



A Muskoka room was added to extend indoors and provide an outdoor retreat for relaxing and entertaining. **BELOW, LEFT:** Skylights allow the light to flow to the patio and the interior of the home. **MIDDLE:** A fireplace warms chilly nights and extends patio living into the fall. **RIGHT:** Though beautiful, the Tudor-style front was swapped in favour of a more modern aesthetic.

ONE STEP AT A TIME

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It's a classic house becoming modern – a Tudor-style home from the 80s adapting to a modern world.

Wendy and Todd Buchanan bought their Mississauga home nine years ago when they moved from an Etobicoke condo. Their new 8,500 sq. ft., four-bedroom home had many Tudor-style hallmarks – dark wood accents, ornate door frames and mantelpieces, a rich palette. “It was a little dated, in my mind,” says Todd. “We lived with the place for six or seven years to figure out what we wanted.”

Instead of a large-scale renovation to remake the home in one sweep, the Buchanans renovated piece by piece, handling some tasks on their own with support from Todd’s cousin, contractor **Matthew Nesbitt**. “There are pros and cons to doing this the way we’re doing it,” admits Todd. “The con is that it takes you several years. The pro is that you can do it the way you want to

do it. You’re less limited by the budget because you’re doing it over years and you are able to learn from every project you complete.”

First on the list was the three-car garage. They brought in **Garage Living** to assist with new flooring, custom cabinetry and new baseboards. The project got the ball rolling on renovating the rest of the home. Selecting and overseeing contractors, Todd and Wendy went to work on the basement, which boasts a home gym with steam room and sauna, a built-in bar, games room, den and almost completed wine cellar.

Todd retrofitted the bar, adding a kegerator, new countertops and lighting. “I tiled and grouted,” says Todd, “changed out all the pot lights, scraped the popcorn ceiling.” *Continued on page 79*





The lower level includes a seating area with a television that slides along the ceiling and swivels so that it can be seen from every vantage point. **ABOVE LEFT:** The bar area was a labour of love crafted by Todd. **ABOVE RIGHT:** The walk-out steps up to the newly renovated backyard.



When the Buchanans began to brainstorm main-floor updates, they felt it was time to bring in professional help. “We knew when we had structural stuff, we obviously needed a contractor,” says Wendy.

They worked with project designer **Darren Sanger-Smith** of **Structured Creations**, and brought in **Whitehall Homes & Construction** for the contracting.

“Nice home, beautiful layout,” recalls Whitehall President **Dave Farris**. “We were brought in by the project designer, and presented how we operated, and at the end of the day, we were lucky enough to win the project. I think that had a lot to do with our process: the scheduling, setting and delivering expectations, transparency. Then it was back to the project designer to finish up the details and get us a permit.”

For the next 18 months, it was a life of scaffolds and excavations as Wendy and Todd watched their main floor and backyard transform. “The main catalyst for the large project was to fix the flow to the backyard,” says Todd. “We found it difficult to use the backyard as the access was not convenient, and quickly realized if we were going to really fix it we needed to move the walkout from the basement and add a patio that became a new living area.” *Continued on page 80*

TOP LEFT: It's easy to stay motivated with a fully-equipped lower-level gym. **TOP RIGHT:** The sauna is a great way to relax the stresses away. **LEFT:** The steam room and sauna are both conveniently located in the gym area.



The new patio is the picture of luxury. A seating area, complete with a fireplace and television, is safe from the elements beneath a roof with skylights. Landscaping by **Seferian Design Group** and **Your Contractors** enhanced the yard with hornbeams, yews, and junipers and added splashes of colour with geraniums and lilies. A new driveway, stone pillars, automated gate and landscape lighting by **Deltech Electric** complete the look.

Canadian Sound automated the house, installing a system that controls heat, air conditioning, the audiovisual network and security system. It also controls retractable screens that keep the patio area insect-free, and keeps the Buchanans' Yorkshire Terriers, Duke and Daisy, from getting into too much trouble in the yard.

Inside, a single space encompasses both kitchen and sitting room. "I think one of my favourite things was watching the kitchen/sitting room develop," says Farris. "I think Todd and Wendy were really concerned about that appearing or feeling as though it was one room, yet having a couple of functional areas, having a sitting area that didn't feel like it was right next to a sink. Previously, it was quite separate from one another, narrow passages and sunken floor. We opened it up."

"We love this space," says Wendy. "We spend probably 80 per cent of our waking hours in this room." In the kitchen, the island is topped with black leathered granite from Ciot – a favourite of the Buchanans. White cabinets by **Top Notch Cabinets** hide treasures like a slide-out knife block and spice drawer. *Continued on page 82*



TOP LEFT: The spacious new kitchen is the picture of modern convenience with plenty of storage and integrated appliances. **TOP RIGHT:** An island topped with leathered granite is large enough to comfortably host a casual get-together. **LEFT:** A back hallway connects the new living space to the powder room and laundry room.



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The sitting room area has a connected but separate feel. Decorated with new furnishings, the grey Minotti 14-foot sofa, black leather armchair and ottoman were the starting point. Coffered ceilings line up with the room's fixtures, including a gleaming marble hearth in grey and black by **Ontario Hearth Fireplaces**. A custom barn door and a glass pocket door keep the pups at bay. The space is set off by coffee-coloured hardwood by **Exotic Woods Inc.** *Continued on page 84*

TOP: Millwork, a coffered ceiling, a built-in bookcase and a roaring fireplace are just a few of the details in the new sitting room.

A drawer opens to reveal a custom step that allows Duke and Daisy to climb up to the window seat.





Next, the Buchanans will tackle the dining room and home office, updating the Victorian touches in favour of a more modern look. The second floor will also be redone – likely, Wendy says, with the help of a designer.

“We’re not quite ready for that yet,” laughs Wendy. “Another six months, maybe. But we’re excited to see the change, because we’re so happy with this part.”

With neighbouring houses undergoing similar renovations, the Buchanans are pleased with their methodical approach. One thing at a time for their treasured house, as they gradually craft it into their perfect home. **OH**

A sliding door closes off the sitting room from the front of the home when desired, but can also stay open while containing the family pups with a custom glass pocket door.



ABOVE: Custom furnishings and accessories were kept light and bright, and help complete the space. **RIGHT:** The powder room is centrally located for easy access to the outdoors.



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