



LEFT: Much attention was paid to positioning this Nottawa home and ensuring leafy and evergreen trees were kept to allow for privacy. A deck on the west side of the house runs the length of the house and a stone patio has an impressive fire table with Muskoka chairs for the whole family. **ABOVE:** The front elevation of the house has timber detailing and stone skirting. **TOP RIGHT:** Evan Reid stands with his clients and parents, Robert and Kathy Reid, along with Angus, the couple's friendly dog.



LOCAL instinct

STORY **LAURA CONNING** | STYLING **SARA MARTIN**
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It's not just to play on his name that **Evan Reid** dubbed his business **Evolution Custom Building**. He is part of an up-and-coming generation of Southern Georgian Bay builders.

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The 30-something's three-year-old business is an instinctive evolution of his 13 years working for Paul Rogers at **Valleyview Construction**. Over time, Evan obtained his licenses as a contractor and carpenter. "Thirteen years with Valleyview gave me all kinds of experience working on projects from start to finish. It was the natural move to go out on my own."

Evan was raised in Collingwood. Alongside his sisters, brother and parents, Evan loves the mountains. Skiing and snowboarding are a natural part of his life, and, luckily for Evan, sometimes coincide with quieter times in his building cycle. He and his wife, Collingwood naturopathic doctor Kendra Reid, welcomed son Finley in the past year.

Evan started on his own renovation projects three years ago using his project management skills and relationships with local tradespeople. "It's easy to have good relationships with trades because everybody I work with is used to working together and getting a lot of pretty wild stuff done," he says.

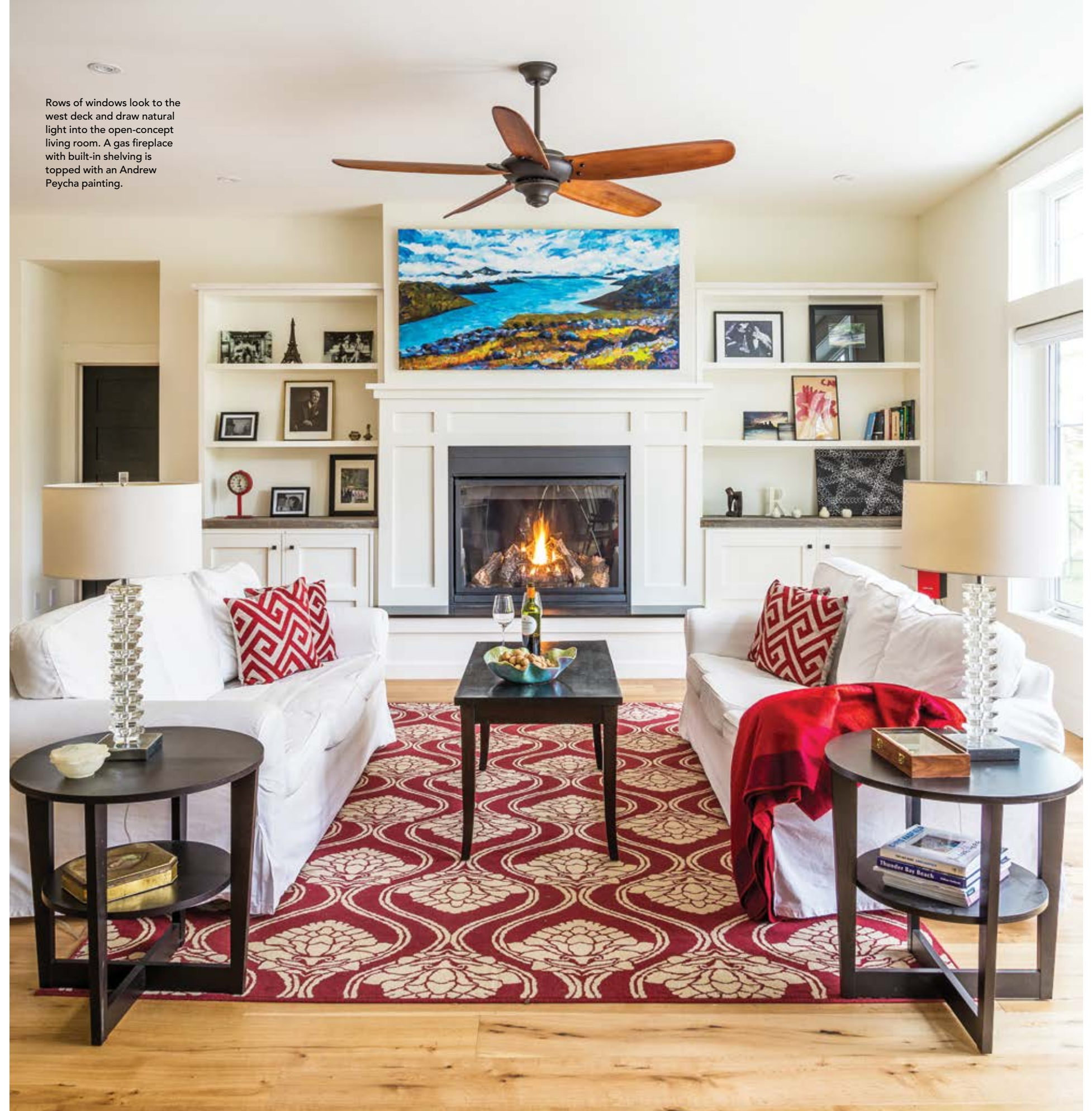
The company's first full build was a home in Nottawa for Evan's parents, Kathy and Robert Reid. For the project, Evan relied on his creative and experienced team of **Ryan Tryhane, Jeremy Shield** and **James Decaires**. "Between all of us we had done all the different things that go into a house on jobs before, but as a new company and being out on our own, you know, it all feels like the first time again," says Evan.

The design process took over a year of careful deliberating to find a final plan that fulfilled all of the couple's wishes. Positioning the home was an important factor. "It was all about the light, and times of the year for morning light and afternoon light. The home was very carefully positioned," Kathy remembers. The family opted for a westward-facing view and a large deck that extends across the entire west side of the home. Surrounded by trees and wild bush, it allows for the perfect amount of natural light. A handful of pine trees were added in one open spot to provide mutual privacy for the homeowners and their neighbours. "We love this," Robert says of the backyard space while standing on the deck, adding, "This turned out better than we ever thought it could." Evan worked with **Clearlite Electrical, Excavating & Haulage** for the excavation and driveway, as well as the home's electrical systems. *Continued on page 121*



TOP: The study at the front of the home is a quiet escape from the open-concept main floor. The room is accessible from both the front foyer and the hall off the garage, using handsome black sliding doors. A high ceiling boarded in black creates intimacy. **ABOVE:** Colourful hooks instead of hangers in the shallow front hall closet make it a practical spot for visitors' coats and shoes as well as a focal point.

Rows of windows look to the west deck and draw natural light into the open-concept living room. A gas fireplace with built-in shelving is topped with an Andrew Peycha painting.





The exterior of the home blends in with its surroundings with grey-green paint and medium wood tone finishes. **Nathan Metus** of **This Stone Home** installed an Erth Coverings stone-veneer skirting. Landscaping was completed by Great Outdoors Landscape & Design.

Inside, the open-concept home is both modern and comfortable. Crisp white features attract the natural light, creating an airy, clean atmosphere. Black accents add modern character against the white, and engineered oak floors from North Country Floors & Home soften the space. “These floors are, I think, one of the best decisions we made in the whole process,” says Kathy. “They’re bulletproof, and they don’t show anything.”

At the entrance of the home (front door by **Cedarport Window & Door Centre Inc.**) is an open, shallow closet with hooks for visitors’ coats rather than hangers and storage space. The shallow space instead offered more room to the master en suite behind the wall. The kitchen, dining and living areas are combined into one bright, open room. The kitchen’s shaker-style cabinets are from **Collingwood Home Hardware Building Centre**. In the living room, a gas fireplace from **Napoleon Home Comfort** has an Evolution-designed and built surround and shelving unit. A hint of barn board in the shelving unit adds rustic charm. *Continued on page 122*

LEFT: A huge kitchen with shaker-style cabinets has great storage. The island doubles as a spot for kitchen prep and casual eating, something that Angus is thinking about as he sits on the engineered-oak, matte-finish floor. **ABOVE:** The view across the dining room table offers a glimpse into the back hall where a guest bedroom and laundry are located. Michael Pocock’s iconic metal tree hangs in the stairwell.

The master bedroom on the south side of the house has a walkout to the deck; on warmer nights the homeowners leave the doors open to enjoy the sounds of the trees rustling in the wind. Bedding from Clarkson's Home Store. Arrangements courtesy of Paperwhite Flowers.



In the large master en suite a pair of vanities, one on each side of the stand-alone tub, gives each of the homeowners their own space. Beautiful tile work in the shower keeps the space bright and airy.

The main floor master suite has a walkout to the deck (window coverings by **Blue Mountain Shades & Shutters Inc.**), as well as large closets and a large en suite (**PipeWorx Plumbing**). One guest room and a main-floor bathroom (tile installed by **Collingwood Tile**) are on the opposite side of the home. An office/den space is tucked off of the front foyer of the home. It's a little escape from the open-concept main area. A sliding barn door keeps the sound from the television inside.

In the main area of the home, Evolution Custom Building created a custom banister with modern lines around the staircase. LEDs were installed to light each step. Lighting was also thoughtfully placed to showcase a large piece of **Michael Pocock's** iron artwork. Paintings by local artists **Andrew Peycha** and **Alison Boyack** hang in the space.

Continued on page 124

2016 MARKET SNAPSHOT - 3rd QUARTER IN REVIEW

OVERVIEW: For residential single family homes and condos, the WESTERN DISTRICT of Southern Georgian Bay continues the over one year trend of a Sellers' market with record low inventory down 8.8% from Q3 2015. 5 years ago, we needed over 12 months to sell all listed inventory, last August it was 5.3 months, now it would take only 2 months. Values are up - Aug '16 surpassed \$148M for residential transactions - and sales are brisk - 57% to 80% of listings sold depending on area. The average price for a home is currently \$365,473, up 8% from a year ago. The majority of sales took place in the \$200,000 to \$350,000 price range but the \$350K-\$1M category went up by 265 sales. The luxury market (\$1M+) went from 36 to 53 sales. Market value remains a moving target, but if Realtors & Buyers deem a property to be even close to realistically priced, the properties are selling, and often in competing offers.

Our focus will be on single family homes and condos in the 3 trading areas in which we have the most experience: Blue Mountains, Collingwood, and the areas of Clearview nearest to Collingwood & Blue. YTD there were 902 listings of which 626 sold - a 69.5% sale to list ratio (was 57% for YTD Q3 '15), and the average property price is currently \$503,385 or about 72% higher than the Western District's average. The average amount of time between listing and selling was 78 days on market (DOM), compared to 94 DOM in 2015.



All data has been gleaned from statistics provided by CREA's MLS system via the Southern Georgian Bay Association of REALTORS® and is believed to be accurate.

Collingwood highlights:

- The high sale of Q3 was a waterfront home in Princeton Shores for \$2,330,000. Worth noting is that the other two high sales were also waterfront homes and both on Georgian Manor Drive, east Collingwood.
- The low sale was an east side small home near the water at \$73,000.
- Q3 (vs Q2): Condos - 18 listed, 20 sold (30 listed, 30 sold); avg DOM 40 (37); avg sale to list price - 99% (98.6%)
- Single Family Homes - 35 listed, 113 sold, (55 listed, 36 sold); avg DOM 40 (31); avg sale to list price - 97% (98.6%)
- The average price for a resale residence in Collingwood was: detached - \$455,342 (\$403,404), condo - \$319,060 (\$281,578).

The Blue Mountains highlights:

- The high sale of Q3 was a waterfront home near Georgian Peaks for \$3,945,000, one of 8 sales over \$1M.
- The low sale was an unrenovated studio condo in Mountain Springs for \$87,000.
- Q3 (vs Q2): Condos - 10 listed, 18 sold (20 listed, 17 sold); avg DOM 89 (164); avg sale to list price - 97.1% (96.7%)
- Single Family Homes - 41 listed, 67 sold (25 listed, 15 sold); avg DOM 65 (80); avg sale to list price - 96.4% (94%)

- The average price for a resale residence in Blue Mountains was: detached - \$601,458 (\$538,582), condo - \$308,750 (\$308,429).

Clearview highlights:

- The high sale of Q3 was a 6,000 SF home on 100 acres near Creemore for \$2.9M, one of 5 sales over \$1M.
- The low sale was a small home on 2 acres near Dunedin for \$257,000.
- Q3 (vs Q2): Single Family Homes - 20 listed, 11 sold (11 listed, 11 sold); avg DOM 95 (105); avg sale to list price - 93.4% (94%)
- The average price for a resale detached residence was \$469,628 (\$366,706).

For a detailed analysis of the property you wish to sell or buy, please contact us at your convenience. We are here to help and to save you time.



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LEFT: Guests have a quiet suite on the main floor on the north side of the home. Bedding supplied by Clerkson's Home Store. **FAR LEFT:** The main-floor laundry is a calm and efficient space tucked behind sliding doors. **BOTTOM LEFT:** Stairs to the lower level are lit by LED lights. The boarded wall and shaker-style custom rails and trim keep the look consistent through the home. **BOTTOM RIGHT:** In the lower-level entertainment area, a dark wood panelled feature wall creates a theatre-feel behind the television.

The lower level houses one son's bedroom and a second guest room, plus a bright entertainment space, complete with black panels behind the television to enhance the movie-watching experience (audio and alarm system by **Huron Alarm**). The home was built to work for the family, which includes their beloved dog Angus and it was also built for entertaining. Kathy and Robert hosted the outdoor wedding of one of their daughters, Kaley, shortly after moving in. The arbour still stands in the backyard. The couple continues to host parties and events in their inviting, open home. The kitchen

is a central destination (appliances via **Macdonald's Brandsource Furniture & Appliances**). "I've never had a kitchen like this in my life, says Kathy. "It's so perfect. I love the windows; I feel like I'm in the trees. This is a great place to hang out and work." Evolution Custom Building brought Kathy and Robert's vision to life with this house. Family can be a tough customer. Kathy jokes, "We say that 'We built our builder,' but it was a professional relationship. He had to sort things out when Rob and I didn't agree on things, and he did a great job." Keep your eye out for Evolution's next design. **OH**





Two heads ARE better than one!
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