

MODERN *Love*

DAVID SMALL RAISES THE BAR ON HOME DESIGN.

STORY GINA MAKKAR | PHOTOGRAPHY SANDY MACKAY



Older neighborhoods are known for their meandering streets, lush, mature landscapes and charming, one-of-a-kind character homes. While it might seem like a new modern build would look out of place, an older neighbourhood's diversity is the perfect backdrop to make a statement with contemporary design.



The open staircase is a dramatic focal point. **LEFT:** The exterior materials were thoughtfully selected to anchor the home to its surroundings. **BELOW:** The great room and kitchen function as one big living space. **OPPOSITE:** Oversize windows bring the outdoors in.



A recent Port Credit project by **David Small** of **David Small Designs** and builders **Joel Atkinson** and **Mike Murray** of **Profile Custom Homes** illustrates how a modern build can successfully connect to its lakeside neighbourhood.

"It was exciting to take all the modern, super-functional approaches to a 50 ft. lot in one of the best neighbourhoods in Mississauga and see what we could do with it," says David. With most of the lots in the area valued at \$1.3 million, zoning for the property allowed the home on this lot to be pulled forward to achieve modest lake views.

The home's facade connects to its surroundings with horizontal features, like an integrated stone planter and modern address wall. "Materials are deployed in an extremely horizontal manner, with gravity pushing onto the house and attaching it to the lot and anchoring it to the neighbourhood," David explains. *Continued on page 51*

feature



ABOVE: The modern, streamlined kitchen brims with amenities. **TOP LEFT:** The dining room is centrally located on the main floor. **BOTTOM LEFT:** Simple but effective, appliances are integrated to maintain the clean look. **LEFT:** A multifunction area serves as a desk or extra counter space for serving.

A simple solid-core, mid-century-modern-style door opens to the entry. The home was strategically designed to maximize efficiency, with access to the closet, powder room and office right off the entrance. “It really takes care of business early before you get into the house,” says David.

To pull things forward, the design incorporates L-shaped corners to achieve the

coveted lake views. “The key attribute in this neighbourhood is the lake, and almost no one gets a lake view,” says David.

The L-shape created the perfect alcove for the office, with floor-to-ceiling windows and a view to the water. Siding used on the exterior is incorporated in a feature wall to blur the boundaries between indoors and out.

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LEFT: Warm walnut on the ceiling and platform bed helps blur the lines between indoors and out. **BELOW:** All the closets in the home are outfitted with beautiful built-ins. **BOTTOM LEFT:** A frosted glass door to the water closet slides closed for privacy. **BOTTOM RIGHT:** The wood vanity adds warmth to the fresh, spa-like en suite.



Pulling the home forward on the lot allowed for a water view from the office. **TOP:** The upper level family room extends the main-floor living space.

The entry spills to the dining room, a design feature that creates visual interest up front without having to travel a long, narrow hallway before really experiencing the home. The staircase by **mrail Modern Stairs** is located between the entry and the dining room and is designed to eliminate visual barriers. Like a modern sculpture, it's a focal point, with glass panels and cantilevered stairs that seem to float upward.

The back of the home features an open-concept great room, kitchen and dining area. Open to above at 14 feet, the great room's corner windows emphasize the height. A linear fireplace from **Distinctive Fires** is complemented by a floor-to-ceiling walnut surround to add warmth and anchor the room to similar elements throughout.

Different ceiling treatments help delineate each individual space. Double glass sliding doors by the eat-in dining area look out onto the covered back porch, a space that can accommodate dining, lounging and barbecues.

The spacious kitchen is clean and minimalist, with premium, custom cabinetry from **Diligence Interiors**. The streamlined look marries sleek, white lower cabinetry and dark upper cabinets for contrast. Simple white counters and backsplash maintain the clean, crisp feel. A servery just off the kitchen blends seamlessly with adjoining areas. A nook with an integrated desk creates a multifunctional space that can be used for writing or a place to stack dishes on the way to the dining room.

The long mudroom with access to the garage was thoughtfully laid out, with cubbies and storage to the left of the door, helping to contain the mess of daily living. Additional closets and laundry facilities were placed closer to the door to the home's living area. *Continued on page 54*





In the lower level, a polished concrete floor is simple but striking. A guest room, three-piece bath, large storage room and recreational space extend the upper level living space.

Upstairs, the large family room with plenty of windows offers optimal views. A tray ceiling with shiplap treatment is a subtle nod to a nautical theme. A pocket door separates the family room area and the bedrooms, providing privacy and defining the family room as an extension of other living spaces in the home.

No square footage is wasted in the bedroom wing, where a small landing leads the way to the bedrooms. “It’s all about positioning rooms and minimizing hallways,” says David. In the master, a modern, floating bed was crafted from the same walnut as the fireplace surround. The shiplap ceiling treatment maintains the indoor-outdoor flavour.

In the en suite a sliding frosted glass door separates the commode and shower area and lends a spa-like feel.

Three other bedrooms all boast en suites and walk-in closets. The team at David Small

Designs dreamt up and executed the interior design elements from start to finish. It’s a home with no compromises, with everything thought out, from the bed placement to the views.

James Hodgins, founder of boutique realty company **Hodgins Realty Group Inc., Brokerage**, compares owning this original David Small collection home to owning a fine piece of art.

“The creative design genius of David Small has become recognized as a monetized luxury brand. Whoever most fortunately buys this home will enjoy the double benefit of owning not only their lifestyle dream home but also the first publicly offered ‘proof of concept’ David Small original design/build,” says James. “Knowing David personally pored over every detail of both the design and construction elevates this home well above other homes of potential comparison.”

With a thoughtful approach, a modern build can be the new kid on the block but still play nicely with the character on the street. The proof is in the result. **OH**



LEFT: Plenty of storage was incorporated in the mudroom. **ABOVE:** The mudroom shares space with the main floor laundry room. **TOP:** A Jack-and-Jill bath connects two of the upper level bedrooms.



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