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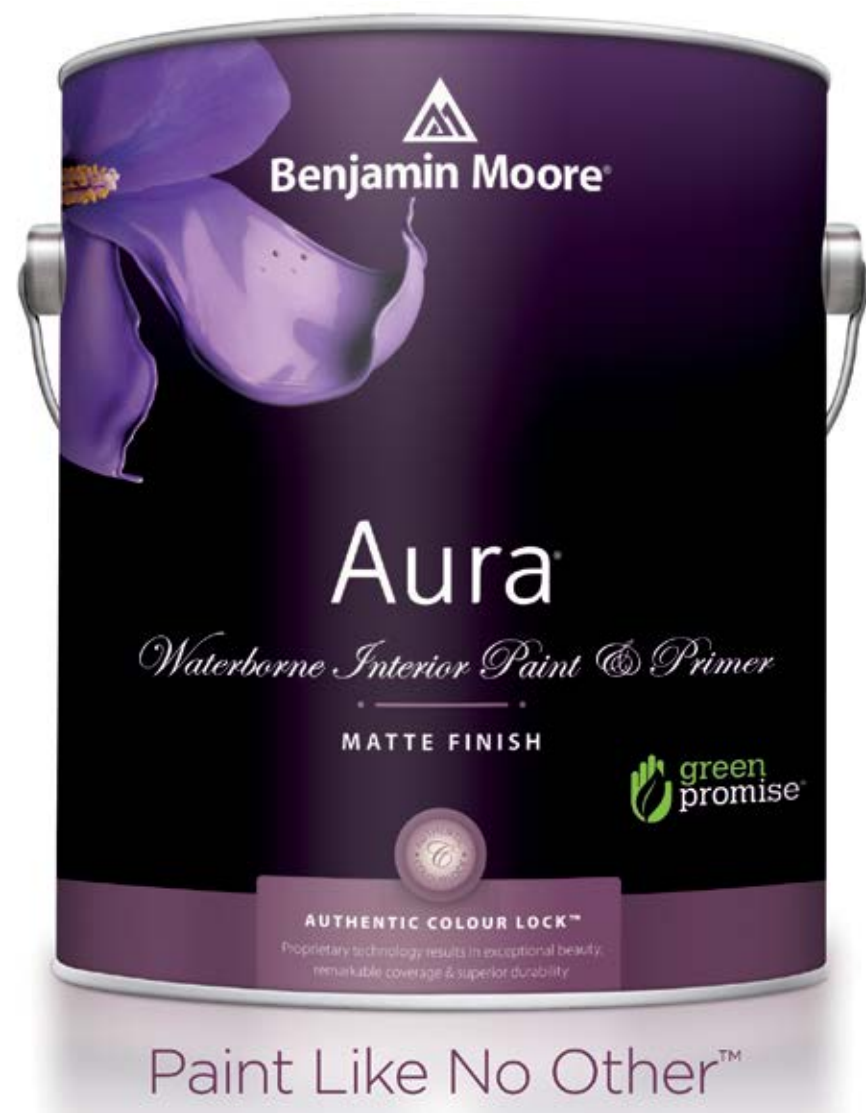
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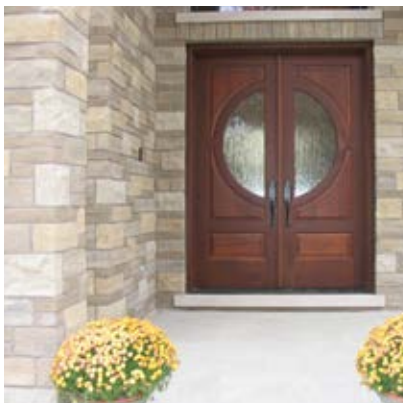
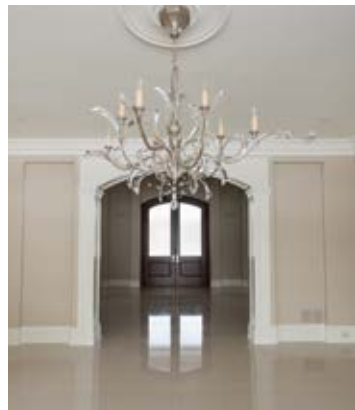
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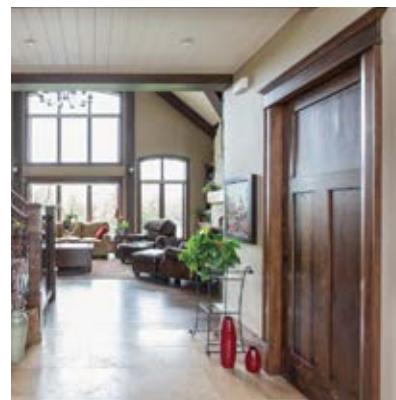
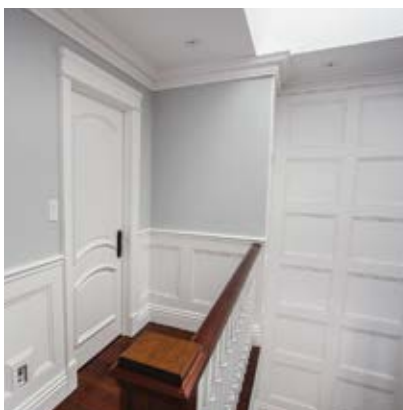


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**I HAD A VERY BUSY SUMMER**, in fact, busier than I was anticipating.

Back in the spring, we were hunting for the perfect downsizer home, but to no avail. We were living in a temporary rental home, and not looking forward to summer weekends in the city. We planned to be away a lot with friends and family, fully expecting the house would not make itself known for quite some time.

Then, of course, it did.

All at once, we were closing the deal and optimistically thinking that sure, no problem, we could get our first round of renos finished enough to settle in by the time family members arrived from England for a prearranged holiday at the end of August.

Well, hello...

As we inched into summer, our yearned-for weekends away started putting pressure on our race against the clock. Not that we didn't love every minute of our mini holidays, but we also knew we were paying in spades for not using that spare time to organize our move and deal with the ever-present detailing of a renovation. It's hard to give up the chance to take pleasure in an Ontario summer, right?

I've enjoyed renovating, but I wouldn't recommend trying to crunch it into a strict timeline. It's just too stressful, even with the fantastic professional help we're getting. Let it be said loud and clear: I have a new appreciation for the work involved in sprucing up a dated, 40-something-year-old house.


"Make it your own," I keep hearing. Well, I'm trying! Hour upon hour has been spent, often in the wee hours of the morning, deliberating over the likes of faucet styling, baseboard height and light fixture finishes. Is there such a thing as too much choice?

Meanwhile, I keep reminding myself to be thankful for the privilege of being able to renovate, and calm myself with the thought that in the end – even if it's months from now – the hassles will be long forgotten and we'll be absolutely loving our new home.

Until then, my Springsteen-loving husband likes to remind me, "No retreat, baby, no surrender!"

*Mary Hatt*

Mary Hatt, Managing Editor  
mary.hatt@ourhomes.ca

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**CORRECTION:** On p. 56 of our summer issue, the name of Benjamin Moore's colour-lock paint line should be Aura, not Acura. We apologize to Clancy's Rainbow for the mistake.

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Family living that's ever so stylish.  
Story, page 22. Photography by  
Jason Hartog.

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## advice



Interior Designer **Dolores Pian** shares her ideas.

## LOWER LEVELS

NOT THE DUNGEONS THEY USED TO BE

Gone are the days of low-ceilinged unfinished basements that smell of mould and mildew; meagre places to do laundry and store sports gear and Christmas decorations.

Now that fixer-uppers in some cities are going for a million dollars or more, spending \$100,000 to \$150,000 doesn't sound unreasonable to reclaim existing space. Basement renos are a lot cheaper than an addition and much easier than an attic.

In posh neighbourhoods with historical designation and height restrictions, contractors are now digging deep to create spaces three or four levels below ground, so that they can house bowling alleys, Olympic-size pools – you name it, just dig it. Called “iceberg” architecture, what you see above ground is just the tip of what lies below.

For regular folks, the new-found square footage becomes a fantasy space. When all the necessary rooms for daily living are accounted for above ground, the basement becomes a space where your imagination can run wild.

That's when I dub basements “The Lower Level Retreat.” With a shift in name comes a shift in thinking about the space and its possibilities and functions.

These spaces can house entertainment centres with large 50- to 60-inch televisions, sizes that would normally dominate a regular living area.

For the practically minded, extra storage room is always welcome and if you're going to have a laundry room, then why not add a little panache. The ultimate home office can double as a guest room when grandma and grandpa come to visit.

Other leisure lair spaces include wine cellars, spa retreats that double as doggie grooming centres with heated floors, therapeutic pools for athletic injuries or music studios. The possibilities are endless.

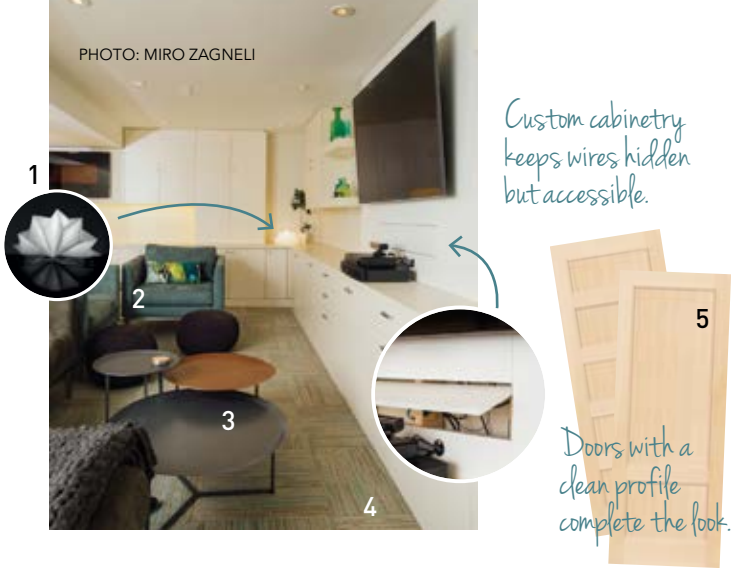
How do you design a livable, lovable space that feels warm and cosy? Let's start with the basics:

### Planning

Open plan seems to work best. If you need to enclose spaces for privacy, then make the walls moveable, to enclose or open a space as required.

### Building

Ideally, a finished eight-foot ceiling suits everyone best. Remember that recessed pot lights, flooring and under-floor infrastructure all reduce available height.



Make sure to address structural issues and all possible moisture issues. Hire a contractor who knows all about basements.

I prefer to add radiant floor heat. If not the whole floor, then in the washroom or spa area. When your tootsies are warm, then the rest of you will feel warm, cosy and pampered.

### Lighting

The trick is to find light fixtures and bulbs that spread light in all directions, filling surfaces with light and minimizing harsh shadows to help decrease the cave-like effect.

Choose a warm colour temperature of 2700 kelvin (K) or 3000K. Bluish light of 4000K is cool and will feel fridge-like and not somewhere you'd like to hang out, especially in the winter.

Use different sources of lighting throughout the space such as lamps and LED strips in built-in shelving.

### Décor & Design

Raise sofas and other large pieces of furniture off of the floor. Your eye travels underneath furniture on raised legs, keeping the look light and airy.

Use lighter colours and textures as a focal point for emphasis and drama.

Don't place a television over a fireplace. Together they are visually overwhelming.

### Flooring

Make sure to use a modular flooring system. Should water damage occur, pieces can be popped out of place and new product installed easily. Large rolled goods such as carpet or linoleum should be avoided. When wet, mould and mildew occur.

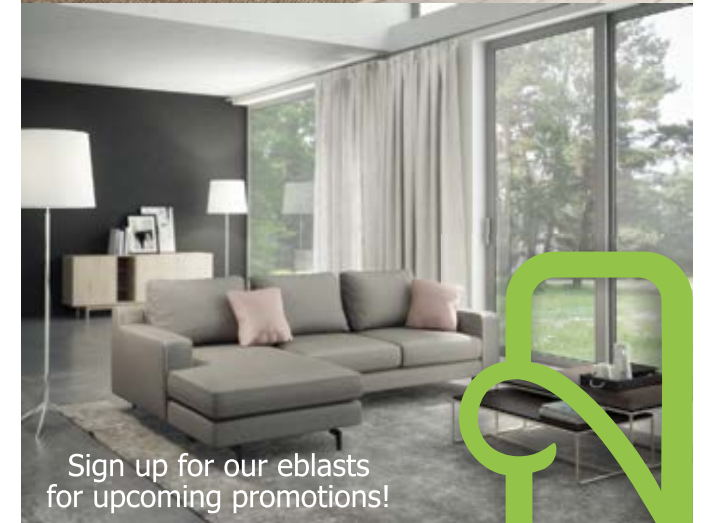
I've had a lot of success with carpet tile over plywood. Carpet tile acts as an insulator. It's removable, easily cleaned and easily re-installed.

Your options for flooring are: porcelain or marble tile, or vinyl or laminate planks. Engineered hardwood is debatable, but plank flooring is your best bet.

Fixing up the basement will add much happiness to you and your home. What is your Lower Level Fantasy? **OH**

1. **ARTEMIDE**: EN-EL Hoshigame Table Lamp 2. **CASA LIFE**: Henley Chair in Vanderbilt Teal Ultrasuede 3. **CASA LIFE**: Tam-Tam Tables 4. **FLOOR**: Lacebark Carpet Tile in Jade 5. **MILLET**: Shaker Doors 6. **EQ3**: Pouf in Grey 7. **BENJAMIN MOORE**: Paint

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PHOTOGRAPHY JACKIE NOBLE



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design ideas

*“Having draperies properly fitted makes a huge visual difference.”*



# IT JUST *Looks* EXPENSIVE

STORY **YANIC SIMARD** | PHOTOGRAPHY **GILLIAN JACKSON**



PHOTO: BRANDON BARRE

Craving that never-look-at-the-price-tag style? The look of luxe is actually more about high-end taste than unlimited money, and with a few guiding principles anyone can get millionaire décor – even on a “first job” budget. Read on for my favourite tips for living the design high life.

## A FRESH START

No matter your design past, you can start fresh with the ultimate haute palette: clean shades of white and grey. Using one all-over colour to treat your walls, trim and ceiling gives that sleek Parisian air, connects your spaces and helps visually erase any imperfections. Try CIL's faintly grey Dove White (10BB 83/020), or Crisp Linen White (61YY 89/040) for a trendy yet classic hint-of-cream look.



## INHERIT CULTURE

A millionaire's estate isn't built in a day and it usually carries a sense of history. Vintage items contrast the sharpness of new finds, so look to vintage shops for great deals on pieces with some worn-in character. Try an old wooden chair as a bedside table or a salvaged sideboard as a vanity or storage cabinet. Mix heirlooms and old books into shelving displays to play history against the now. *Continued on page 18*

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design ideas

DRAMATIC INDULGENCES

If you never indulge, you won't truly love anything in your space. Basing the design around one or two splurge pieces will give a visual centre and draw attention from the "save" pieces. An eye-catching light (like a stunning mini-chandelier pendant) is a great place to splurge, as it's a natural draw for the eye that can be enjoyed from all angles.

SECRET DEALS

Trading off the splurges with smart save pieces is just good business. Avoid cheap substitutes that will look fake or break down quickly; choose inexpensive classics instead. Try plain, white porcelain subway tile for a timeless look in baths and kitchens, minimalist vanity cabinets from big box stores (you can always customize with a great faucet), and mismatched pillows from off-price resellers or vintage shops.



FEEL THE LUXURY

Your eyes aren't the only way you connect with your space; a millionaire's interior is a feast for all senses, especially touch. Plush materials will give both physical and visual texture, so include elements like wool throw blankets, shearling or Mongolian fur pillows, velvets, linens or heavy jute. Treat yourself to an irresistibly-scented candle from an aspirational store. Layering on accents like these builds up a feeling of wealth and can be done over time.

GROW ACCUSTOMED

There are some areas where it's worth it to invest in custom details. Having draperies properly fitted (especially a full wall floor-to-ceiling) makes a huge visual difference versus letting them drag or hang short, so consider splurging on custom panels or having packaged curtains hemmed.

BE A BOSS

A millionaire isn't shy about getting their way. Know what you want in your décor and make sure to be upfront with contractors or installers to get the details right (like installing flooring in a chevron pattern to add style). Don't be afraid to buck trends and make a personal statement. After all, it's you who should love your home the most – you've earned it. **OH**

THINK BIG

A few statement pieces can do a lot more talking than an extensive collection of clutter. Choose upgrades like oversize lampshades, large frames (with wide matting) or big, art-student canvases or prints, vast rugs (in plain Berber to balance the budget). Extend your trim (like baseboards or window trim) by adding strips of plain half-round or quarter-round to the edges to create the illusion of rich elaborate moulding. Then skip the small knick-knacks that bring down the look.

INVEST IN METALS

Combining elements of gold or warm brass with elements of silver and crisp aluminum gives a hint of Art Deco appeal (think Great Gatsby) and lets you add drama without committing to any one trend. Add metallic candle sticks, picture frames, dining chairs (great for indoor/outdoor flexibility), lamps, side tables and/or sculptural objets.

*Plush materials, like velvets, add physical and visual texture.*



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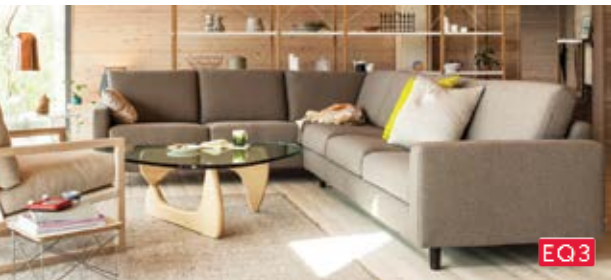
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# SELLING WITH CERTAINTY

## TIPS FOR FIRST-TIME HOME SELLERS

STORY **WALTER FRANCZYK**  
ILLUSTRATION **SHEILA BRITTON**

Moving house has often been touted as an adventure, but homeowners prefer certainty when selling a home for the first time.

First-time home sellers typically own a small starter home and want to move to a larger house, more suitable for family needs.

Fred Aitken, a broker with Royal LePage Lakes of Muskoka Realty, suggests sellers first think about where they'd like to move. "Check with your bank to make sure you're in a position to buy and sell," says Aitken, who's been selling houses for 24 years.

Prospective sellers must have their financial house in order if they plan to buy another home. A lender will consider car payments, old student loans, credit card debts and whether the family has children attending college or university when it assesses someone's finances. A lender can determine if it's possible to buy a new house before selling the old one. And it may provide the bridge financing to make that possible.

Trying to sell a home on the same date you move into a new one is not easy in today's market, says Aitken. Getting the selling and buying dates to coincide is complicated. "You can get them close but to get it all on the same day is very difficult," he says.

After securing financing, the next step is to find a real estate agent. "Personal referrals are a good thing," says Aitken. "The best way to pick a real estate agent is a referral from a family member or a friend."

Ask to see the real estate agent's track record – statistics that show how successful the agent has been. Find out what the realtor's game plan for selling your home will be. Make sure you're comfortable with your choice of agent because selling your home is a working relationship.

Preparing a home for sale takes time, effort and skill. Laura Willis, a designer and stager, says hiring a stager to prepare a property is well worth the money. "A lot of people who have lived in their home for even two or three years get used to it the way it is and they can't be objective. They can't look at it through a buyer's eyes," says Willis, whose company Refresh also offers sourcing, colour consultations and pre-construction advice.

A professional stager can identify areas of the home that need attention and can make recommendations about paint colours, furniture placement and styling.

A stager can suggest what a home needs to suit the market. "If you're living in the Beaches in Toronto the way that you would stage your home would be totally different than a condo in downtown Toronto. You have to know who your market is," she explains.

## HOW TO PREPARE YOUR HOME FOR SALE:

### Edit

The first step in preparing a home for sale is editing – removing items that a homeowner doesn't like or that don't complement the home. "Get rid of it or put it in storage," says Laura Willis, a designer and stager.

### Fix

After thoroughly cleaning the house, determine if it needs structural or cosmetic improvements. Ensure all DIY projects are complete and good quality. "Nobody wants to buy somebody else's headaches," says Realtor Fred Aitken. "If there's something wrong, you need to address it. That's the bottom line."

### Pick A Colour

Consider the furniture and wall colours. Could someone else imagine themselves in your home? "HGTV has made it so that everyone walking into a house thinks it should be perfect for them to move in," says Willis. "They have trouble seeing past what the original homeowner has in their home. They want it to be perfect. 'I can move in. I don't have to do anything.'" Avoid loud wall colours in favour of neutrals, but not so neutral that the home looks boring.

### Take Pro Photos

As the Internet is the first place many prospective buyers look when searching for a home, professional online photographs are essential to selling a home. Photos taken with a cell phone won't do a house justice. "I had a professional do the last home that we sold," explains Willis. "We thought our home was spectacular, but when we saw what she did, it was amazing."

### Fluff Outside

Prospective buyers who have seen a house they like on the Internet will usually drive by to look at the place before contacting a realtor. Curb appeal, a tidy yard and attractive landscaping can help prompt a sale.

### Open Your House

Open houses for sales agents will familiarize them with your home. Agents with prospective buyers can immediately contact them. Public open houses should be held within two days of the house going up for sale, Aitken says.

The main lesson in first time home selling is to do your homework. **OH**

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# A shapely LANDMARK

STORY **MARY HATT** | PHOTOGRAPHY **JASON HARTOG**

The evening stroll is a ritual in London’s Old South.

Running into neighbours and seeing what’s new on the street is part of the fun. This is how many young families set their sights on homes they’d love to buy, and it’s how Rob and Shannon happened upon the secluded, shady property they now call home.

Treed lawns and gardens plus an original white frame house comprised two full lots, making it a special find. On their evening walks, Rob and Shannon would admire this tucked-away treasure, which had been in the same family for generations. Then in May 2012, the aging owner decided the time had come to sell. The young couple jumped at the chance. Their new property gave them what they’d dreamed of, in Rob’s words, “a blank canvas in a mature neighbourhood.”

To help them paint that canvas, the couple enlisted **Brad Skinner** of **Skinner & Skinner Architects**. “The first time I saw the property, a massive old maple tree in the rear portion begged to be an integral part of the design,” Brad says of his inspiration for the shape of the Maibec wood-sided home with shed dormers (**Langford Lumber Home Building Centre** in Lucan). “The tree was just about in the right spot to create an L-shaped plan around it and carve out a fantastic space for the house and back yard.” *Continued on page 25*



The home makes a dramatic architectural statement, yet also provides a peaceful and secluded outdoor haven.



The spacious foyer, painted Benjamin Moore’s Revere Pewter, is a hub for the home’s various living spaces. Rustic walnut floors start at the front door and run throughout the main level. Many doorways in the home, including the one between the foyer and mudroom, feature transom windows for extra light. **OPPOSITE:** Artistic exterior elements such as Wiarton stone and shed dormers are a nod to vintage architecture throughout the neighbourhood.







**LEFT:** The maple tree that inspired the L-shaped floor plan. The house is equally stunning at night, enjoyed from several outdoor living spaces.

**BELOW:** The owners did not want their television to dominate the great room's living area, so they had it buried in the wood built-ins, to be raised at the click of the remote. The accent wall is painted Overcoat by Benjamin Moore. **OPPOSITE:** There is always room by the hearth for the family's six-year-old Schnauzer, Kirby. Extra high windows and skylights ensure the house is filled with light throughout the day.

The structural L would allow for many views of the expansive property through windows (**Dashwood Industries Inc.**) on both levels of the home. The shape would also form a practical division between living spaces on the main floor, as well as between bedroom wings upstairs.

Brad worked with Shannon and Rob for close to a year, weaving their wish list and ideas into a design that would not only meet the needs of their growing family but reflect their personal style. The lengthy process produced detailed blueprints and, after the original house was torn down, builder **Crown Homes of London** broke ground in the summer of 2014. One year later, the family of four moved into 6,000 square feet of living space.

The size of the home, however, belies its cosiness thanks to Brad's interesting architectural features, as well as design details – many of which were suggested by **Michelle O'Hagan** of Crown Homes. Visitors are welcomed in a spacious foyer at the front of the home, which provides views to backyard perennial gardens designed by **Richard Crossman** of **Parterre Landscape Design Associates**. A hallway from one side of the foyer leads to individual hideaway rooms for Rob and Shannon, as well as one of the home's outdoor living spaces and the pool (**Forest City Pool & Patio**). On the other side of the foyer is an open stairway to the upper and lower levels (**Roes Stair Company**),



and a broad hallway to the great room at the back of the house.

Walnut, matte-finish hardwood floors by **Great Floors** run throughout the main level, providing an airy yet practical surface for the young family. "The floor takes a good beating," Rob notes.

The high-ceilinged great room, painted Revere Pewter with trim in versatile off-white Soft Chamois, both from Benjamin Moore, includes the kitchen as well as living and dining areas. This part of the house was "created around our lifestyle," Rob says, adding that their wish was to achieve carefully-detailed functional spaces coexisting in a single, open-concept plan.

A wood-burning Rumford fireplace from **Elmira Stove Works** anchors the living

area where there is a view from one side of the L into the backyard. The family chose the fireplace design that originates with 18th century physicist Count Rumford, because the tall, shallow fireplace generates generous amounts of heat without sucking hot air back up the chimney along with the wood smoke.

An original piece of art, *Playing With Sticks* by **Vanessa Zita Vanderidder** of **Zita Art Studio**, adds to the drama of the timber frame mantel from **Valley View Timberworks Inc.** and the fireplace surround of blue-grey stone from a deep-level quarry in Owen Sound (supplied by **London Ferrell Brick & Stone** and installed by **J & R Masonry**). The same stone is featured in the stone piers of the home's exterior. *Continued on page 26*





**OPPOSITE, TOP:** Textural elements such as wood bar stools, the walnut floor and black iron-trimmed pendant lights balance bright white and sleek stainless in the kitchen. **BOTTOM:** Architect Brad Skinner, left, and Crown Homes' Merv Bell, right, enjoy a morning coffee with Rob.

**THIS PAGE, BELOW:** A large fire bowl and comfortable arm chairs create an inviting outdoor conversation spot just off the great room. **BOTTOM:** The dining room is all about casual gatherings with family and friends. **RIGHT:** The mudroom was sensibly fitted with plenty of hooks and cubbies to organize this on-the-go family.



**Plumbing & Heating Ltd.** A sizeable walk-in pantry, built-in wet bar, computer centre, and appliances by **London Major Appliances** finish off this stylish heart of the home.

The adjoining dining area includes a table and chairs from Austin & Taylor, as well as a fixture from **Living Lighting London North**. A substantial built-in buffet and floating shelves by Woody's make for convenient serving and storage along one wall, while on the opposite wall a door opens to one of two covered porches, this one featuring a conversational grouping of chairs around a large fire bowl. *Continued on page 28*



A grouping of tables and comfy seating purchased at **Austin & Taylor Home Furnishings Inc.** has been placed around the fireplace. **The Lighting Shoppe** provided the overhead light fixture. On the wall opposite the fireplace, **Woody's Premium Cabinetry** designed a system that hides the family's flat-screen television, ready to open electronically when required. Woody's was also responsible for cabinetry in the kitchen, involving a long wall of white cabinets, quartz countertops (**Coni-Marble Manufacturing Inc.**) and tile backsplash by **Centura London**. Opposite is a substantial island that includes an apron-front sink and faucet supplied by **Atchison**





feature

Upstairs, Brad's plan called for two bridge-style hallways to create a sense of openness between the dormered wings. One overlooks the foyer and leads to the master suite nestled in a dormer on the west side of the house. The other open hallway overlooks the great room's living area, and connects the children's bedrooms with their playroom, a sunny space designed to be multifunctional through the years. Dormers add charm to the children's bedrooms. The two youngsters share a large Jack-and-Jill bathroom. All bathrooms in the home were fitted with vanities from Woody's, Coni-Marble countertops, tiling by Centura and fixtures from Atchison.

Dashwood supplied the exterior doors as well as the windows, while **Riverside Millwork Group** (formerly County Heritage) looked after the interior door systems. Other construction details involved fibreglass roof shingles by **Titan Roofing**, a heating and cooling system by **Donaldson Heating & Air Conditioning** and an electrical plan by **Pro Electric Inc.**

To add to the enjoyment of their home, which also includes a lower-level television room, home gym and guest suite, **Kyle Greenwood** of **AV Integrators Limited** designed and installed a sound system that brings music anywhere at any time. For Rob, this system was a key component of the plans. "Our family now enjoys music whenever we want it, and just about anywhere in the house," he says.

Following their original purchase, Rob's father presented him and Shannon with an account of the family who had previously occupied their property for many years. It read, "With a house to be built and a family to be raised, there is a new history yet to be written."

Rob and Shannon have opened their own new chapter very well. **OH**



**LEFT:** Classic whites and greys make for quiet elegance in the master bath. **BELOW:** The master bedroom, painted Benjamin Moore's Metallic Silver, is nestled into a shed dormer that overlooks the back yard and gardens.

**BOTTOM:** The home includes an extra room to be repurposed from time to time as the family grows and their needs change. For now, it is a sunny upstairs playroom.



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**THE STYLE:** J.'s father, who owns the business, used to inspire his team with the story of one woman who approached him at a home show. She seemed dishevelled and was not well informed with regards to the appliances she was asking about. He treated her with the utmost respect, spending time answering all of her questions and educating her about her options. It turned out she had just lost everything in a house fire. The woman went on to purchase several appliances from him.

Her story conveyed London Major's simple but important message: All customers get the same level of enthusiastic service whether they're buying a water filter or a \$10,000 fridge. Expert knowledge is expected from the sales team, so they spend frequent evenings training with manufacturers' representatives. A vast local warehouse means appliances are usually available for delivery the day after purchase. In-house technicians are always on hand to perform service calls.

**J.'S WORDS OF WISDOM:** "Our entire team – service, delivery and sales – has been and always will be our greatest asset. With change comes opportunity, and we look forward to any opportunity to treat our customers the way only a local business knows how: We take good care of you."  
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londonmajorappliances.com **OH**

# AN APPLIANCE EXPERIENCE

PHOTOGRAPHY JACKIE NOBLE

**THE PLACE:** More than 50 years ago, J. Vanderhoeven's grandfather transformed a small house into an appliance store. Little did he know this tiny shop, the future **London Major Appliances**, would rebuild itself many times in the coming years, yet manage to remain in its convenient central location on the corner of Hamilton Road and Adelaide Street. After many years of working in the warehouse, on delivery trucks and the sales floor, J., who now manages the business, has been busy creating the kind of shopping experience he hopes will take

London Major to a fresh, new level. He and his team have placed stylish vignettes with working kitchens throughout the expansive showroom. Usually grouped by brand, the vignettes invite visitors to see and try an array of appliances. "We want to give customers that at-home feeling," says J. Every Saturday you can enjoy the scent of warm cookies while they are baked in one of the showroom ovens and passed around to customers. With 16 display kitchens available, J. is planning future cooking events to demonstrate how the appliances perform.





# lounging

## AROUND AT HOME

### BRINGING BACK AT-HOME BARS

STORY BARBARA NYKE

An anonymous writer said, "Why limit happy to an hour?" When you have a well-designed and inviting bar in your home, happy hour can last as long as you want.

PHOTO: MAX WEDGE

If you're the kind of person whose favourite cool weather activity is cosy comforts of home, having your own customized bar will help to chase away the fall and winter blues.

Back in the 60s and 70s, it was popular for homes to have a basement bar, complete with wood panelling, a curved bar with a few barstools and a mirrored back wall to display the barwares. Thankfully, that clichéd design trend is over and home bars aren't relegated to the basement any longer.

Discriminating travellers look to the furnishings, ambience and amenities they enjoy in hotels, bars and restaurants to provide inspiration for home décor. Adding a bar brings home the festive lounge feeling of a hotel or trendy club, making it the perfect spot for entertaining with friends over the holidays, or anytime.

Why do you go to bars? What's your favourite spot? Do you like the appetizers? Is it the unique cocktails? The people? What about the music? Perhaps it's a combination of all of these elements.

Great design captivates all of our senses and makes it easy for us to move through the space. Successful use of layout, colour, texture, statement furnishings, varying lighting levels and sound systems define a wonderful experience.

Homeowners are investing in their homes and customizing rooms to reflect their personalities and to make them more functional. The trend continues for renovating houses to have open-concept living and cooking spaces. At-home bars are no longer considered to be a separate design item. Bars can be incorporated into the overall design scheme, whether it's a modest well-appointed bar cart, or a free-standing wet bar complete with a sink, running water, specialty appliances and bar stools. Choices for layout might be a bar that's separate from the living room, or a bar that's designed with an adjacent lounge area.

At the end of the day, you want your home bar-lounge to surround you with interesting textures, colours, lighting and ambience and ultimately to be relaxing.

Prepare for more time indoors with a customized home bar – be careful, don't let too many friends and neighbours know about it. You might never leave the house!

### Successful design considers functionality and aesthetic preferences. Here are three key considerations to include in your home bar:

**1 How will you use your bar?** Entertaining is easier with a central gathering spot. Whether you're welcoming family for dinner or hosting a small cocktail party, a bar is a big attraction. You'll have to decide on the size and the location, which will depend on how you plan to use your bar. Do you have a sink for a wet bar? Will it be a stand-alone feature in your home, or will your bar complement an elegantly appointed outdoor kitchen?

**2 What's your style?** A bar could be a major feature of any room. Its location within the home will determine if the style will be harmonious with adjacent rooms, particularly if they open onto one another, or if the bar will be in a separate room. Then it can be a different style. Do you like a particular design era for bars and lounges? Maybe it's the mod-60s style, or contemporary-luxe style. Its placement, size and how it relates to the other rooms will affect the flow of your home.



**3 What features do you want?** Customization is the ultimate enjoyment of any bar design. Homeowners can choose from an incredible selection:

- Wine fridge
- Mini-fridge
- Ice machine
- Hot water spout
- Sink
- Drain board
- Under-counter lighting
- Various light levels
- Sound system with customized music selection
- Television
- Storage
- Display area
- Counter space for small appliances
- Wall-mounted oven
- Bar seating
- Lounge area

Defining these criteria will influence your bar's aesthetic, the design materials you choose and its ultimate functionality. **OH**



# LIVING SMALL

STORY **GEORGETTE MCCULLOCH**

Home prices are going up, up, up these days. The cost explosion has left many millennials between the ages of 18 and 34 wondering if they'll ever afford a home of their own.

According to a recent CIBC poll, 85 per cent of Canadians consider home ownership important, and 59 per cent of millennials say home ownership provides a sense of personal freedom. That freedom comes at an ever-increasing cost.

In reaction, there's a movement to pare down living quarters – make homes smaller, more efficient and less costly. Tiny houses are becoming a growing trend. It's generally accepted that a tiny house covers no more than 500 square feet. That's a far cry from the average size of a Canadian home, which is still about 1,900 square feet.

Tiny homes are big business these days, but building codes and municipal bylaws are spoiling some of the fun.

The most common tiny homes are those built on trailers that can be moved from place to place. In Ontario, these homes on wheels are considered to be like recreational vehicles, which means, in most places, that you can't live in them full time.

However, some entrepreneurs are skirting the rules and building tiny quarters that fly under the radar. Dylan Euteneier's family company Güte builds prefabricated, moveable shepherd huts on cast-iron wheels in Maxwell, Ontario. A fully decked out hut offers 108 square feet. They are recommended for the backyard, cottage, garden or island and can be used as a bunkie, guest cabin, studio, home office or sanctuary.



PHOTO COURTESY OF GÜTE

The beauty of the shepherd hut, Euteneier says, is that it falls under the same rules as a garden shed. In most Ontario municipalities, you do not need a building permit if your structure is less than 108 square feet in size. Güte's shepherd huts can cost up to \$37,000.

Toronto-based The Bunkie Co. has a collection of prefabricated products that all offer 106 square feet but sit on the ground. The Bunkie Co.'s Premier model is priced at \$36,900. Partner Evan Bare says his clients are using the structures to house overflow guests at their cottages. "Most bunkies go north of Toronto to cottage country," Bare says. It's a niche product that resorts are also hip to offer clients who want to go "glamping" (glamour camping). The all-plywood bunkie does not need to meet the Ontario Building Code. The interior can include a Murphy bed, storage and even an ethanol fireplace.



PHOTO COURTESY OF THE BUNKIE CO.

Bill and Linda McMaster built such a bunkie on their property in Meaford because their future son-in-law's pet allergies mean he can't stay in their main house. "People have slept in it in the spring and of course in summer," says Bill McMaster. "It is especially

attractive as a private, secluded space for reading, napping or meditation."

## SMALL HOMES ARE COMING

Tiny homes are just the start of the changing face of housing in Ontario. Ontario's 2011 Strong Communities Through Affordable Housing Act requires municipalities to change their official plans and bylaws to allow additional units in detached, semi-detached or row-house homes as well as in ancillary structures such as existing detached garages. These new units must comply with the province's Building Code, Fire Code and property standard bylaws.

The City of Ottawa, for example, is in the process of allowing coach houses – permanent standalone buildings – in the backyards or laneways of existing properties. The aim is to increase affordable housing options and make it easier for families to live together on the same property, but in different legal structures.

Port Credit architect Andy Thomson, a tiny homes activist, says the City of Ottawa should receive kudos for having fully embraced the Act. Thomson says it's time for other cities, like Toronto, to follow suit and he's urging Ontario's government to enforce the planning Act. "That would be my advice to the Wynne government – enforce the planning Act," says Thomson.

It won't be long before more companies jump on the tiny home bandwagon. Bare says his Bunkie Co. is preparing to unveil an 800 sq. ft. two-storey that would require a permit and could be a main house. His company is anticipating a future for tiny home communities and a time when small-house living hits the mainstream. **OH**

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cooking at home

# So Saucy HERITAGE CHILI SAUCE

RECIPE AND PHOTOS **PAT CROCKER**

Homemade chili sauce complements eggs any style and bacon or sausage meats like no other condiment.

I especially like to have a pint on hand for the one or two occasions when we serve a huge country breakfast to guests who have come out from the city for the weekend. Nothing communicates the simple country pleasures like the first meal of the day cooked in cast iron skillets and grills, over a wood stove. If you get beyond breakfast, this heritage chili sauce also tops meatloaf and lends the hint of cinnamon and spice to skillet dinners and roast beef or chicken at Sunday dinners.

If you like your chili sauce with some heat, add fresh or dried hot cayenne pepper (crushed or chopped) or hot sauce to taste.



## INGREDIENTS (Makes 9 pint jars)

- 12 cups heritage tomatoes, skinned, seeded and chopped, with juices (from about 7-½ lbs. whole heritage tomatoes)
- 4 cups paste tomatoes, skinned, seeded and chopped, with juices (from about 2-½ lbs. whole paste tomatoes)
- 8 large onions, chopped
- 5 red bell peppers, chopped
- 4 stalks celery, chopped
- ¼ apple, chopped
- 2 cups white wine vinegar
- 1 cup granulated sugar
- 1 cup lightly packed brown sugar
- 3 Tbsp salt
- 1 Tbsp whole mustard seeds, crushed
- 1-½ tsp ground cinnamon
- 1 tsp ground cloves
- ½ tsp ground ginger
- pinch chili powder, or to taste

## INSTRUCTIONS

- In a Maslin pan or large, heavy pan, combine tomatoes, onions, peppers, celery, apple, vinegar, granulated and brown sugar, salt and mustard seeds. Bring to a boil over high heat, stirring constantly. Reduce heat and boil gently, stirring occasionally for 1-½ hours until sauce begins to thicken. Add cinnamon, cloves, ginger and chili powder. Boil gently, stirring frequently for about 30 minutes, or until thickened and sauce begins to mound on a spoon.
- Meanwhile, in a large stockpot or canning kettle, cover nine, one-pint (2 cup) jars with water and bring to a simmer. Cover and turn off heat. In a shallow pan, arrange the lids, lifter, funnel and tongs and pour boiling water over and set aside.
- Using tongs, lift hot jars one at a time out of the pot. Fill with hot chili sauce, leaving a ½-inch headspace. Run a thin nonmetallic utensil around the inside of the jar to allow air to escape. Add more hot chili if necessary, to leave a ½-inch headspace. Wipe rims, top with flat lids and screw on metal rings (do not over tighten rings). Return jar to the hot water bath and continue to fill remaining jars. Cover the pot and bring the water to a full rolling boil over high heat. Keep water boiling for 20 minutes.
- Remove pot lid, turn off the heat and wait five minutes before removing jars to a towel or rack to cool completely. Check seals, label and store in a cool place for up to one year.

Pat Crocker is a Culinary Herbalist, writing and growing herbs in Grey County. She is the author of 18 cookbooks.

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# FAMILY STYLE *elegance*

STORY **NICOLE LAIDLER** | PHOTOGRAPHY **JASON HARTOG**

For Doug and Sue Wastell, building a luxury home is all in a day's work. After all, **Wastell Homes** has been building houses in London's best neighbourhoods since Doug's father founded the business in 1979.

When it came to designing and building a new home for their family of five, this couple knew exactly what they wanted.

Large bright rooms, plenty of outdoor living space and private views were high on their wish list. "We wanted to build a home that fits our lifestyle, with spaces we would actually use," says Sue, the designer for Wastell Homes. "A wine fridge was a must," Doug adds with a laugh.

Situated in the north London community of Sunningdale, the 5,500 sq. ft. home designed by architect **Bryan Moore** of **Orchard Design Studio Inc.** takes full advantage of its lot, which backs onto the Medway Valley. All three levels are drenched in natural light and overlook the adjoining countryside.

*Continued on page 40*

**ABOVE:** The symmetry of matching display units on either side of the fireplace and squarely-placed sofas and chairs creates pleasing proportions in the great room. Retractable doors allow the room to open completely to the adjoining screened porch. **TOP RIGHT:** Sue and Doug frequently work together and have situated their desks partner style in the home office. **RIGHT:** Taking full advantage of London's lush Medway Valley, this outdoor living space, one of four in the home, makes an inviting gathering spot for family and friends – even with a chill in the air, thanks to the fireplace.





Once the initial floor plan was complete, Sue brought in **Myra Tuer of Detailing & Design By Myra** to help bring her vision to life. While some homeowners might start by selecting a colour story, Sue decided to let her choice in furniture lead the way.



The pair spent three busy days at High Point Market in North Carolina sourcing everything from furniture and floor coverings to art and light fixtures, all purchased through **Austin & Taylor Home Furnishings Inc.**

It's a trip that Myra and Sue have made many times in the past, selecting furniture for the annual Dream Lottery Home in support of St. Joseph's Health Care Foundation, London Health Sciences Foundation and Children's Hospital. "Wastell Builders Group has built 12 lottery homes over the years," Sue explains. "Knowing that we were going to be building our own family home, I went there first."

High Point attracts furniture retailers from across North America and around the world, says Myra. "It's a showcase of the newest furniture trends," she says, cautioning that the choice can be overwhelming and that the buying trip "is not for the faint of heart."

"Sue is very decisive," says Myra. "I knew as soon as she saw something she would light up

and we would go in that direction." It was the dining room suite and striking hall sideboard that caught Sue's eye, setting the French country style for the rest of the house.

The home's comfortable elegance begins in the spacious front foyer, entered through custom solid African mahogany front doors from **North Pole Trim & Supplies Ltd.** A sleek staircase (**London Stair & Railing Co. Ltd.**) is framed by a window that ascends 18 feet from the walk-out basement to the second floor.

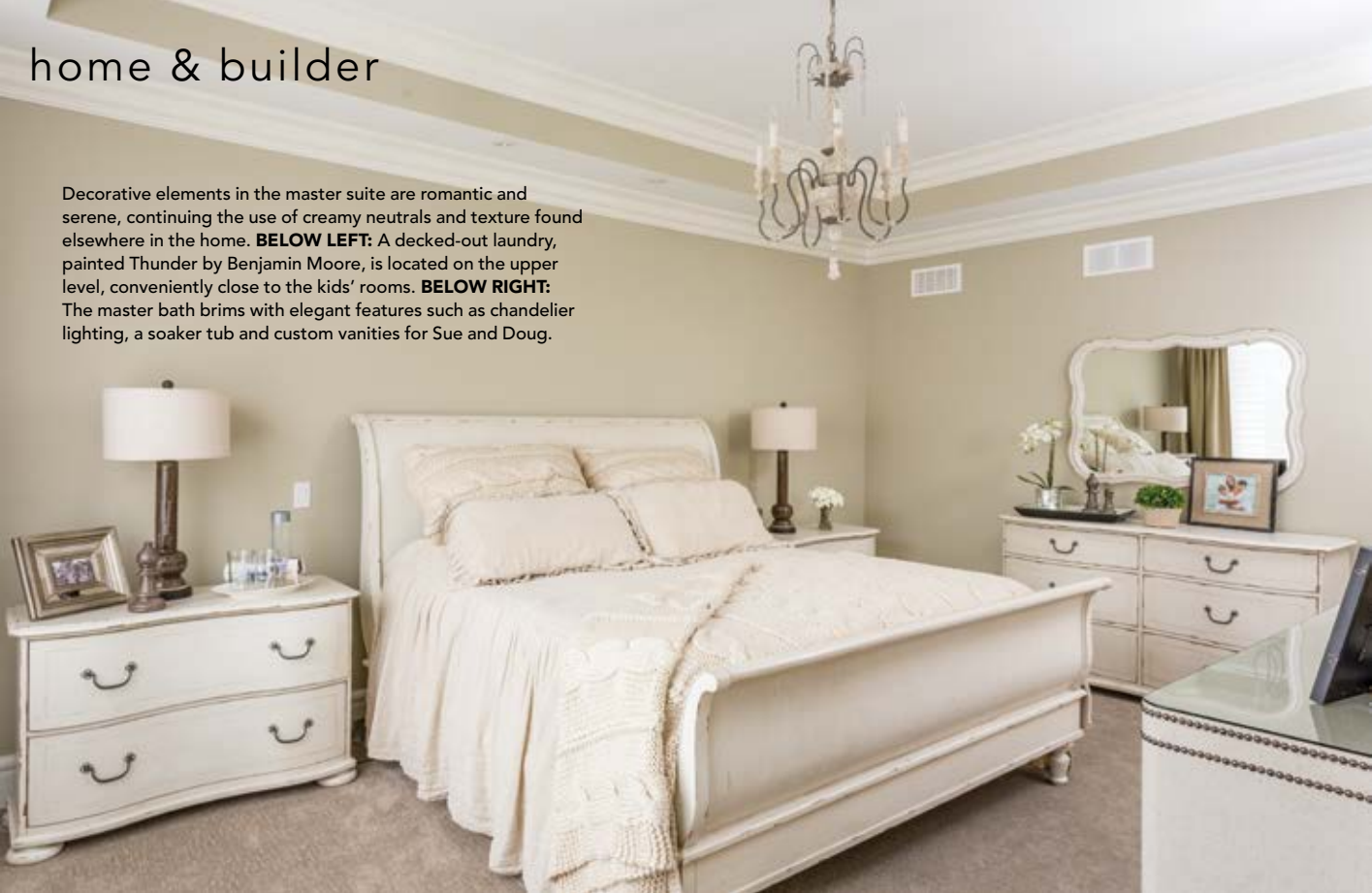
The foyer opens to a formal dining room where walls are covered by patterned paper that complements the light, romantic style of the home's furniture and neutral colour palette. Many rooms are painted an eggshell finish of Benjamin Moore's subtly shaded Skipping Stone. **Sacwal Flooring Centres London** supplied Kentwood five-inch brushed oak boards in Boulder, used in the main living areas on both the ground and upper levels. *Continued on page 43*

**ABOVE:** Sue continued the ordered placement of fixtures and furnishings in the kitchen where a large centre island is flanked on either side by china cabinets, the dark-stained range hood sits precisely between white cabinets and three big-scale pendant fixtures add drama.

**LEFT:** The mudroom adjoins the kitchen and connects to the garage, a walk-in pantry and a second staircase to the upper level. **RIGHT:** Sue had her dining room alcove made to measure for a flush fit of the flat-to-the-wall cabinet she spotted at the High Point furniture market. Neutral hues and layers of texture spell sophistication throughout the room.







Decorative elements in the master suite are romantic and serene, continuing the use of creamy neutrals and texture found elsewhere in the home. **BELOW LEFT:** A decked-out laundry, painted Thunder by Benjamin Moore, is located on the upper level, conveniently close to the kids' rooms. **BELOW RIGHT:** The master bath brims with elegant features such as chandelier lighting, a soaker tub and custom vanities for Sue and Doug.



“On a nice evening we will all sit out here and watch television,” says Sue, adding that the outdoor room is comfortable even in chillier temperatures thanks to the fireplace.

A fully-retractable, glass door system, available through Royal Building Products, allows the family to bring this outdoor living space into the great room and adjoining kitchen for larger gatherings.

The kitchen, designed by **Woody's Premium Cabinetry**, is a chef's dream. Large pendant light fixtures and an elegant backsplash in Mushroom Cab Arabesque glass from DZN (through Sacwal Flooring) give the space a distinctly French-country feel.

A custom wall unit, built by Woody's, houses the stainless steel Sub-Zero refrigerator and wine fridge (**Goemans Appliances**), while quartz countertops and a large centre island (**Progressive Countertop**) provide plenty of workspace. *Continued on page 44*

**LEFT:** Walls in Soft Pink by Benjamin Moore and French-country furnishings make the Wastell's daughter's room both girly and sophisticated. **BELOW:** One boy's room sports a travel theme and is painted Collingwood by Benjamin Moore. **BOTTOM:** The other boy's room is also painted Collingwood, with cosy accessories and fun decorative touches.

A generous home office, painted Downtown by Benjamin Moore, is tucked away at one end of the main floor. Featuring oversize windows and two large desks, it is an ideal spot where all members of the family can work. Sue explains that the space could easily be transformed into an in-law suite in years to come thanks to the addition of a full walk-in closet and adjoining three-piece bathroom.

A dramatic great room, also painted in Downtown, is situated at the other end of the main level. Here, family and friends can gather around the gas fireplace (**My Fireplace**) with its custom surround built by **Puglia Mouldings Ltd.**

Designed with year-round entertaining in mind, the great room overlooks one of the home's four outdoor living areas. This space features a large, screened-in deck with a comfortable seating area, outdoor gas fireplace also from My Fireplace, television, and sound system from **London Audio**.







**LEFT:** Not your typical home theatre cave, this one, off the lower-level family room, features a glass wall and windows, with black-out curtains to be drawn when it's movie time. **BELOW:** Elegant French-country style adds detail in the main floor powder room. **BOTTOM:** The home's lower level wine cellar, built by Woody's Premium Cabinetry, occupies a handy corner at the foot of the stairs.



Large windows offer views over the backyard, while a door to one side leads to a covered barbecue deck and outdoor eating area. Another door leads to the home's mudroom and pantry, where cabinetry by Woody's provides plenty of additional storage space for this busy family. From the mudroom, a back staircase ascends to the children's wing upstairs, which includes a loft area for watching television and playing video games, as well as an outdoor deck for sunbathing. Down the hallway and past the second-floor laundry room is the master retreat, an oasis of calm that features an adjoining

en suite, his-and-hers walk-in closets and a large, private balcony. "We love being outside, so having this space was important to us," notes Sue. Gracious family living continues in the home's fully-finished walkout basement. Glass doors lead to a wine cellar (Woody's), while a theatre room (London Audio) offers hours of in-home entertainment. "We do actually use every room in this house," says Sue. "There is nothing extra." With its well-designed layout and neutral colour scheme, this is a home for a family to admire. **OH**



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# EXTREME milkshakes

RECIPE AND PHOTOS JENELLE MCCULLOCH

Foodies across North America are giving in to their sweet tooth to indulge in the new craze of extreme milkshakes or “Freakshakes,” as the more insane versions are called.

*Black Tap, a New York city restaurant, is on the cutting edge, creating shakes like Sugar Sugar and Sweet & Salty.*



PHOTO: COURTESY OF BLACK TAP



*They look a bit daunting, don't they? No need to worry, we will show you how to make your own.*

## THE BASIC

### INGREDIENTS

- Ice cream of your choice
- Milk

### INSTRUCTIONS

- Add 1 pint of ice cream and 2/3 cup of milk to your blender and blend until smooth. Easy, right?



## THE VERY GOOEY BLUEBERRY PIE

### INGREDIENTS

- “THE BASIC” milkshake, vanilla
- Cake icing
- Graham cracker crumbs
- Blueberry pie filling
- Mini blueberry pie
- Whipped cream

### INSTRUCTIONS

- Grab a chilled milkshake glass and coat the edge of the glass in cake icing.
- Next, dip the coated glass into your graham cracker crumbs.
- Alternate layering the blueberry pie filling and vanilla milkshake until three-quarters full.
- Top with mini pie, whipped cream and any other crazy ingredients you desire.

## THE RISE N’ SHINE

### INGREDIENTS

- “THE BASIC” milkshake, vanilla or chocolate
- 1 tsp cocoa powder
- 1 tsp espresso powder
- Cake icing
- Cookie crumbs
- Chocolate sauce
- Mini doughnuts
- Whipped cream

### INSTRUCTIONS

- Add cocoa powder and espresso powder to your basic milkshake recipe and blend.
- Grab a chilled milkshake glass and coat the edge of the glass in cake icing.
- Next, dip the coated glass into your cookie crumbs.
- Smear some chocolate sauce into the sides and bottom of the glass.
- Fill three-quarters full with the espresso-infused milkshake.
- Top with whipped cream, mini doughnuts and any other sweet ingredients you may desire! **OH**



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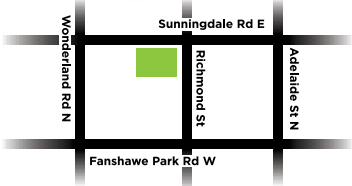


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**JACKIE NOBLE**

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## **SHERRY LEMCKE & KIA**

*Sherry Lemcke Photography*

I love all my pet photography, especially shooting for the St. John Ambulance therapy dog program's fundraising calendar. I get my pets to pose by offering them dried liver treats, which they love and are easy to digest. I only use squeaky toys if the noises that come out of my mouth aren't working.

## **SCOTT GRIFFETH**

*Aqualuxe Bath Showroom*

I really like the look of wall-hung bathroom vanities and toilets. They provide sleek styling detail, and they're easy to clean around. Built-in shower stalls with two glass walls add airiness to the bathroom.

*Continued on page 52*







## MARIO GIANNIOTIS

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## SARAH WHITE

*Framing & Art Centre*

I love working with my clients. While designing with them, I can picture their finished framed piece, although they don't necessarily envision the result. The favourite part of my job is when clients pick up their finished work and are excited to see it all come together. **OH**



# SYLVIE'S

## interior design

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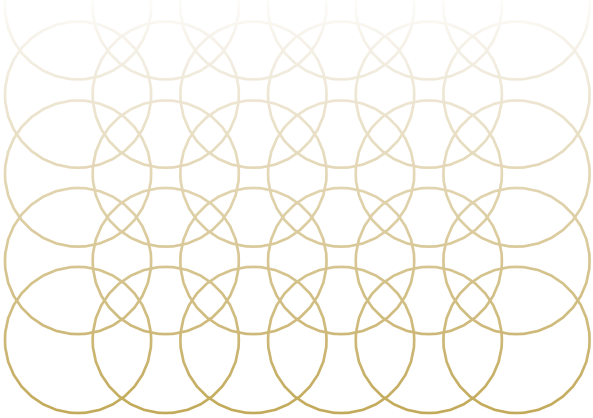
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# living with GOLD

The golden rays of summer sunlight streaming through our windows to brighten our interiors are slowly fading away. It's the time of year to capture every bit of light, so our interiors continue to glow until our sunny summer appears once again.



STORY & ROOM DESIGN **JACKIE GLASS**  
ROOM PHOTOGRAPHY **PAUL CHMIELOWIEC**



My Jackie Glass Inc. design team creates spaces that look sunny, bright and airy all year-round. Generating light in a space is key to how comfortable and happy a room can make our family and guests. Think about how a dark sky at night can be cold and ominous but when the stars are twinkling bright, the dark universe comes alive and makes us

feel happy and amazed. We want to linger and enjoy every little twinkle, no matter the size.

The smallest hint of sparkle can instantly bring a room to life. Every room in the house, whether light or dark, can benefit from a little shine. From the bathroom to the kitchen, when you add reflective elements to a space, it is suddenly transformed and becomes an attractive room you want to live in.

Both artificial and natural light from light fixtures and windows brighten every room. Reflective metals, glass and mirror accents will enhance these light sources and bounce reflected light around the room, adding life and personality.

For me, I love to maximize and capture light in a room with reflective gilded decorative elements that feature either decadent polished or demure matte finishes. Whether you fancy gold leaf or polished brass for a touch of glam or prefer champagne gold, rose gold or aged brass for a more classic look, they'll all elevate your décor with the Midas touch.

« Pairing golden tones with dark wood and dark neutral colours like royal blue or the rich purple velvet chairs (as shown here in my client's living room) makes a regal statement in an otherwise traditional room. Set against walls and draperies in whispery golden tones, gilded accents like the lamps, cocktail tables and mirrors truly make the room sparkle and draw the eye toward the light and around the room.



ELTE: Mason Ceiling Light

» In the lovely dining room, adjacent to the living room, an elegant chandelier with matching wall sconces adds light to the space in more ways than one. The room sparkles even when the lights are turned off with the lighting's soft champagne-gold finish. Notice how the art captures the golden tones of the light fixtures while capturing the colour palette of the living/dining room to complete the space.



CURATED KRAVET: Orleans Glass-Topped Gold Cocktail Table

BENJAMIN MOORE: Concord Ivory HC-12

GRAHAM & BROWN: Metallic Tropic Aqua/ Gold Wallpaper

ARTERIORS: Orleans Gold Leaf Side Table with Black Marble Top.

» Use golden accents in small doses so they don't compete but rather complete the space. Even the smallest touches of shine, whether matte or polished in golden, brassy or rosy tones, will add a golden glint you can't ignore.



CURATED KRAVET: La Jolla Ottoman in Kravet's Join The Club Platinum Fabric



CRATE & BARREL: Harper Rose Gold Flatware



KEVIN O'BRIEN STUDIO: Metallic Arches Velvet Gold Pillow

CRATE & BARREL: Starburst Bowl

« If you want to make a truly stunning statement in a room, introduce large objects like a glass-top table with a gold base or a large work of art or sculpture in an entrance hall or living room. Chandeliers, floor lamps, walls and draperies in warm golden hues will set off any neutral palette and satisfy our need for brilliant beams of sunlight to warm our souls, brighten our days and lift our spirits until the return of summer's sunbeams. **OH**



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## SYLVIE'S interior design

### SYLVIE'S INTERIOR DESIGN

My passion for design came to me at a very young age.

When asked what kind of style I design best, my response is a very unique innovative concept, a fine line between minimalist, eclectic, industrial with a warm touch.

I take great pleasure in re-using old objects and giving them a totally new purpose. My love of recycling pieces – as they have so much life and energy in them – creates a very comforting feeling as I mix them with newer ones. It really empowers the style.

Simplicity is my motto. Working with raw materials like wood, metal, textiles and stone are my bases.

I have a very sharp eye for colours, scale, design concept and look.

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