

HIGHER *standards*

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New home buyers looking to put down roots in fast-growing Riverside South have a pleasant surprise in store when they stop in for a tour of **HN Homes's** Mayfair model.

The 2,390 sq. ft. single family home from the builder's 35-foot-wide collection impresses from the moment you walk through the front door with its modern aesthetic, luxe finishes and unique design features. But the best part? There's no need to upgrade to get that model home look.

Everything you see in the model – sparkling quartz and granite countertops, rich hardwood floors (**Nino Marte Hardwood Flooring**), soft close hinges and more – have been chosen from the builder's standard selections. HN Homes offers a broad range of choices that would often cost extra with other builders. *Continued on page 34*



ABOVE: The great room embodies the light filled, open, modern space that is seen throughout the Mayfair model. **OPPOSITE:** The beautiful staircase helps to visually define the space and connect the openness of the upper and lower floors. **LEFT:** A sleek linear fireplace with a simple surround is a common element in HN's single family homes.

The difference is immediately noticeable from the curb, with its dramatic mix of darker exterior finishes and natural wood elements that feel custom and high end. Discerning buyers will appreciate unique details like the cedar soffit underside of the porch roof and the rustic feel of the raw timber column that is common to many HN Homes models.

Like all the plans offered by HN Homes, the Mayfair was designed by award-winning **Christopher Simmonds Architect**, whose signature modern touch is evident throughout. “The Mayfair is one of my favourite designs,” says Christopher. “I’m always thinking about the way my family lives, and that was my inspiration for this space. I can picture us living here!”

HN Homes Marketing Coordinator **Vasi Jackson** agrees. “People are drawn to the Mayfair because the space just feels good.”

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The sunlit dining room is part of the open-concept kitchen, extending sightlines and contributing to this home’s gracious sense of space. **OPPOSITE, TOP:** An oversize island provides lots of prep space and a large eating area. Quartz or granite countertops are standard. **BELOW:** Here we can see the impact of expansive windows on the design, permitting maximum light into the sunny space.





Buyers can choose from nine different colours of granite countertops.



“*It really appeals to the way modern families live. It’s a nice blend of styles that feels realistic to buyers,” says Vasi.*

The Mayfair’s tiled (**Euro Tile & Stone**) foyer is spacious and flooded with light from the full pane of glass in the front door, with ample room for a handy bench tucked next to the closet. A generous hallway provides access to the tidy powder room on the left and mudroom to the right, with sightlines through to the home’s main living spaces.

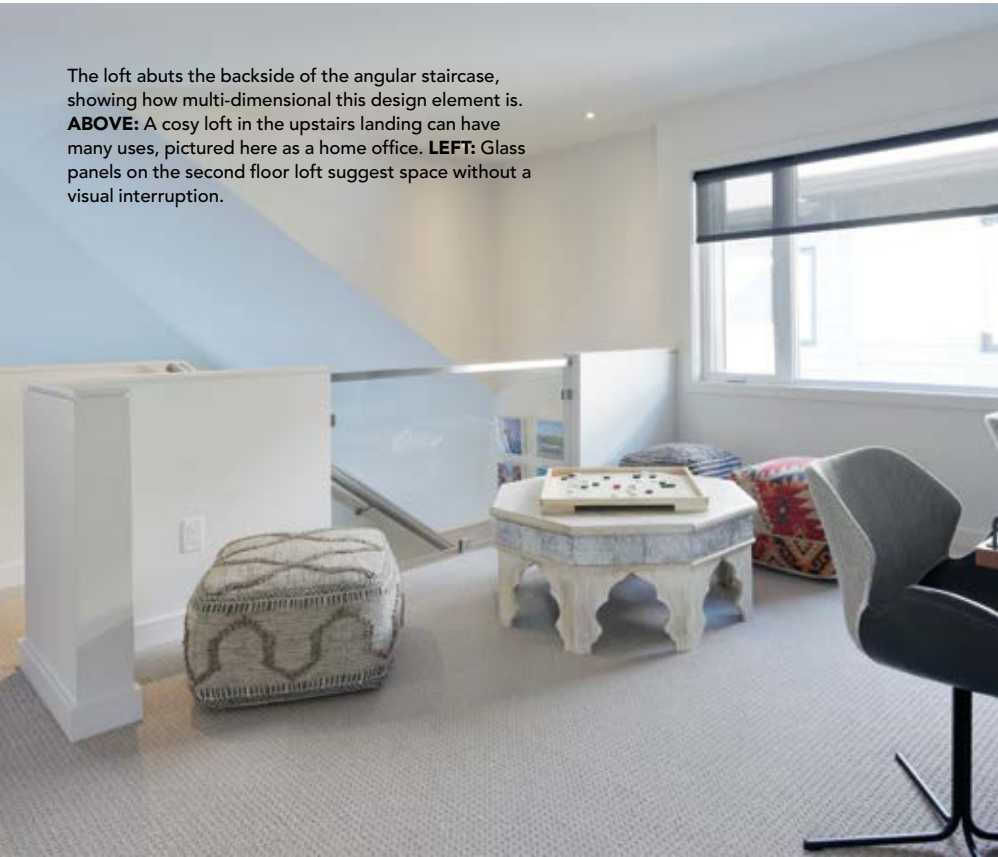
Grounded by a central fireplace (**Harding the Fireplace**), the kitchen and living room lend themselves to the natural flow of family living. The kitchen boasts an oversize island (**Vesta Marble and Granite**) with seating for five, extended 41-inch upper cabinets (**Deslaurier Custom Cabinets**) and LED under-cabinet lighting, all of which are, of course, standard features. Dark stained cabinets and deep grey-toned granite counters complement the lighter shade of oak hardwood

that is carried throughout the main floor.

The adjacent dining area provides a perfect space for family meals and entertaining, with access to the yard through an extra wide sliding door. Chris is known for his use of large windows to bring in abundant natural light, and the Mayfair is no exception. He took advantage of the living room’s vaulted ceiling to add extra height to the window.

Designer Leonhard Vogt selected an eclectic mix of furnishings to create a space that manages to be both contemporary and warm, and ultimately feels extremely livable. The colour palette combines a base of warm neutrals with deep charcoal and green accents. “It’s a nice blend of styles that feels realistic to buyers,” says Vasi. “It shows how they can mix and match what they already have with new pieces to recreate a similar look.”

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The loft abuts the backside of the angular staircase, showing how multi-dimensional this design element is. **ABOVE:** A cosy loft in the upstairs landing can have many uses, pictured here as a home office. **LEFT:** Glass panels on the second floor loft suggest space without a visual interruption.



LEFT: Large windows aren't just for the main floor. All bedrooms feature large windows to usher in as much light as possible. **BOTTOM LEFT:** The secondary bedrooms are sizeable and bright. **BOTTOM RIGHT:** Placing the toilet and shower in a private enclosure in the bathroom makes it easier to share the space.

You can see the loft space upstairs from the living room downstairs. The hardwood staircase (**Ottawa Valley Handrailing Company Ltd.**) is another standard feature that feels like an upgrade, eschewing traditional spindles and railings for a more streamlined approach that incorporates glass panels for a modern, airy feel.

"There is a great visual connection and flow between the spaces in the Mayfair," says Vasi. "It really appeals to the way modern families live."

Upstairs, the Mayfair offers three bedrooms, two baths, and a laundry room in addition to the loft space, which can be converted to an optional fourth bedroom. Neutral carpeting (**Athens Rugs**

Ltd.) is warm and soft underfoot. Like the main floor, the second level is filled with natural light from the many large windows, including those in unexpected places like the transom in the closet of one of the secondary bedrooms.

Coffered ceilings in the master bedroom bring a wow factor to the space. Storage is at the top of many buyers' wish lists, and the Mayfair's master suite doesn't disappoint on that front. A short hallway connecting the sleeping area to the en suite bath is flanked by a pair of closets as well as a niche with handy open shelving, providing a place for everything.

In the en suite, an extra wide vanity with double sinks, quartz countertops, and designer plumbing fixtures (**Moen**) will check a

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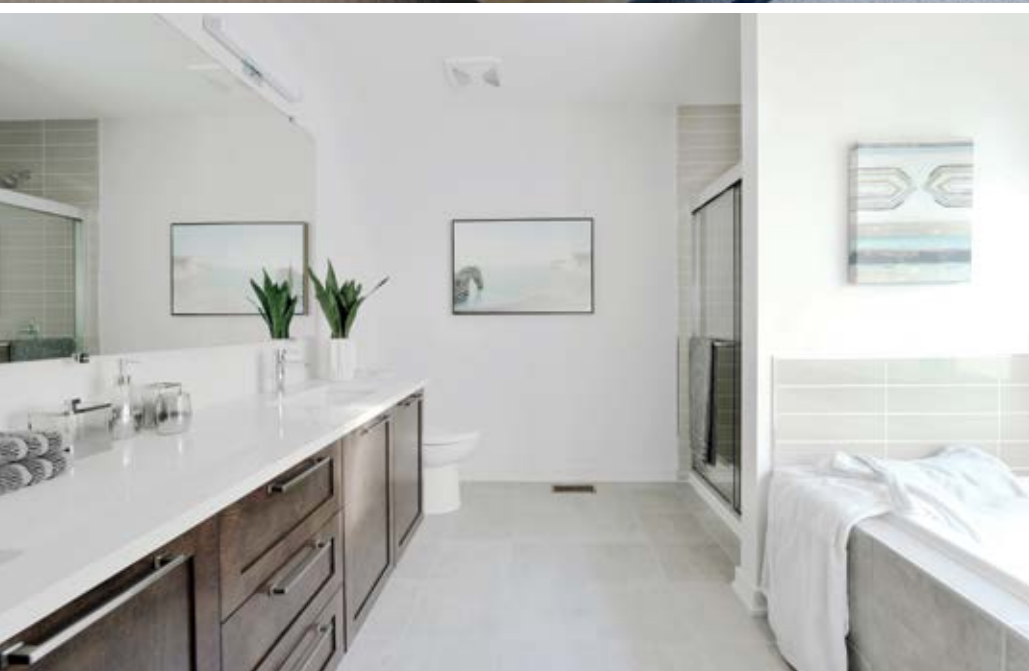


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ABOVE: Coffered ceilings in the master bedroom draw the eye up and add a touch of luxe. **LEFT:** The master en suite features an extra deep soaker tub with wide subway tiles, next to a shower with glass enclosure. **BELOW:** The subtle, neutral colours spread throughout the home are warm and inviting.



few more items off that wish list. There's also a deep soaker tub under a large picture window, and a separate shower to meet everyone's needs.

Conveniently located near the second and third bedrooms, the main bathroom is configured into two distinct zones, with the toilet and tub separated from the vanity space by a door for improved functionality. Next door, the laundry room will easily handle the needs of a busy family

and comes with plenty of cabinets to keep everything handy.

Also included with the Mayfair model at no extra cost is 342 sq. ft. of finished basement space, adding even more living space to this thoughtfully laid out home.

With all the bells and whistles and a thoughtful layout that keeps everyone connected, the lovely Mayfair is bound to be a popular choice for families looking for something special in Riverside South. **OH**

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