

Great HEIGHTS

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

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



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



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

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



Natalie Kurjancic



Geoff Joseph

WWT

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

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

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



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



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



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



Mark Doyle



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

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

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

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

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

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



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

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

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

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



Julia, Jacob and Geoff.

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

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

INTERIORS BY NATALIE

NATALIE KURJANCIC Interior Decorator
905.745.1074 @interiors_by_natalie
nataliekurjancic@yahoo.com
HAMILTON & SURROUNDING AREAS



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