

Carefully thought out details, such as the frosted glass door separating the kitchen from the laundry, are what set this open-concept living space – and the rest of this home – apart from others in the neighbourhood.

GLASS HOUSE

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When two people whose families are experts in building and working on homes come together to build their own first home as a couple, beautiful things are bound to happen.

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Such is the case with **Mike Welton**, whose family owns **Sunvale Homes**, and Meghan Barber, whose family owns Barber Glass (and who is also a sales representative with Guelph's Eve Claxton Realty). At just 25 years old, these two already know a lot about homes and design – and when they got stuck, they turned to their nearest experts: their families.

The pair recently built a living model for Sunvale Homes (Waterloo Region Homebuilders' Association's homebuilder of the year for 2016) in Waterloo's **Woolwich Estates**. The 2,408 sq. ft. home was built to show local customers how they could build a customizable modern home at an obtainable entry price. "It is a product of collaboration of design inspiration from two families with deep roots in the building industry," says Mike. He and Meghan built the home together and each say they learned a lot along the way.

"We are a couple that have a passion for design, building and the housing market," says Meghan. Their complementary skill sets are what helped shape this home and make it so special.

The layout of this particular model was inspired by a home designed by David Small Design in Oakville. Mike oversaw that high-end custom build and was moved to start sketching out his own modern layout with Meghan.

Many of the features in this home are a bit different, and they come together cohesively to form a beautiful finished product. This is Sunvale Homes' most modern build yet and it has been a hit with visitors. "People really like the modern look," says Mike.

The pair purchased their windows and doors from **Golden Windows Limited**. Their flooring, from their brushed oak engineered hardwood to their tiles and carpets, was all purchased through **Sarmazian Bros. Ltd.**

Upstairs, the home has one family bathroom and two secondary bedrooms, one of which Mike and Meghan use as an office, an open-to-below media space, and a grand master suite with a gorgeous en suite bathroom. *Continued on page 46*

TOP LEFT: The new modern build in Woolwich Estates from the exterior. **LEFT:** Homeowners Meghan Barber and Mike Welton custom-designed this home together. They're currently working on a new design for their next home.



LEFT: Waterfall leathered granite creates a frame around the kitchen island, which looks out to the main floor living room. **MIDDLE LEFT:** Fireplaces on both the main and top floor keep the home cosy in winter. **BOTTOM LEFT:** The laundry room is tucked behind the kitchen. **BELOW:** The dining table and art from Barber Gallery were carefully selected in keeping with the cohesive colour scheme on the main floor.



"Lots of people comment on the corner windows and how much natural light comes in through them."

Bright art adds a cheery welcome to the top of the stairs while simpler details, such as the ledge shelf and tall mirrors, let the space speak for itself.

This five-foot wide pivoting wood door was inspired by a door Meghan saw in a restaurant.

The five-foot wide pivoting wood door leading into the master, rather than standard double doors, is a special feature the couple came up with together. Meghan had been inspired by a door she saw in a restaurant, and later photos on Pinterest when she had been scoping out door options for the master bath (which has an equally beautiful sliding barn door) and asked Mike to build the pivoting door. He used reclaimed barn board from Century Wood Products in Marsville and made the design work with the space.

Both the media room and the master bedroom walk out onto top-floor balconies with enough room for sitting areas. They look out over the new neighbourhood in Woolwich Estates.

However, it's the main floor living space, where Meghan and Mike tend to spend most of their time. This room also walks out to a patio, which leads into the backyard.

The kitchen cabinets were built by Barzotti Woodworking Ltd. in Guelph and the leathered granite countertops were purchased through Graniteworx.

It's the windows and glass elements in the home that really make a statement, though. "Lots of people comment on the corner windows and how much natural light comes in through them," says Meghan.

Similarly, Barber Glass not only created the frameless structural glass railings on the floating staircase, which is the first thing you

see when you walk in the front door, but they also installed the master bedroom fireplace, master bath doors, the sliding glass door that separates the kitchen from the laundry room and the range hood and kitchen backsplash, not to mention furniture like a bench in the foyer and the night stands in the master bedroom.

Needless to say, Barber Glass played an integral part in pulling this beautiful home together. Established in 1883, the company has deep roots in working with glass, but they're always trying new designs. Its sister company Barber Gallery is an art, framing and furniture business alongside the glass operation. Most of the art in Meghan and Mike's home comes from Barber Gallery, as does their dining table, buffet and chairs and the stools at their island.

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TOP: An open alcove has been transformed into a cosy media nook. Behind the sofa, the space walks out to a small balcony. **LEFT:** Meghan and Mike currently use one of the bedrooms as a home office. **ABOVE:** Glass railings from Barber Glass keep the top floor feeling wide open and airy.



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“They definitely came up with some remarkable concepts for the glass, furniture and art products and the house in general,” says Mike. On the other hand, he says he owes his design inspiration to his own parents. Mike has watched them design and build homes for his entire life.

Meghan’s in-depth knowledge of real estate comes from years of working with designers, builders and architects through Barber Glass, and more recently as a sales representative with Eve Claxton Realty in Guelph.

Working and living with Mike has given her an inside look at costing as well, so she can accurately price and list properties for sale – which will come in handy this spring, when she and Mike list this modern build for sale and move to another home nearby. The couple is currently drawing up concepts for their new build and are trying to come up with more innovative ideas to differentiate it from other homes, just as they have with this model.

Next up, Sunvale Homes will be developing some detached homes in Durham region, although they are hoping to procure more lots in Orangeville and Waterloo soon. “We don’t buy anything that isn’t a good location,” says Mike. His own home is a testament to that. **OH**

TOP: A sliding barn door divides the master bedroom from the large en suite. **LEFT:** The master bedroom was made for relaxing – no matter who you are.

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