

IN WITH THE NEW

When Tanya and Justin Bischoff's son Jack was just two-and-a-half years old, he was dressed up in a construction outfit trying to be just like everyone else on the job site of his future home: carrying bricks, hammering with his toy hammer and generally trying to pitch in. *Continued on page 26*

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STYLING **KATHRYN KIRK**

Mod, clean-lined furniture and a live-edge table, plus carefully selected area rugs in pops of red, help define different spaces in this open-concept living and dining area.

feature

Now, at four, Jack's home is finished. The modern renovation and addition to an old home in Uptown Waterloo needs nothing but a one-room update – instead of a guest room, the third bedroom will soon become a nursery for Jack's younger sibling.

But it has come a long way.

"We bought it on a whim," says Justin.

Paul Ballantyne from **RE/MAX Twin City Realty Inc.** had suggested they investigate the property, so they had driven by it, but written it off from the outside. But something kept bringing them back to the listing and they continued to look at it, so they finally went to take a more thorough look.

They knew they would never find a lot of this size in such a great location again. "We moved from the suburbs but we actually have a bigger property here," laughs Tanya.

But that didn't mean it was an easy decision – nobody but raccoons had lived in the home for a few years. It was overgrown and in total disrepair and needed a complete overhaul.

"When you buy something like this, you're buying a hornet's nest," says Justin. "You have no idea what's inside." Many friends and family helped build this dream home. "We're lucky to know a lot of people in the industry," he says.



"We wanted to keep the old charm and then make it new with all the comforts of a new home."

This kitchen was designed by Kitchen Concepts By Martha Beckermann, who nailed the homeowners' desire for a modern, bright space that works for real life. **BELOW:** Homeowners Justin and Tanya Bischoff are thrilled they took a chance on this home.

TOP LEFT: This old home got a facelift, not a complete overhaul. The homeowners wanted to maintain a similar style to the rest of their neighbourhood. **MIDDLE LEFT:** At the back of the yard, a new garage grounds the space and provides lots of storage and working space. **LEFT:** The freshly sandblasted brick wall is a feature in this media space off the open-concept kitchen.

It was important to Tanya and Justin to balance the old home with their new addition. "We wanted to keep the old charm and then make it new with all the comforts of a new home," says Justin.

Once they had established what they wanted to accomplish, the couple had to tackle the original home's foundation before adding to it. Next, they were able to sandblast all of the brick, some of which is visible from the street, while other walls are now character features inside the home.

When the shell of the home had been fixed and was stable, the Bischoffs called contractor **Derek O'Malley** of **O'Malley Homes**. He had renovated his own home of the same era not too far away so he was familiar with the problems he faced and was ready for everything. He helped them achieve the modern and sleek style they were after.

Tara Ballantyne Interior Design helped design the home's layout. *Continued on page 28*

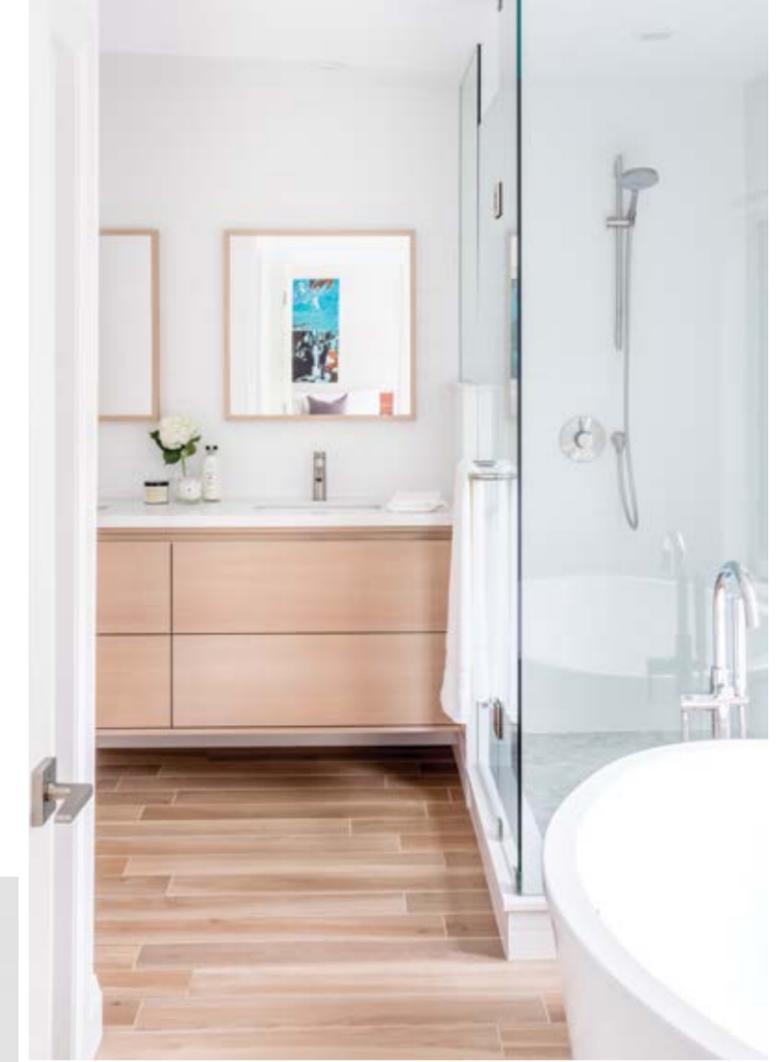




Justin's aunt, Martha Beckermann, owns one of Kitchener's oldest kitchen design businesses, **Kitchen Concepts by Martha Beckermann**. She was thrilled to have been part of this modern design project. She helped Justin and Tanya piece together their gorgeous white kitchen, from subtly textured white Caesar Stone countertops in Statuario Nuvo (from Custom Granite) to beautifully crafted glossy-white cabinets. Three reflective copper pendant lights top off the look.

The kitchen is also Tanya's favourite space in the home. She loves to cook, and in addition to getting to use such a beautiful kitchen, she also has the luxury of looking out into her fantastic backyard when she's working there.

It's the neighbourhood that really sells everything for her, though. "You have this amazing home space but you can look out the window and see Uptown Waterloo," she says. "I love being able to walk to get groceries and coffee." Plus, her new neighbours have welcomed her and her family with open arms. *Continued on page 30*



From there, to help with finishing the space, from picking just the right white to accessorizing, the Bischoffs called designer **Katie Kirk** from **Kathryn Kirk Design**. She helped them pull everything together for cohesive style, and they say she was integral to the design process.

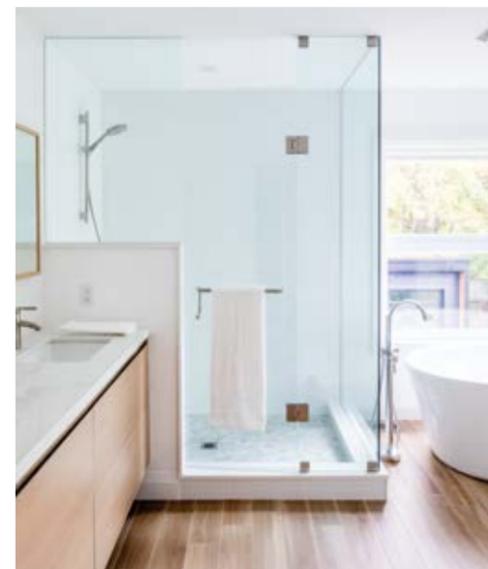
Next, she's using her expertise and design flair to transform the spare bedroom into a calm, serene nursery space.

As for Katie, she says the Bischoffs made her job easy. "They're very much into design and have a great sense of style," she says.

They replaced all of their windows and exterior doors with sleek new picks from **Golden Windows Limited**. They selected new interior doors from **Northfield Trim & Door Inc.** and installed all new hardwood floors and tiles with help from **The Carpet Store**.



TOP LEFT: Designer Katie Kirk helped the Bischoffs choose "just the right white" for their home. They say they couldn't have pulled their design together without her. **TOP RIGHT:** This powder room on the main floor is bright and white with small hits of rustic and wood for interest, including an antler hook for the hand towel. **RIGHT:** The upstairs laundry is centrally located and convenient.



LEFT: The antler chandelier in the master bedroom came from a restaurant that was closing. Justin painted it blue himself for a pop of colour. **TOP & ABOVE:** The master bath, featuring a glass shower, white tub and floating vanity, leads through to a walk-in closet.



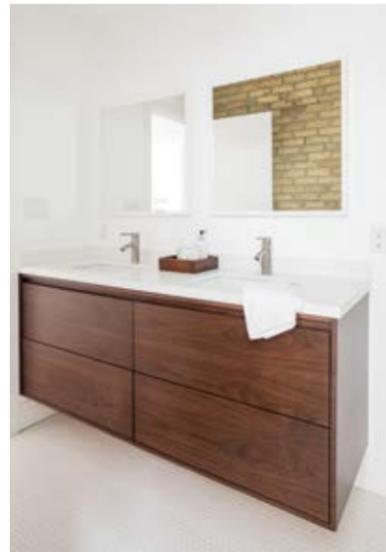
"The bigger the tassels, the better," says designer Katie Kirk of the throw in this serene spare bedroom.

Outside, at the back of their deep yard, Justin built his dream garage. He and Tanya jokingly call it "the condo." Next year, they'll build a deck off the back of the house and their yard will be finished. **Rosco Landscaping** took care of the landscaping and finishing touches around the home.

This recent reno is just one example of how homeowners are reviving old homes in Uptown Waterloo. The Bischoffs have truly made it their own without sacrificing the most beautiful and interesting parts of the original home and they have inspired others in their neighbourhood to tackle large-scale updates, too. **OH**

SOURCE GUIDE

- Brant Custom Cabinets • Galt Wood Co. • Golden Windows • Hallman & Dittmer Heating and Air Conditioning Inc. • Kathryn Kirk Design • Kitchen Concepts by Martha Beckermann • KW Blinds • Northfield Trim & Door Inc. • O'Malley Homes • Paul Ballantyne RE/MAX Twin City Realty Inc. • Pine Creek Cabinets • POP Construction Ltd. • Pristine Paint & Decorating Inc. • Rosco Landscaping • Tara Ballantyne Interior Design • The Carpet Store



ABOVE: A floating vanity in the upstairs bath maintains clean lines. The original brick wall adds visual interest. **RIGHT:** Four-year-old Jack's bedroom is simple and clean in white with lots of fun, woodland creatures to keep him company.



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