your birding day when you notice the row of ducklings is shorter. Where did the others go? Then you see them. A few have scrambled up onto the mother’s back! The cuteness scale just shot up! Witnessing a moment such as this is one of the highlights of the summer nesting season.

## ALTRICIAL OR PRECOICIAL

Summertime is a busy time for birds. Songbirds have nests full of baby birds that hatch out featherless, helpless and completely incapable of surviving on their own. These nestlings are classified as altricial young, meaning they require much feeding and nurturing to maturity. They are also, let’s face it, not cute, with their naked featherless bodies, their big bulging eyes and their oversize gapey beaks. But not all young birds hatch out that way. Some species crack out of the egg ready to hit the ground running, or swimming. They are the epitome of cuteness with their fluffy feathers and the way they can motor about and feed themselves. These species include the waterfowl family, which are in the precocial class of birds. Precocial comes from the Latin word for precocious and is an apt term for a chick who can swim circles around its parents and practically fend for itself from day one. However independent, these wee birds still require some level of parental protection and guidance to learn strategies for staying warm and conserving their limited energy supplies as they make their way in their big watery world. *Continued on page 90*




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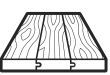
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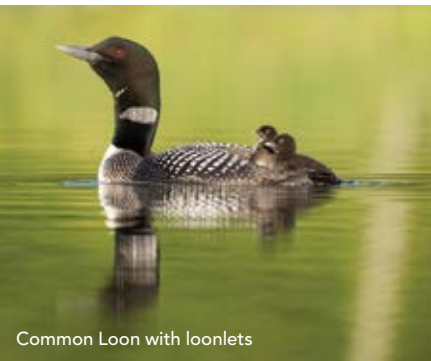
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PIGGYBACK RIDES

The poster bird for cottage country, and everyone’s favourite, the Common Loon, is beloved for its iconic wails, yodels and tremolo calls throughout the summer. But equally endearing is its habit of carrying the young on their backs for the first few weeks of their little lives. The young loonlets instinctively know they will be safe and warm when up on their piggyback perch. Adult loons are strong, fast paddlers; baby loons not so much yet, so they climb up and snuggle down when they tire or when they catch a chill from paddling about in the cold waters of their natal lake.



Common Loon with loonlets

PHOTO: MARK PECK

PREDATOR PROOF

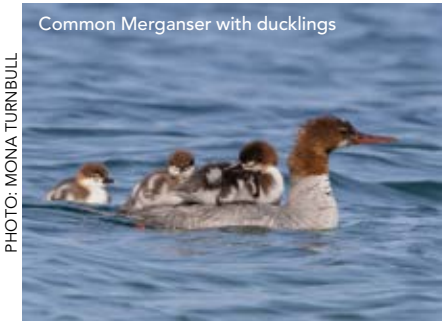
Another bonus of catching a ride is the protection it provides from underwater predators. Adult birds can move their young away from danger very quickly by carrying them on their backs. A loonlet’s little legs just can’t paddle fast enough. And by remaining in the water, the chicks’ feet are dangling down rather enticingly in front of a lurking fish, snapping turtle or even a mink. Better to jump on the fast-moving mama’s back and get outta there in a hurry!



Duck with ducklings



Pied-billed Grebe with Grebettes



Common Merganser with ducklings

PHOTO: LYNNE RICHARDSON

PHOTO: MONA TURNBULL

GETTING YOUR DUCK(LINGS) IN A ROW

Hitching a ride isn’t the only energy-saving strategy in the baby duck repertoire. They soon learn that swimming all in a row behind their mama is easier than swimming in a bunch behind her. There’s physics at work here. The V-shaped wake the mother duck makes as she swims along forms a tiny wave the ducklings can surf down the sides and into the trough below. This wave energy gives them a wee push forward and the ability to keep up with their fast-moving mother. Each duckling down the line seems to know where to precisely position itself to get the benefit of the next ripple in the wake. That’s why the ducklings are so evenly spaced out in their row and this perfect symmetry makes for such an appealing scene.

SNUGGLE DOWN

Even fully-feathered precocial baby birds aren’t totally able to regulate their body temperature at first. For the first few days after hatching from their warmly incubated egg, the chicks of some species will simply scramble onto the patient parent’s back and snuggle down into its thicker, warmer feathers. They’ll even do this on the nest, perhaps getting ready for the parent’s launch into the lake. This back-brooding is common with the Pied-billed Grebe and again provides such appeal to birders’ eyes and camera lenses alike.

BIG BIRD

Nature is full of surprises. It turns out piggyback rides are not limited to just the waterfowl family. The Sandhill Crane is a big bird; more than one-metre tall, with long legs that raise it over the tall vegetation of its marsh-and-meadow habitat. Their young on the other hand – known as colts – are but centimetres tall at hatching and somewhat unequipped to keep up with their long-legged parents. The short wee colt (so named because of its ability to run around right after hatching like a young member of the horse family) is not averse to taking it easy when it can. So why not hitch a ride and get a bird’s-eye view of its domain.



Sandhill Cranes with colt

PHOTO: FEY CLARKE

As a bird behaviour buff, I highly recommend an early morning paddle or stroll along the beach, camera or binoculars at the ready, for a chance glimpse into the life of a baby loon, grebe, or merganser, or any other gift nature may present you with. It’s time well spent. **OH**

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PHOTOGRAPHY **KIANNA SUNSHINE**



*Theo Flamenbaum,  
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Continued on page 94





**Tyler Chatterson,**  
**Owner**



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Continued on page 96

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# PROPERTY VALET

Jenny Smith is one of the talented employees at Property Valet. She shines with her business savvy, keen eye for aesthetics and system-design skills. As a graduate of the Georgian College Automotive Marketing program, she brings a unique perspective and expertise to her role. When she is not crafting innovative marketing strategies, you'll find her embracing marketing projects and fuelling her adventurous side with fast cars and dirt bikes.



Jenny Smith,  
Marketing Manager



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Continued on page 98





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Continued on page 100

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***Mariah Kondrotas, Brooke Knight, Lindsay Ord & Katie Mills.***

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# REDUCE, REUSE, RETHINK

HOW MILLENNIALS ARE REDEFINING SUSTAINABLE LIVING



STORY **BONNIE J STINSON**

Millennials have matured, and so has their approach to sustainable living. Picking up the green torch and leading the way, this generation dares to define a new style of green living that balances personal responsibility with mental health – and the result is a sustainable lifestyle that feels good and gets results.

Natalie DeYoung Ricci, 40, is a busy millennial mother of two. Her fierce determination to resist the fast-paced disposable culture of single-use plastics led her to a surprising destination: her own kitchen.

“The kitchen is more accessible than other areas where changes might be more expensive and out of reach, like vehicles or clothing,” Natalie explains. She uses washable silicone bags in her kids’ lunches and cloth bowl covers for baking.

For other millennials, activities outside the house are a more meaningful pathway to sustainability.

“I group my errands together so I can drive less,” says Meadow

Holtby, a younger millennial who grew up on a small island and now lives in the city.

Meadow knows that a small change to weekend errands will only have a minor effect on her overall carbon footprint. However, this strategy helps her feel more in control.

For Meadow – and for many millennials – depressing headlines and discouraging politics do not offer enough reassurance to feel super hopeful about the planet’s future. As the parent of a young child, Meadow finds that a single personal commitment provides the psychological stability and integrity to move forward. *Continued on page 104*

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green living

Does the prospect of switching to a green lifestyle sound complicated? You might be shocked to discover how simple sustainability can be.

Anna Culver, now 34, was in her late 20s and in between jobs when she started to seriously prioritize green living. Anna refills her soap, lotion and household products at zero-waste stores like Keep Refillery (locations in Toronto, Kingston, Creemore and Meaford). Reducing the clutter and waste of disposable products is not only good for the planet but it “greatly simplifies my life,” she says.

The pessimists among you may be thinking, ‘Sure, these changes are nice to read about but they won’t actually change anything.’ But millennials have actually hit upon a powerful insight.

Green living is not about changing the world, it’s about changing yourself.

Yes, we need systemic change. Yes, we must advocate for better policies and invest in climate-friendly infrastructure. But, what do we do in the interim?

Millennials do not have David Suzuki’s hope, nor do they have Greta Thunberg’s rage. However, this generation is doing something far more radical than hoping or raging: they’re taking action.

“I know that my little contribution isn’t the same as large-scale, systemic change,” says Natalie, “but it helps me psychologically to have some agency so I don’t feel hopeless.”

Quietly and conscientiously, millennials are driving the green revolution by aligning their personal habits with sustainable lifestyle choices. Millennials are showing us that we can live like there’s hope for the future.

Sustainable options for the kitchen

**MIND YOUR BEES:** The MYB One - Beeswax Food Wrap Set

**THE BARE HOME:** Dish Soap 3 Litre Refill Kit with Glass Bottle

**STASHER:** Reusable Silicone Sandwich Bag in Rainbow Splash

**THE BARE HOME:** Solid Dish Soap Duo

**LOT8:** The Double Duty Bowl Cover - Reversible Bowl Cover

**LOT8:** Loaf Bag - 100% Linen Bread Bag

MILLENNIAL PLAYBOOK FOR GREEN LIVING

Identify one area of your life that creates a lot of mental anxiety for you around climate change. Example: “I feel incredibly guilty about takeout containers. I just don’t have the time to wash them or cook a meal at home right now.”

Figure out how your current habit is meeting some of your non-sustainability values. Example: “I love being able to spend more time with my kids instead of cooking or cleaning. I want to feed my family a balanced meal even if I’m really busy.”

Brainstorm creative ways you could live your other values while making a slight improvement on sustainability. Example: Set up a meal swap with a friend. Sign up for a meal kit subscription and cook as a family. Pay your kid to wash the takeout containers. Research local restaurants to find out who offers sustainable packaging.

Commit to one small change that balances your personal values with environmental impact. Example: “I value convenience and time with my family, so takeout is still the right option for me right now. But because I value sustainability, I will make a list and try to only order from local restaurants that use compostable and recyclable packaging for takeout containers.”

Nurture your new green living habit until you start to notice a difference in your mental health.

Repeat again, aligning another area of climate anxiety with your values by changing a small personal habit. **OH**

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in the kitchen

# How to STOCK YOUR PANTRY for a PLANT-BASED DIET

STORY BAILEY FRANKLYN

Whether you've recently adopted a plant-based diet, or want to eat less meat, a well-stocked pantry is the key to success. A plant-based pantry is similar to a regular pantry, with a few main differences, namely proteins and some baking ingredients.

If you want to start eating a plant-based diet, as a plant-based Registered Dietitian, I recommend stocking these 10 pantry and fridge staples.

## BEANS & LEGUMES

Think black beans, brown or red lentils, cannellini beans, chickpeas and kidney beans. A great source of protein and fibre, beans and legumes can be found canned or dried. Both are equally nutritious, but if you're using dried, they require some planning as they have to be soaked and cooked before use.

*Continued on page 108*



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in the kitchen



**HEMP HEARTS**

Hulled hemp seeds have a mild, nutty flavour and can be added to anything from salads to oatmeal to boost the protein content.



**NUTS & SEEDS**

Common staples in most pantries, however, their uses are more versatile in plant-based cooking. After soaking, they can be blended to add creaminess and texture to dressings and sauces, while boosting the protein and healthy fat content.



**TVP (TEXTURED VEGETABLE PROTEIN)**

A soy-based meat alternative. Great for replacing meat in chilis, tacos or pasta sauce.



**CHIA SEEDS**

Available whole or ground and a great source of fibre and Omega 3 fatty acids. Can be used to make a “chia seed egg” to replace eggs in baking. Once opened, store in the fridge.



**FLAXSEED**

High in fibre and Omega 3s, it can be added to almost anything. Choose milled/ground flaxseed, as it’s more versatile and nutritious than whole flaxseed. Commonly used to make a “flax egg,” which can also replace eggs in baked goods.



**PLANT MILKS**

Used to replace dairy milk in coffee, smoothies or baking. With so many options available (for example soy, oat, almond and cashew), try different types and brands to find your favourite.

**COCONUT MILK**

While technically a plant milk, it’s more often used to replace cream in cooking and baking. It adds flavour and creaminess to soups, sauces and curries, and can be used to make plant-based whipped cream.



**NUTRITIONAL YEAST**

Lovingly referred to as “nooch” by plant-based eaters, it’s an inactive form of yeast with a cheesy flavour profile, and packs a nutrient punch. High in protein and B vitamins, sprinkle it on pasta or make a vegan mac and “cheese” sauce. Store in a cool dark place or in your fridge.



**VEGETABLE BROTH**

Easily replaces animal-based broths, and is used the same way. If you open a container and don’t use it all, freeze in ice cube trays for later use.

You can get most of these items at Bulk Barn, Costco or your local grocery store. No need for specialty stores.

A pantry takes time to stock, don’t feel like you have to buy everything at once. Grab a few items every time you shop, and you’ll have a well stocked plant-based pantry in no time. **OH**

Bailey Franklyn is a registered dietitian and lives in Meaford.

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# WATERFRONT

# Oasis

STORY **MADDIE JOHNSON**  
PHOTOGRAPHY **SANDY MACKAY**



Homeowners Rose and Sergio

***THIS HIDDEN GEM TUCKED AWAY IN COLLINGWOOD’S BLUE SHORES DANCES WITH A GENTLE BREEZE FROM NEARBY GEORGIAN BAY.***

Owned by Rose and Sergio, this inviting home blends French elegance with a laid-back Bohemian vibe. Guided by local artisan **Dave Spires**, this once ordinary waterfront dwelling has been transformed into a welcoming refuge wrapped in comfort.

“It’s my sanctuary,” says Rose. “I love to be home, there’s no better feeling.”

The best part? Their story began somewhat unexpectedly.

While visiting Rose’s daughter in Collingwood one summer, the couple decided to take a detour through Blue Shores. Years ago, Rose set her sights on Collingwood, enlisting a real estate agent to help find her dream property. But nothing felt quite right back then, so she decided to pause her search.

*Continued on page 112*

**TOP & BOTTOM LEFT:** Situated on a corner lot in Collingwood’s Blue Shores development and a short walk to Georgian Bay, Rose and Sergio’s home is surrounded by mature gardens, maintained by iGarden. The original small paved driveway was expanded with the help of Precision Grounds Landscaping & Contracting - Design & Build. **BELOW:** Sliding doors from the living room lead to the large rear deck that has a view of the waterfront. Furniture was sourced through Arctic Spas of Collingwood and Pioneer Pools. **OPPOSITE:** The home was originally intended as a weekend retreat, but with the relaxing view of Georgian Bay, it’s understandable why the home is now Rose and Sergio’s full-time base.





As they cruised along a road near the water with the top down on their convertible, Rose shared her recollections of the area with Sergio. They admired the properties on the left side facing a charming pond and those on the right with stunning views of Georgian Bay. They were smitten. As they were about to complete another lap, a friendly local resident struck up a conversation, sensing their interest in the neighbourhood. She revealed that her own house was for sale. After a serendipitous tour, they knew they had found something special. They made an offer that very night and became the proud owners of this waterfront gem.

“We were squeezing each other’s hand going through the entire house. We just loved it,” says Rose.

Originally intending the house to be a weekend retreat, Rose and Sergio quickly found themselves drawn to the vibrant community. The couple’s love for their new home grew exponentially, and they found it increasingly difficult to leave.

*Continued on page 115*



**ABOVE:** Full-glass double doors flood the front foyer with sunlight. The oak-trimmed arched doorway to the laundry room and the entrance to the garage were created and installed by Dave. **LEFT:** The slim console table in the front foyer is offset by the shiplap walls created using MDF sheets, which at the end of the project totalled 70 sheets. **RIGHT:** This cabinet by the front entrance has a finish that is similar to a piece of weathered driftwood. Its top serves as a spot to drop keys and the storage is practical for off-season items.



**“I EAT, SLEEP AND CREATE. IT’S WHAT I DO. I LOVE THAT FEELING, WHEN IT ALL COMES TO LIFE.”**  
~ *Dave Spires*

**BELOW LEFT:** Artistically-arranged china and décor fill the shelves of the glass-fronted cabinet, one of two made by Dave. Walls in the home were painted by Lady Painter Painting Company in Benjamin Moore Oxford White. **BELOW RIGHT:** Dave also made the impressive round dining table. Comfortable dining chairs encourage lingering and lively conversation at dinner gatherings. Rose and Sergio had the stained-glass art specifically made using indigo blue, Rose’s favourite colour.







**RIGHT:** The footprint of the kitchen and the cabinetry was not changed in the renovation. Many of the electrical upgrades were handled by AMP Champ. Lighting was sourced at Union Lighting & Furnishings. **BELOW:** The marble countertops add an old-world style and substance to the kitchen. Italian red wine is a perfect accompaniment to cheese, tomatoes and fresh basil. A wooden tray gathers a collection of décor items. **OPPOSITE:** In the living room, the double-height peaked ceiling highlights the large open-cage globe chandelier. Chantico Fireplace Gallery installed the gas unit, with the surround completed by Dave. Building supplies for the project were sourced through Collingwood Home Hardware Building Centre.



With their hearts set on a Bohemian, French country-inspired aesthetic, they set out to find someone who could help them create a set of cabinets and a table to fit their front room. A fortuitous meeting with Dave Spires would transform the trajectory of their future home.

They were introduced to Dave through a mutual acquaintance who had experienced his craftsmanship first hand.

As Rose and Sergio stepped into his backyard, they fell in love with his work and entrusted him to bring their vision to life.

“Our jaws literally dropped when we saw what he had done with his own house,” says Rose. “We fell in love with it and felt very comfortable with Dave.” *Continued on page 117*



The bouclé-covered barrel chairs define the living room area from the kitchen, while maintaining the openness of the space. Rose's favourite colour is featured in the arrangement on the coffee table. Area carpets were sourced through The Nest and Area Rug Shop.



**LEFT & BOTTOM RIGHT:** The statement art over the fireplace is by Joel Amit and is constructed with individual metal sculptures that are then mounted, creating a sense of movement that is compelling and beautiful. **RIGHT:** California shutters cover the windows and are used to diffuse the sunlight that streams through the windows on three sides of the living room. This bright space is anchored by a large coffee table with an aged parquet top. Many of the furnishings in the home were sourced at The Nest and At Home Interiors.



***“EVERY PIECE HAS A STORY. HOW WE GOT IT HERE, WHERE IT CAME FROM. IT’S PURE SATISFACTION.”***  
~ Sergio

The collaborative process was one of trust, and Dave delivered beyond their expectations. Two unique cabinets, hand cut and meticulously crafted, now adorn the front of the house, adding a newfound level of character and charm to the small waterfront oasis.

“They really loved it,” says Dave. “I could tell they were genuinely happy.”

It didn't take long for his involvement to expand beyond cabinetry. Dave soon found himself orchestrating the entire renovation process, from installing shiplap on the walls to building a stunning fireplace and custom cabinetry in the bathrooms. **Amp Champ** completed the electrical upgrades and installed in-floor heating in the bathrooms.

Dave has an extensive background in custom kitchens and renovations, but he has since transitioned his focus to fine furniture and cabinetry. He was apprehensive about taking on the project but as he got to know the homeowners, his reservations melted away.

*Continued on page 118*





In the primary bedroom, the aesthetic is a mixture of Bohemian and French country balanced perfectly and shows Rose and Sergio's vision and Dave's meticulous execution.



**ABOVE:** The vanity in the primary en suite is custom and made by Dave. The countertop was sourced through Latitude Countertops and hardware is from Collingwood Home Hardware Building Centre. Faucets for the project are from Georgian Design Centre. Plumbing changes were handled by Baymount Plumbing Ltd. AMP Champ installed in-floor heating. **BELOW:** A wallpapered feature wall in the main-floor guest room is framed with trim installed by Dave, adding an extra dimension to this design trend.



The collaboration has not only resulted in a home that beautifully reflects the homeowners' vision but also showcases Dave's skill and dedication to his craft.

"I eat, sleep and create. It's what I do," Dave says. "I love that feeling, when it all comes to life."

From custom shiplap accents to framed wallpaper in the bedrooms, Dave's creativity is evident throughout the renovation. Each room holds a story, carefully chosen and meticulously crafted, adding to the home's overall charm and uniqueness.

With a great sense of style themselves, Rose and Sergio have carefully chosen the artwork and décor throughout their home. They wanted to create a space that reflects their own elegance and personal taste.

"Every piece has a story," says Sergio. "How we got it here, where it came from. It's pure satisfaction." *Continued on page 120*

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feature

The renovation was completed in the fall of 2022, and the home has become a special sanctuary for Rose and Sergio. The breathtaking waterfront view combined with the inviting interior design provides a sense of peace and tranquillity.

Dave, their talented artisan-turned-friend, visits often. “We did this,” says Sergio. “We put this together.”

This house now exudes warmth, beauty and a true sense of home. It serves as a reminder that with trust and the right craftsmanship, a house can become a place of joy and contentment. **OH**



An accordion that belonged to Sergio's father includes a photo of his Dad playing the vintage instrument.



**ABOVE:** Railings for the stairs to the lower level were supplied by The Glass Place. The original stair treads were capped in oak sourced at Alexanian Carpet & Flooring to match the flooring in the home. **LEFT:** A triptych of a winter scene hangs over the cosy sofa in the lower-level family room. The Boho-inspired area carpet and the rustic design of the coffee and side tables follow the project's design directive. **BELOW:** The lower-level bathroom vanity, with custom colour, was made by Dave. In-floor heating was installed by AMP Champ. A second guest bedroom on the lower level offers guests a stylish overnight stay.



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# what's your DESIGN AESTHETIC?

STORY JANE LOCKHART

Coastal, minimal, Mid-century modern, farmhouse, Bohemian – these are just a few design styles popular today. Type any one of these in a search engine and multiple photos pop up displaying rooms for each look.

But what is a “design aesthetic?” Isn’t it the same as picking a style? In today’s world, it seems like they should be interchangeable terms and “design aesthetic” is simply another way to describe your style, right? In fact, a design aesthetic is a more in-depth understanding of a style. It relates to all elements included in the lifestyle represented by that style, not just the things we see in beautiful photos, like pillows or furniture. It digs deeper than the surface elements. To simplify, a design aesthetic includes not only the décor elements but also how you interact and behave in your space.

minimal stuff in general, with clean, organized closet interiors as important as the exterior living space. Design aesthetic is the way you live in a space as much as the space itself.

A personal design aesthetic represents the authentic you. It captures what you love, rather than a passing fad or design trend that may come-and-go over your lifetime. That’s not to say an aesthetic won’t change as we age – it should change, as it represents our true self. As we evolve and re-evaluate our lifestyle over time, our style evolves with us.

How then do we identify our design aesthetic? It sounds a lot harder than just picking a style! The two do cross over, but to really drill down to finding a style that’s meaningful to you, it has to fit your lifestyle. *Continued on page 124*



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HERE ARE SOME GUIDING PRINCIPLES FOR SELECTING YOUR PREFERRED DESIGN AESTHETIC.

## LOOK AT YOUR SPACE

Do you like open spaces, high ceilings and light walls, avoiding the feeling of being closed in? If the answer is yes, look for design aesthetics that incorporate this feel, such as modern, Mid-century modern, farmhouse modern or architectural. These styles all share light-painted walls, light floors, minimal decoration, large windows and lots of lighting, all of which create the feel of open space (even if your home is not big and open).

## INJECTING COLOUR

Do you love colour and gain energy from having it applied to walls or furniture? If you do, consider a rustic, coastal or Mediterranean look, as each incorporate colour as a main staple.

## INTEGRATING KEEPSAKES OR MEMENTOS

Do you find comfort in seeing your memories displayed, and photos of family around you, or do you like to collect items from travel as reminders of the past? If so, select a style like countrycore or rustic country that incorporates more surfaces, walls and furniture for display of precious photos and mementos. These styles don't fight your natural preferences and instead easily allow you to incorporate elements that YOU love.



## FINDING WARMTH

Does wood add warmth and a casual element you've always loved? If so, select an aesthetic that heavily incorporates both casual living and wood touches to it naturally. This would include a coastal or rustic look, even cottagecore or lodge. Each of these styles use wood as a main expression, whether light or dark and would fit your overall design aesthetic.

These principles offer simple examples of how to reverse engineer the style question to become "what are things that make me happy and that I want to experience every day in my space?" Once you know this answer, look at photos to see where your preferences fit within the millions of images of spaces available today.

Upon choosing a design aesthetic that captures how you want to live and feel, start building your style from there. And, of course, make it your own. All of these aesthetics can mesh into your own style, which is entirely the point! **OH**

Jane Lockhart is an award-winning designer, colour expert, TV personality, author and the principal designer at Jane Lockhart Design.

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Susan McDonald, Marie Gray, Laureen Van Groningen & Maureen Hetherington

NEW LOCATION

Laureen has had a second home near Thornbury since the 1990s. Many of her friends in this area would order furniture from the Cambridge store and ask Laureen to bring it to them when she came up for the weekend. As local demand for the family's well-built furnishings increased, Laureen, her brother and her father decided to open a second location on Bruce Street in the heart of Thornbury, where it has been the destination for weekenders and full-time residents looking for customizable, stylish furniture built to last. Earlier this year, an opportunity for a larger, brighter retail space, still located in Laureen's beloved Thornbury, enticed her to move the business. The new store's open floor plan showcases new additions, including sofas, alongside trusted designs that have built the business's loyal customer base.



STYLE AND SELECTION

This emporium has solid wood furniture constructed without compromise in traditional and contemporary styles along with bedding, lighting, throw pillows, rugs, outdoor furniture, décor and a large selection of artwork. The store is the ideal stop to outfit a room or whole home. The team, led by Laureen, is knowledgeable about how their furniture is made and the many options available to make each piece perfectly suited to a customer's individual design aesthetic. **OH**



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PHOTOGRAPHY **KIANNA SUNSHINE**

THE PLACE

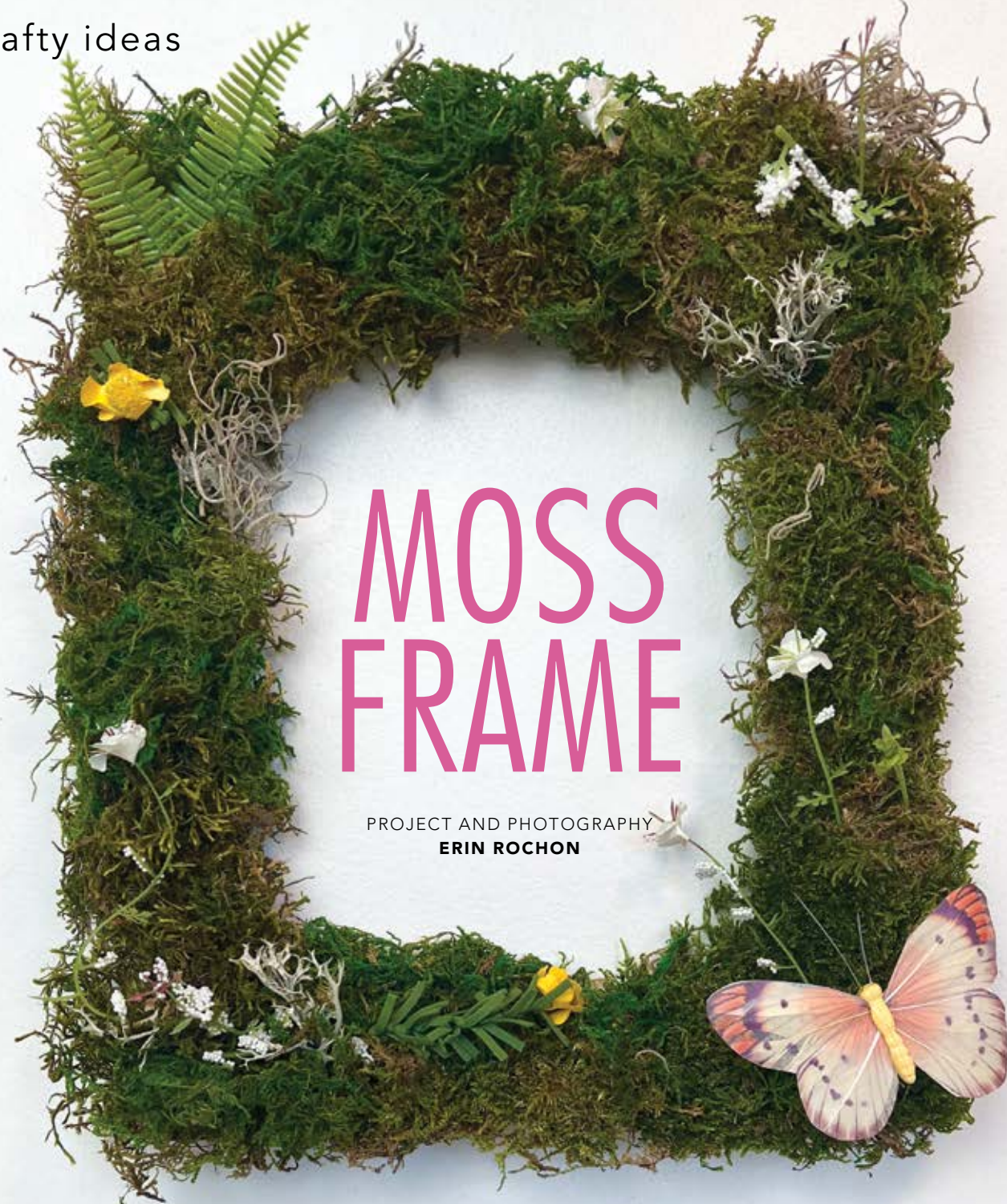
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Alvaro & Teresinha Gomes







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PROJECT AND PHOTOGRAPHY  
ERIN ROCHON

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- Then, glue some flowers and butterflies into the moss.
- Now find a spot to showcase your moss frame! **OH**



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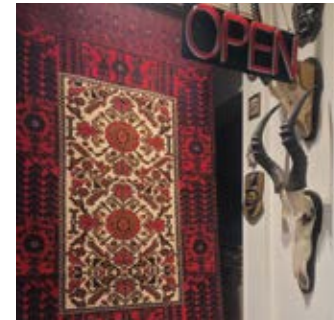
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Nima has a Masters in Western Philosophy and Logic and a background in farming and curating rugs. He is often asked to be a presenter at Art Schools and related club and association events to share his knowledge in handcrafted Persian rugs and design. Virginia, originally from Mexico, is a professional cook that shares Nima's love for Persian rugs.

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decorating

# How to Create a FEATURE WALL

Feature walls come in all shapes and sizes and they all serve a very important purpose – to create a focal point, attract attention and deliver that essential wow factor that no room is complete without.



STORY **DIANA ROSE**

## FEATURED FUNCTIONS

The purpose of a feature wall is to catch your eye. Will your feature wall be the focus, or will you use it as a way to highlight another focal point in the room?

A feature wall is a great way to invite attention to existing elements, such as a unique architectural feature or as a dramatic backdrop to a sophisticated fireplace, a fabulous staircase, a powder-room vanity or a prized piece of furniture. You can see how a bold colour or wallpaper selection can complement and underscore the high points throughout the home.

In the absence of an existing focal point, a feature wall can serve as the highlight every room needs. It is an eye-catching yet cost-effective way to make a visual impact.

When choosing your feature wall, consider your view when you enter a room, or in the case of an open-concept area, the view from various points in the space. Which wall is your eye naturally drawn to? What's the first thing you see when you walk in? That's likely to be your target area. Avoid walls with windows and doorways, which can diminish the artistic integrity of the wall itself. Plus, a large blank wall is practically begging for some flair.

*Continued on page 134*



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MATERIAL MATTERS

A little paint can go a long way. When choosing a colour for your feature wall, create contrast. If the room is light and neutral, consider a vibrant or dark colour. If colour graces your walls, look opposite the colour wheel for some options that pop.

This opposite approach works for materials, too. Think glossy meets matte, rustic meets refined, classic meets minimalist – you get the idea. Create an element of surprise with unexpected additions such as metal inlays, upholstered wall panels, eccentric wallpapers and unusual tile patterns. From sleek to rustic, wood is another neutral material for an accent wall that is high impact and goes with everything.

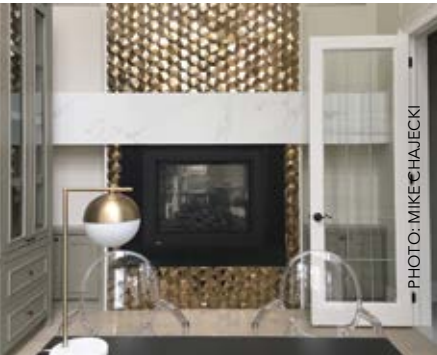


PHOTO: MIKE CHAJECKI

**TRENDING:** Use three-dimensional tiles and marble slabs to create a feature wall that elevates a space by adding texture, colour and movement. There are some truly stunning paintable 3D tiles on the market, which use shadow and light to create an ever-changing effect – from subtle to dramatic, depending on the time of day.



PHOTO: MIKE CHAJECKI

THE OPEN-CONCEPT CONUNDRUM

Open-concept homes have risen in popularity in recent decades, but their proliferation has also brought to light some distinct design challenges. One of these is defining various functional areas within these vast, wall-less floor plans. Adding a feature wall is an effective way to visually differentiate a specific area without closing it off or straying from the overall style of the space. Adding a feature wall behind the dining table creates just enough drama – especially if you’ve taken my advice to leverage contrast! Similarly, a feature wall can also be applied in a front entrance area, in the office or reading nook and in the kitchen, to help visually separate these distinct areas from the others. If you’re planning to create multiple feature walls, don’t finish them with the same treatment. Remember, the goal is to make them stand out. Just be sure to give each one enough breathing room, so they don’t clash or compete for your attention.



PHOTO: STEPHANI BUCHMAN

Perhaps the best part about adding a feature wall is that sometimes it can be relatively easy to do and requires no structural changes. All it takes is some design creativity and a little bravery on the homeowner’s part. But trust me, it’ll truly transform and make for stylish and impactful interior spaces. **OH**

Diana Rose is the award-winning principal and creative director for Diana Rose Design.

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# Redefining the MODERN AMERICAN FARMHOUSE

STORY **RICK SHURMAN**  
PHOTOGRAPHY **SANDY MACKAY**  
GREENERY & FLORALS **KETTLEWELLS**

Bruce and Joan Sinclair have been part of the greater Thornbury community for more than 35 years, embracing all that the town and the surrounding countryside has to offer. They have been members of Georgian Peaks and Georgian Bay Club. They enjoy cycling the trail network and take advantage of the wonderful Georgian Bay shoreline. *Continued on page 140*

**BELOW LEFT:** Joan Sinclair has a master gardener certification, and her expertise and talent is on display in the newly planted landscape that surrounds the home. Artisan containers wait to be filled with cheerful annuals. **BELOW RIGHT:** The vinyl-lined pool was installed and is maintained by Clark Pools and Spas Owen Sound. The Sinclairs consulted with Michelle Venning for designing the outdoor space and her suggestion for the retaining wall by the pool gave Joan a large, level area to work her gardening magic. Landscaping was completed by Outdoor Reflections. **OPPOSITE:** The outdoor dining table is sheltered under the gable with timber-frame accents. Superior Concrete Finishing Inc. completed the pool deck and patio area.



Mark Brown of  
A.M Contracting







**LEFT:** The double-height ceiling in the living room area is accentuated by the soaring two-by-four-foot porcelain tile surround of the fireplace, installed by Chantico Fireplace Gallery. **BELOW LEFT:** In the front foyer, the arts-and-crafts-style oak staircase by Railmaster Stairways Ltd. winds up to the second level. The round feature window offers a view of the front of the property. **BELOW RIGHT:** The combination mudroom and laundry is located beside the kitchen and has access to the garage. The custom built-ins with easy-access hooks and cubbies for storage were supplied by Exquisite Wood Designs. **OPPOSITE, TOP:** The team of Jo Redman of Redman Watson Inc., who supplied the final design, mechanical drawings and permits, Mark Brown, Bruce and Joan created a very modern take on the American farmhouse. The driveway was installed by Superior Concrete Finishing Inc. **BOTTOM:** The grading of the project, which is level from the street to the rear deck, means there are no ramps, allowing for seamless transitions for Bruce's wheelchair. The 42-inch width of the front door makes coming in and out of the house trouble-free.

Their connection to the area began as cottagers, but they became full-time residents 20 years ago. “We lived on the water, about two kilometres south of town for a good number of years,” says Bruce. “We absolutely loved our time there, but it was a constant battle with mother nature, from rebuilding sea walls to tending to all the other ongoing maintenance that waterfront living required. We decided it was either renovate, rebuild or move on.”

They chose to move on. Bruce and Joan determined they wanted to live in the heart of downtown Thornbury, close to restaurants, shops and all amenities. “Thornbury remains a quaint and inviting town and we wanted to take advantage of it,” says Bruce. They contacted realtor **Karen Willison** of **Royal LePage Locations North** and offered her the mandate. “We gave her a five-block radius and Karen actually went out and knocked on doors to find us just the right location,” Bruce says. “To our delight, she found it.” They made an offer, purchased the property and then leased the home back to the existing owners for a year or so, which gave Bruce and Joan time to finalize their plans for the property and get organized.

Bruce uses a wheelchair, the result of a spinal cord injury suffered while body surfing in Barbados 30 years ago. They had specific requirements for the design and construction of their new home and needed to find the right contractor.

Enter **Mark Brown** of **A.M Contracting**. Mark was easy going, respected their design ideas and was able to accommodate mobility and access requirements. “I just loved his can-do attitude,” says Bruce. “Whatever was required, he was willing to find the solution.”

*Continued on page 145*





In the kitchen, the counters are two-inches lower than the standard height and are covered with quartz from The Old Barn. Cutouts below the sink and the cooktop give Bruce easy access when cooking for his family. Cabinetry was supplied by Exquisite Wood Designs. Appliances for the home were sourced at Leon's Furniture.





The track for the oversize slider in the dining area was countersunk for an obstacle-free transition to the rear garden. Clerestory windows over the buffet bring sunlight into the room while offering privacy. Flooring for the home is durable and hardwearing luxury vinyl. Electrical for the project was installed by Bear Electric. **OPPOSITE, TOP & BOTTOM RIGHT:** The colour of the cabinets and the island match the exterior of the home. The large island offers ample space for meal prep and comfortable seating for conversation or meals. Plumbing and heating for the home was completed by L-Ray Plumbing & Heating Ltd. **BOTTOM LEFT:** A walk-in pantry offers plenty of storage for small appliances, groceries, serving dishes and overflow household goods.



Mark says it's all about giving his clients what they want and need. "Bruce did his due diligence regarding specifications in every respect, including wheelchair access and any modifications he felt were a must," Mark says. "He knew what he wanted and how he wanted it. He was totally hands-on and it was a great help."

Examples of this are found throughout the home. For starters, the grading of the property is remarkable. It is level from the street to the back of the house, allowing a seamless transition for Bruce's chair, from one end of the property to the other. No ramps or traditional wheelchair access adaptations were necessary. The front door is 42- inches wide and the interior doors are 36- inches, making entry and exit an effortless proposition. In the kitchen, quartz counters from **The Old Barn** are lower than standard by two inches, cupboards by four. There are cutaways under the sink and the range to allow wheelchair access. The bathrooms also have cutaways in the cabinetry to allow the same easy approach. The threshold for the oversize glass panels that lead to the exquisite pool and backyard retreat has been countersunk into the floor to offer yet another obstacle-free transition. *Continued on page 146*





**BELOW:** The generous hallway offers a clear view to the living area and links two guest bedrooms both with en suites on the second level of the home. **RIGHT:** An alcove off the front foyer serves as Bruce's office and offers leather armchairs for reading or to remove footwear. **BOTTOM RIGHT:** The main-floor powder room vanity and matching mirror were sourced at Thornbury Home Hardware. Interior doorways in the home are 36-inches, making for an effortless entry or exit.



They wanted it to be fully functional for Bruce's purposes, but not aesthetically compromised in any way. The modifications are subtle and visually pleasing. The upper floor is generous and offers three bedrooms to house their son and his family from Toronto and their daughter, who resides in Owen Sound. They planned the home to accommodate their extended family. The home totals about 3,700 square feet and feels relaxed and comfortable.

Bruce and Joan, along with Mark and **Jo Redman** of **Redman Watson Inc.**, an interior and residential design firm, created a modern take on the American farmhouse. It looks like a classic country home from the outside, replete with Cape Cod siding.



*Continued on page 148*



  
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The interior is modern and open. It expresses clean lines and an airiness created by the many windows, wider dimensions and light-coloured flooring throughout. The fireplace is the focal point of the living space with its two-by-four-foot porcelain tiles. The rooms are generous, as are the hallways.

Joan, who has a master gardener certification from Dalhousie University, is adding the final touches to the landscape. **OH**



**ABOVE:** This repeated design feature from the front entry of the home is found in a bonus area on the second level and is highlighted on the exterior of the home, under the peak of the gable of the covered rear porch. **RIGHT:** A hand-made crochet throw in the primary bedroom captures the main accent colour in the home. Throughout, furnishings are thoughtfully placed to offer movability for Bruce. **BELOW:** The primary en suite vanity was custom designed and supplied by Exquisite Wood Designs and offers plenty of storage. The counter was supplied by The Old Barn. A curbless shower has a large rainfall shower head at one end and a handheld shower head at the other.



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PROJECT AND PHOTOGRAPHY  
TARA CHATTELL



## Materials

Two 14-inch wood hoops  
4-inch wood disk at least 1/2-inch thick (we used a coaster)  
4-inch wood hoop (we used the inside of a small embroidery hoop)  
Strong adhesive  
72 small screw eyepins, around 10-by-5mm in size  
Six screw eyepins 17mm in size  
Hanging planter chain that includes a hook and connector. Three pieces 6 1/2-inches long. Three pieces 11-inches long. One piece 13 inches, or longer if needed, with a hook at one end and a connector piece at the other (you can cut or piece together sections of chain to obtain the length needed)



Gold spray paint suitable for outdoors  
Strong fishing line  
Wood beads in various sizes (we've used 360 6mm, 360 8mm, 144 10mm, 144 12mm, 144 14mm, 144 16mm and 144 20mm)  
Flameless outdoor candle

## Tools

Pencil  
Tape measure  
Small handsaw  
Four to six clamps  
Small piece of cardstock or paper  
Drill with bits to match the eyepins (if you don't have a drill bit small enough for the 5mm eyepins you can use a dremel rotary tool)  
Bench vise  
Pliers  
Scissors

## How-To

1. Start by cutting a small section from one of your 14-inch hoops, so that it fits inside the other hoop. Apply adhesive around the inside of your larger hoop. Place your cut hoop inside, then clamp the hoops together in multiple spots and allow to dry completely. You will have a thicker, sturdier hoop to work with.



2. Measure the outer circumference of your hoop and divide that number by 36 to determine how far apart each 5mm eyepin will be. Make yourself a small paper template with a few pre-measured sections drawn on it. Use the template to make little marks with a pencil on the surface around your hoop where you'll be attaching the eyepins. You should have 36 equally-spaced pencil marks.



3. Drill small pilot holes at all the pencil marks on the hoop and use pliers to screw in 36 5mm eyepins. These will be for hanging one end of the bead strands. *Continued on page 152*

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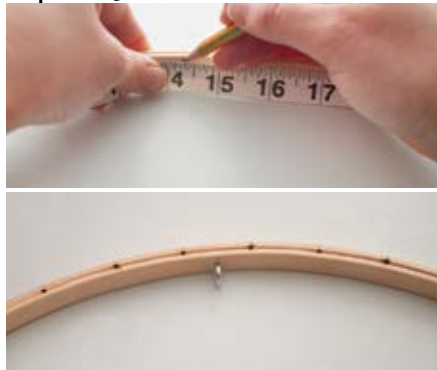


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## projects



**4.** Measure the inside circumference of your hoop and divide that number by three. Mark three equally-spaced spots with your pencil on the inside of the hoop. Place the hoop in a bench vise and drill pilot holes for the larger eyepins at each mark. Screw in three 17mm eyepins. These will be used to attach some chain.

**5.** Now you're going to repeat this process with the wood disk (coaster). Measure the outer circumference of the wood disk and divide that number by 36. Make another paper template with a few pre-measured sections drawn on it and use it to make 36 pencil marks around the edge of the bottom flat surface of the wood disk.

**6.** Drill small pilot holes at all the pencil marks on the surface of the wood disk and use pliers to screw in 36 5mm eyepins. These will be for attaching the other end of the bead strands.

**7.** Using the outer circumference of the wood disk again, divide that number by three and make pencil marks at three equally-spaced spots around the outside of the disk. Place the wood disk in a bench vise and drill pilot holes for the larger eyepins at each mark. Screw in three 17mm eyepins. These will be used to attach some chain that will connect this wood disk to the 14-inch wood hoop.



**8.** With the adhesive, glue the small 4-inch wood hoop to the top surface of the wood disk, clamp them and allow to dry completely. This will be the holder for your flameless candle.

**9.** Coat your completed wood pieces, chain, hook and connector piece with gold spray paint and allow to dry. Once all the pieces are dry you can assemble the frame of your chandelier.

**10.** Hang the longest piece of chain by the hook from something such as a garment rack, shower or curtain rod. This will make it easier to work on your chandelier. Attach the three 11-inch pieces of chain to the connector piece that is at the bottom of your long piece of chain. Using your pliers, attach the other ends of the three 11-inch chains to the larger eyepins on the inside of the wood hoop, making sure that the side with the 36 smaller eyepins is facing down.



**11.** Using your pliers again, attach the three 6 1/2-inch pieces of chain to the three larger eyepins on the inside of the wood hoop. Then, attach the other end of each chain to the three larger eyepins on the outside of the wood disk, making sure that the side with the 36 smaller eyepins is facing down. Your chandelier frame is complete!

**12.** Now you're ready to start stringing some beads. You'll need 36 strands of beads, approximately 14 3/4 inches in length, with the larger beads starting at one end and gradually transitioning through the varying sizes to the smallest beads on the other end. Each strand consists of four 20mm, four 16mm, four 14mm, four 12mm, four 10mm, 10 8mm and 10 6mm beads.



**13.** To make a beaded strand, cut two pieces of fishing line 25-inches long (we're doubling up on the fishing line to make the strands stronger). Put the two pieces of line together and tie a double knot about five inches from the ends. This will leave enough extra line to tie the strand to the chandelier frame once the beads are on. Working from the open ends, separate your pieces of line and string one piece through one of your largest beads and push it all the way down to your knot. Bring the two pieces of line back together and string the remaining beads over both pieces of line until you reach the second-last bead. Separate the line pieces again and string one piece through the last bead and then bring the line pieces back together and tie tightly with another double knot. Stringing them this way prevents the beads from sliding off the line at the ends. Repeat this process until you have 36 beaded strands.

**14.** Tie a beaded strand, beginning at the end with the larger beads, to one of the small eyepins around the bottom of the large wood hoop. Take the other end of the strand, with the smaller beads, and tie it to a small eyepin on the bottom of the wood disk. Repeat this process until all the beaded strands are attached to the frame.



Hang your chandelier in a covered outdoor space and add your flameless candle to the centre. Grab a cold drink, sit and enjoy your beautiful creation! **OH**

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cooking at home

# MANGO COCONUT *Jello*

RECIPE AND PHOTOGRAPHY  
**JENELLE MCCULLOCH**

**HOMEMADE JELLO  
IS A SIMPLE AND  
REWARDING  
SUMMER TREAT!  
THIS MANGO AND  
COCONUT JELLO IS  
MADE USING FRESH  
MANGO PURÉE  
FOR A BRIGHT AND  
FRUITY FLAVOUR.**



## Ingredients

### SERVES 4

3 cups mango juice  
2 packets gelatin or  
4 Tbsp of agar-agar\*  
½ cup mango purée\*\*  
1 cup coconut water  
1-3 Tbsp honey or  
sweetener of choice  
Whipped cream  
for garnish

\*Use agar-agar for a  
vegan-friendly version  
of this recipe. Agar-agar  
does not need to be  
bloomed and can be  
added right into the  
heated juice. Cook for  
5-10 minutes.

\*\*Make your own mango  
purée by blending the  
fruit of one mango.

## Instructions

Bloom the gelatin by  
placing ½ cup of mango  
juice in a bowl and  
sprinkling gelatin on top.  
Wait five minutes until the  
gelatin activates.

In a saucepan over  
medium heat, heat the rest  
of the mango juice, mango  
purée, coconut water and  
honey. Adjust amount of  
sweetener to taste.

Add bloomed gelatin and  
whisk until dissolved.

Pour into four serving  
glasses and let cool in the  
fridge until firm.

When ready to serve top  
with a dollop of whipped  
cream. **OH**

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# At home with



Emily & Elise, Gerbe & Teagan, Irma, Marius, Sacha, Ryan, Gitty and Brandon

PHOTO: SANDY MACKAY

## THE BOTDEN FAMILY

When Irma and Marius Botden moved to The Blue Mountains from the Netherlands in 2001, they brought the Red Prince apple with them. The crunchy, luscious Red Prince is picked in the fall, aged like fine wine, then shipped to stores where it's sold, then enjoyed, from winter to summer. It's one of the many varieties the Botdens grow in their sustainable orchards and process at Blue Mountain Fruit Company, which has one of the most innovative, modern, high-tech fruit processing plants in the world. This family-owned business is a local success story. It was a pleasure for OUR HOMES to visit the family at Irma and Marius's home not far from their orchards.

STORY **GEORGETTE MCCULLOCH**

**OUR HOMES:** You were orchard owners in the Netherlands. Why did you pick Southern Georgian Bay to continue your orchard journey?

**Irma Botden:** In the Netherlands we were in the apple tree nursery business, growing trees for fruit growers. Marius's dad was a nursery man as well and I grew up on a dairy farm. Being around nature and caring for it runs deep in our veins. Southern Georgian Bay was our pick because it has a microclimate that is great for growing apples and is the most concentrated area for the apple industry. We were also able to grow our own trees in this area. Besides this, it's absolutely beautiful here and the schools were good and offered plenty of outdoor activities for our children. We still have to pinch ourselves that we can do what we love in such a gorgeous area.

**OH:** What were the major milestones in your business's success?

**IB:** We started with one block of 100 acres of older trees, which we replaced soon after with new varieties. Since then, we have purchased more land and expanded our varieties. In 2017 we bought Blue Water for storing our apples. We built a new apple packing facility beside the old one in 2020, rebranded and called it Blue Mountain Fruit Company. In the meantime, we continue to expand our orchards to make sure we have the majority of our own apples to pack ourselves as well as pack for other Ontario apple growers. Southern Georgian Bay gives us all the opportunities to do so. We are not the biggest apple packing company but for sure the most advanced in technology.

**OH:** What's special about the Red Prince apple:



**IB:** The Red Prince apple is special to us because we have the rights and own the royalties to sell them to the Canadian market. We designed the logo and did all the marketing for Canada. This apple is special because you are still able to buy a great crunchy local apple from early winter until summer.

**OH:** Tell us about your sustainable growing practices.

**IB:** Our orchards operate using the most up-to-date management practices in order to minimize resource usage per apple produced. With high-efficiency crop protection equipment and drip fertigation systems, our inputs are used as efficiently as possible to produce sustainably-produced, high-quality apples for our customers. We also have a new biodegradable recyclable bag for the Red Prince apples and were the first to launch this technology in Canada. We also expanded our growing operations in Quebec and the Maritime provinces. This provides locally-grown and packed Red Prince apples in these regions.



**OH:** This is a true family-owned business. How are your children involved?

**IB:** We have four children, three are involved in the family business. Our son Gerbe is the orchard manager, daughter Sacha is the production manager at the packing plant and our youngest daughter Gitty is the plant manager. Ferdie, our second son, is a senior agricultural relationship manager at TD Bank. Each child made their own decisions on their career path and we feel very privileged and proud to be their parents. We are



in the process of passing on the business to the next generation.

**OH:** How did you meet Marius?

**IB:** I'm a Dutch girl who loves to party and go out. When we were younger, the bar would be the place to hang out on the weekends. After chatting for a few weekends in a row at the bar, our attraction towards each other grew. We are now happily married for 37 years. With a lot of love and respect for each other you can build anything you want out of life.

**OH:** How do you spend your leisure time?

**IB:** I recently bought an E-bike and now I can bike to the packing plant to take care of the gardens, or bike around this beautiful area. Spending time with our grandchildren is high on our list and so much fun! Canoeing, hiking the Bruce Trail and spending time with all of my kids together for a few relaxing days is always fun. Over the past six years we have celebrated three weddings with a fourth soon and get to again host our relatives from overseas. It has been a



fulfilling and happy time in our lives with fantastic memories.

**OH:** Tell us about your home and why it's special.

**IB:** The home we live in was newly-built by the owner of the orchard we purchased. At first, we were a little resistant about moving to a house not located on the orchard itself, but it turned out to be a great decision. We absolutely love being close to town, yet far enough to enjoy relaxing time on our deck overlooking the Beaver Valley, Georgian Bay and the escarpment. We love hanging out with our neighbours. They are the best and are like family to us. My home is also special because it's big enough to have everyone for sleepovers at Christmas and host a lot of family dinners during the year.

**OH:** Favourite family meal:

**IB:** Probably turkey dinners because it's always on a special occasion or Gourmetten (Racletten), which is a tradition and includes an enormous variety of meat, fish, side dishes and sauces and a lot of laughter and stories because the food is made at the table. Dessert always includes our Red Prince apples either in an apple crumble, apple pie or grilled apple slices with cinnamon and local honey on the barbecue.

**OH:** Favourite Restaurants.

**IB:** Bruce Wine Bar and The Mill Café

**OH:** Shopping Enjoyment

**IB:** Goldsmiths, Thornbury Bakery Café, Riverside Greenhouses and Furbelows. **OH**





finishing touch

PHOTO: JASON HARTOG | SWING: LOGS 4 LEISURE

# Summer SWAYING

Nothing says summer like a porch swing. A place to sip lemonade with family and friends or just relax with a good book. Here are some swings that work for every front porch or patio.



CB2: Brisa Rattan Outdoor Hanging Lounge Chair



CB2: Zora Black Rattan Outdoor Hanging Daybed with White Sunbrella® Cushions



PHOTO: JASON HARTOG | SWING: JAMIE ALTENA

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CB2: Grove Hanging Outdoor Loveseat Swing



PHOTO: SANDY MACKAY | SWING: OSPREY MILLWORKS

FREESTANDING

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TIPII BED: Weatherproof Sunbrella Daybed with Rust-Proof Stand and Waterproof Poncho Cover



ZUO: Bilbao Hanging Chair Grey



HOME HARDWARE: BOND Kittlano 3 Seat Swing - with Shade



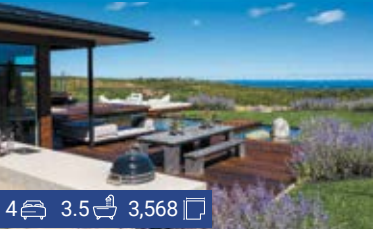
HOME HARDWARE: Pressure Treated A Frame Porch Swing

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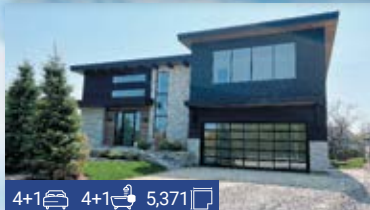
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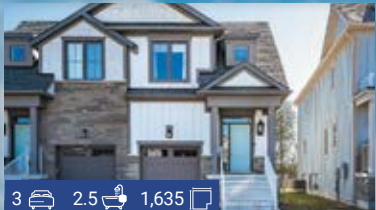
4 3.5 3,568

827083 GREY RD. 40, CLARKSBURG - \$4,995,000  
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4+1 4+1 5,371

124 SALZBURG CRES. BLUE MOUNTAINS - \$2,990,000  
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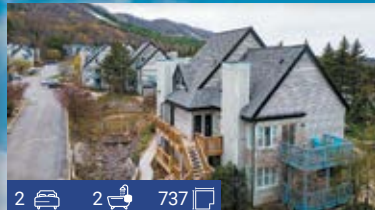
3 2.5 1,635

244 COURTLAND ST. BLUE MOUNTAINS - \$1,050,000  
Windfall, premium lot, backing onto green space, views of the ski hills, garage door entry to house.



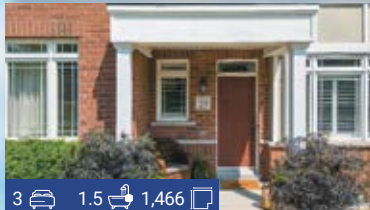
3 1.5 1,574

110 CRAIGLEITH ROAD BLUE MOUNTAINS - \$1,199,900  
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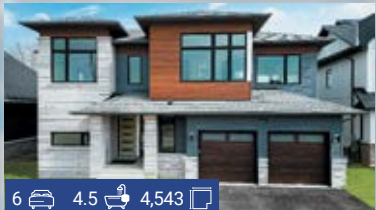
2 2 737

796468 GREY 19 RD. UNIT #116 BLUE MOUNTAINS - \$639,000  
North Creek Resort Turn-key ski in ski out with short term rental investment opportunity. Views of the ski hills.



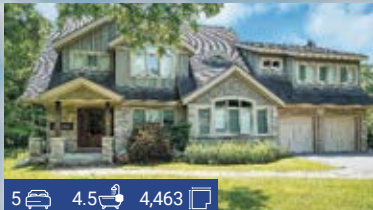
3 1.5 1,466

25 NORTH MAPLE STREET, COLLINGWOOD - \$879,900  
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6 4.5 4,543

174 SPRINGSIDE CRESCENT BLUE MOUNTAINS - \$2,799,000  
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5 4.5 4,463

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110 WYANDOT COURT, BLUE MOUNTAINS - \$1,275,000

110 LENDVAY ALLEY, THE BLUE MOUNTAINS - \$1,068,000



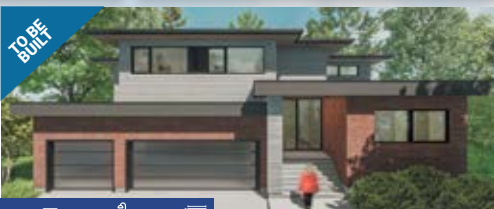
5+1 6+1 6,040

LOT 18 BARTON BOULEVARD - \$3,799,000



4+1 5+1 5,552

LOT 19 BARTON BOULEVARD - \$3,799,000



4+1 5+1 6,181

LOT 20 BARTON BOULEVARD - \$3,849,000



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**VANESSA  
CARROLL**

SALES REPRESENTATIVE  
647.458.9672  
vanessa@lifestylesnorth.com



**FRASER  
MACDONALD**

SALES REPRESENTATIVE  
416.723.8855  
fraser@lifestylesnorth.com



**TODD  
VAN**

SALES REPRESENTATIVE  
705-816-0349  
todd@lifestylesnorth.com

**STEVE SIMON**

SALES REPRESENTATIVE, TEAM LEAD  
705.994.2353 steve@lifestylesnorth.com

**MARLA SIMON**

SALES REPRESENTATIVE, TEAM LEAD  
705.994.2595 marla@lifestylesnorth.com

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