

CAPTIVATING THE CAPITAL

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IF THERE'S A HOLY GRAIL IN REAL ESTATE, IT'S THIS: LOCATION. WHILE OTHER CRITERIA WILL VARY DEPENDING ON TRENDS AND PERSONAL TASTES, FIND THE RIGHT LOCATION AND YOU'VE GOT YOURSELF THE REAL DEAL.

This penthouse features a wall of windows with an expansive view of the Rideau Canal.

Because the area offers a million dollar view of TD Place Stadium, the kitchen was designed not to obstruct the windows. With only an L-shaped island and one wall – most of which is taken up by the fridge, microwave, wine fridge and stove top – storage had to be configured in such a way as to make the most of the space available. **BOTTOM:** Potvin Construction designer Pamela Charbonneau and Chantale Charette of Studio 853 Design were tasked with creating a memorable space out of the blank canvas.



Because the condo is highly suitable for entertaining, form must meet functionality: a table pulls out of the kitchen island for additional seating or can be used as a serving table for larger crowds when laying out a spread.

within the owner's requirements to fill its 2,229 square feet with colour and texture.

Ultimately, though, the end game was resale, which meant the space had to be memorable and make an impact on prospective purchasers at some later date, contain all the wow-factor details a condo at this level typically features, and yet not be too specific to any style so that a future owner could still imprint their own style on the property.

Some of the unique challenges facing them was planning out the intricate spaces in order to make them fully functional. While in theory this may sound straightforward enough, the walls of windows throughout the unit and the lack of opportunities for storage complicated matters somewhat.

"Even with a condo of this size, with tons of open space, there was a lack of space for implementing certain things in the design, mostly storage. So we had to be creative in how we incorporated that storage space," Charbonneau says, going on to explain that with only one wall in the kitchen to work with – and keeping in mind the window wall in that area faces the football field of TD Place Stadium – much consideration had to be put into maximizing storage in the space available, without obstructing any views. *Continued on page 32*



Never miss a game with this bird's eye view of TD Place Stadium at Lansdowne Park. **BELOW:** The sharp, clean Lastra profile cupboards create a horizontal line of glossy white, offset by a range hood in an artistic rendering of burnished copper.



The completely revitalized Lansdowne development in The Glebe is one such prime Ottawa location. But add its million-dollar views overlooking both TD Place Stadium and the Rideau Canal, and the result is not only a solid investment, but the kind of prime real estate most of us – especially Redblacks fans – can only dream of.

When the opportunity presented itself to purchase a penthouse on the 21st floor of **Minto's** Rideau at Lansdowne high-rise, one Ottawa resident saw the condominium as not just an investment, but also an entertainment hub for friends and clients to enjoy.

Originally purchased as a shell, the space was essentially a blank canvas that challenged the imaginations and creativity of designer **Pamela Charbonneau** of **Potvin Construction** and **Studio 853 Design's** principal designer **Chantale Charette**. The two were given a wide berth





In the end, the solution was to customize most everything they put into the condo.

As in any dwelling, the heart of this home is the kitchen, with its adjoining living room and dining area. The sharp, clean lines of the Lastra profile cupboards by **Potvin Kitchens & Cabinetry** create a horizontal line of the utmost simplicity, with a glossy finish adding a little lavishness. With its warm palette of wood tones and antiqued copper, the adjoining living room creates a balance. A feature wall of brushed American walnut is buttressed with a column that was specifically built out and clad in an artistic rendering of antiqued copper to recall a fireplace column. This same cladding is found on the range hood over the stovetop, tying the two rooms together.

“There’s not a lot of wall space in the area, so I felt we needed to bring something with an architectural element to it, that would be interesting enough on its own that you didn’t need to bring a lot of other elements to the space,” Charette says. “The overall design is not very complicated, it’s like layers



of different material and that column brings everything together because of the colour palette and because of the texture it brings to the canvas. Everything else is just a backdrop that marries up to that column.”

Charette says she has a tendency to incorporate rectilinear elements in her interior designs, which make even sizeable

spaces feel that much larger. The horizontal lines of the living room, for example, increase the perspective when walking towards the corridor, creating a sense of grandeur and spaciousness. But adding to the grandeur of the room is a reflective ceiling by **Reflexio Concept & Design**, creating a sense of added height. *Continued on page 35*

ABOVE: A column was clad in an artistic rendering of antiqued copper to call to mind a fireplace column. All of the storage space found throughout the condo, including these cupboards, was custom designed and built for the space. **OPPOSITE, TOP:** Walls of windows offer premium views of Ottawa’s landmarks, including the Rideau Canal. **BOTTOM:** Appearing to be inset into the high ceiling, a reflective surface adds grandeur by creating the illusion of added height.



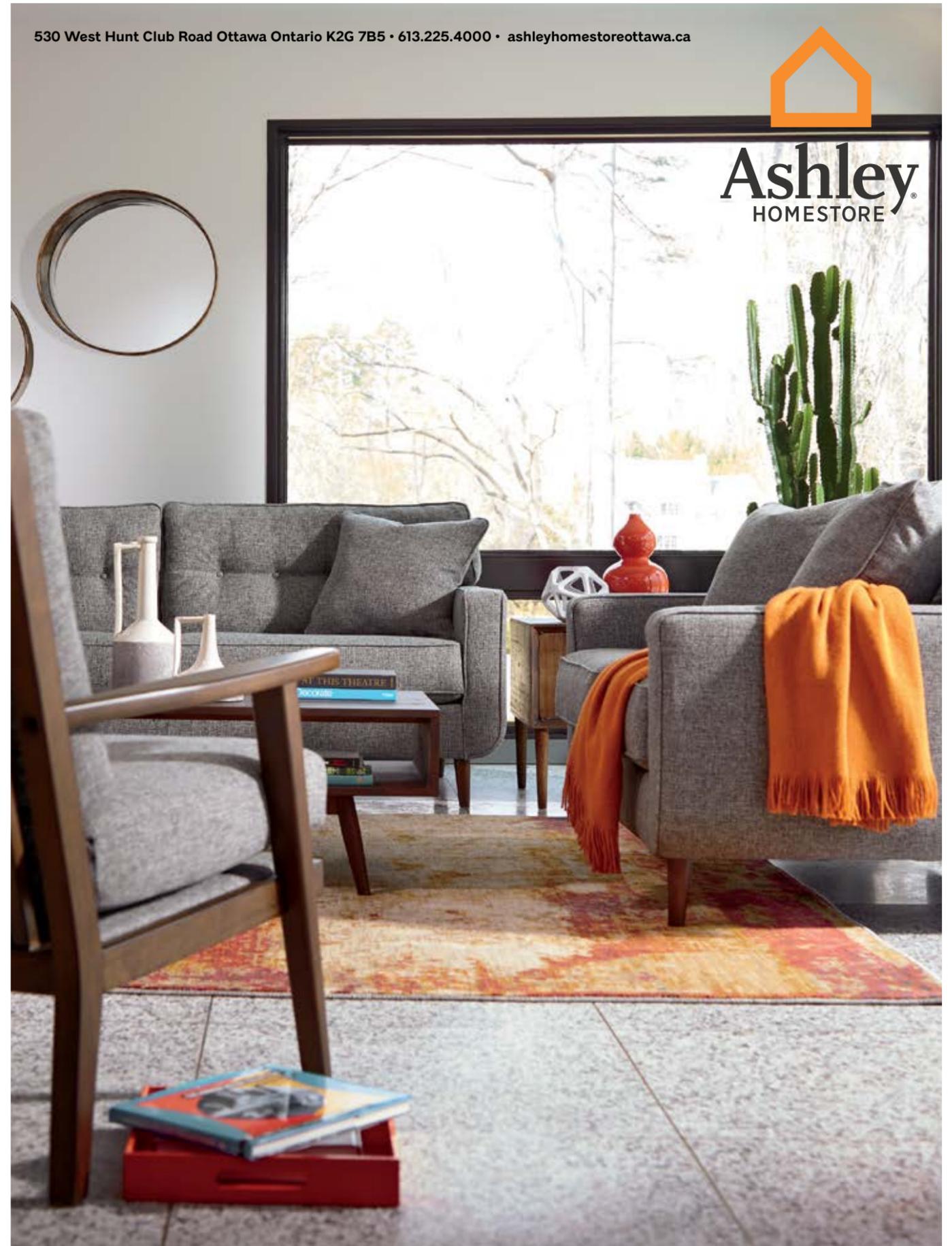
With its subtle palette and soft, lush fabrics (including custom bed covers from **C & M Textiles**, who also supplied all automated shades and custom drapery throughout), the master bedroom offers a calm and serene atmosphere and replicates the ambience of a five-star hotel. Luxurious wall-to-wall carpeting adds softness underfoot and visually warms the room.

A walk-through closet, stretching across the entire width of the room, is located directly behind an interior wall and is accessible from either side of the bed, which features a fabric padded base. In addition to ample storage space, there's presentation shelving for shoes or a collection of fashion accessories and two large benches bookend the space. Large mirrors transform the area into a practical – and haute – dressing room. *Continued on page 36*



TOP LEFT: The vessel tub in the master en suite features its own backdrop of tile to create the impression of a piece of artwork. **ABOVE:** The master bedroom contains a walk-through closet that also doubles as a dressing room, with oversize benches and mirrors located on either side of the space, bracketing the room. **TOP RIGHT:** With a private water closet and oversize step-in shower to one side, the master en suite also contains twin apron sinks that protrude from the floating vanity, custom made for the area. **RIGHT:** The walk-through closet in the master bedroom offers ample storage space as well as presentation shelving. **OPPOSITE, TOP:** A corner window overlooks the Rideau Canal. **BOTTOM:** Everything about the master bedroom speaks to its calm and comforting ambience.





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There's also a second or guest bedroom with its own luxurious en suite but what's unique to this condo – and guaranteed not to be found in any other home – is the game room. But not just any game room. It has a wet bar, large flat screen for viewing the game and a glass bar table flanked by removable barstools. There's also an exclusive, private balcony with a bird's-eye view of all the action at TD Place Stadium.

Having scored a touchdown with their purchase, the owner has decided to move on. The home is currently listed for sale with **Marilyn Wilson Dream Properties Inc., Brokerage.** OH

ABOVE: Few condos offer their own game room: with a million dollar view of Redblacks playing on the field of TD Place Stadium, a wet bar and a private balcony allowing spectators to get even closer to the action, the room also has a clear bar table with removable bar stools for that authentic spectator feel. **LEFT:** The entry to the penthouse condo offers a walk-in coat closet as well as a walk-in pantry, conveniently located close to the kitchen.