



**LEFT:** Spiral stairs connect the main-floor office space to an upstairs library, where George Milla, the owner of Milla Homes, stands [BELOW]. **BOTTOM:** A large painting from Paula White Diamond Art Gallery + Design Studio is the focal point of the home's wide-open foyer. **OPPOSITE:** This kitchen, featuring double ovens and plenty of work space, is a baker's dream.



# TAILOR-MADE *treasure*

BY ADRIENNE BROWN  
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There's more to a Milla home than meets the eye – a beautiful, functional space that's tailored perfectly to its owners.

Two years ago, **Milla Homes** built this custom home for a local family of four. They were the first family on their street and they don't plan on leaving, especially since every design decision was made especially for them.

Upstairs, for example, instead of four bedrooms (the original plan from the builder), the homeowners opted for three – a tranquil master with a Juliet balcony overlooking the backyard and two large bedrooms for each of their sons. The master bedroom is separated from the master bath by a double-sided gas fireplace, which sits beside a soaker tub. **K-W Glass Systems Inc.** installed the mirrors and shower doors in all of the bathrooms. *Continued on page 24*





**BOTTOM:** The family of four spends lots of time poolside during the summer, especially when the waterfall is flowing [BELOW]. **RIGHT:** The living room's waffle ceiling adds extra interest to the room, particularly with its two skylights. **TOP FAR RIGHT:** Designer Jadwiga Podowski helped the homeowners select beautiful, solid furniture for their living spaces. **BOTTOM FAR RIGHT:** The homeowner found her dining set while on a trip to North Carolina.



The space that would have been the fourth bedroom is now a common space where the two boys can do their homework. Conveniently, this sits right beside the library, which is lined with shelves of books and features two large chairs ideal for cosying up with a good read. The library is open to the foyer below and has a great view of one of three stunning paintings the homeowners purchased from **Paula White Diamond Art Gallery + Design Studio**. It also has a spiral staircase down to the main-level office, which is just off the front entrance. The windows in the foyer feature beautiful wrought iron inserts from **Blind Ambition**, a special touch that completes the look.

It's these fine, yet fun touches that make the home work for this family. "My kids love the spiral stairs for hide and seek," laughs the homeowner. And that's partly why they decided to build with Milla Homes – every detail is tailored to their needs, and nobody else's.

Originally, the homeowners had found a resale home they liked, but the location wasn't quite right. So they took the concept to Milla Homes,

where they started to reshape it into exactly what would work for them. "Sometimes we had airy-fairy ideas and they could mould them into something we liked," says the homeowner.

**Mark Van Dongen**, General Manager of Milla Homes, says the design process was very collaborative. "There wasn't a room or space in this home that wasn't thought through in terms of how this family lived and how this area would be used."

In particular, they spent a lot of time planning out the perfect kitchen for the homeowner, who is an avid baker. Now, she has a sleek, functional workspace and a huge island topped with granite from Guelph's **Graniteworx Inc.**, lots of storage in cabinets by **Barzotti Woodworking** (also in Guelph) and a set of double ovens so she can bake to her heart's content. The whole space is lit with beautiful fixtures from **Living Lighting**.

Off one side of the kitchen, through a pantry and bar area, is the dining room, and off the other is the family's wide-open living space. The homeowners decided they didn't need both a living room and family room

because they'd only use one, so they opted for one big living space they can all enjoy on a regular basis. "We never used our old living room, so we decided to just have one room," says the homeowner.

And what a room it is. The living space features a beautiful gas fireplace and mantel topped with a television and electronics from **Gibson Sound & Vision**. Decorator **Jadwiga Podowski**'s work really shines here with a collection of beautiful throw pillows and tall plants that sit perfectly under square skylights at the end of the room.

"Every space was personalized. This home is a great example of what custom building really means," says Van Dongen.

From the living room, the family can access its marvellous backyard. **Red Bear Lawns and Landscaping Ltd.** sculpted a beautiful yard around the family's pool, which features a waterfall.

When it's not beautifully sunny outside, though, the family spends a great deal of time in the basement, which is outfitted with a home theatre system and long, comfortable sofas. *Continued on page 26*





**LEFT:** The homeowner's painter was hesitant to hang wallpaper because he said it was passé and he hadn't done it in years. He relented, and has since had plenty more requests to hang wallpaper, which is back in style! **BELOW:** The sleek master bath features big windows, just like the rest of the home.

There are more benefits to choosing Milla Homes than all these beautiful finishes though. The company puts just as much care into everything we can't see in a home as what we can see.

"At the end of the day, we incorporated a whole lot of comfort features as well as many technological and peace-of-mind features in a very low-maintenance yet high-performance home," says Van Dongen.

The heating and cooling was taken care of by **Overland RNC**. Van Dongen says Milla Homes uses heat recovery ventilation (HRV), which is a dedicated mechanical ventilation system that can be set to constantly refresh interior air by exchanging it with outside air. This drastically improves the interior air quality and reduces and controls the home's humidity levels.

One of the newer behind-the-scenes features is the Kitchener-made Power-Pipe, which can reduce household hot water heating costs by up to 40 per cent. According to **RenewAbility Energy Inc.**'s website, "The Power-Pipe consists of multiple coils of copper tube wrapped together around a copper central drain pipe. Hot water going down the drain transfers its heat to incoming cold water moving up the coils."

These details set Milla Homes apart from their competitors. They're so impressive, in fact, that the homeowner's sister recently bought a Milla Home, too. **OH**



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