

MODERN Family

STORY **ADRIENNE BROWN**
PHOTOGRAPHY **JASON HARTOG**

There are no interior walls dividing the main floor of Ben and Stephanie Eby’s home. The exterior walls consist of largely floor-to-ceiling windows. *Continued on page 40*



Blinds Are Us installed Hunter Douglas blinds on all the windows, so privacy is easily at hand when necessary.

Minimalist decor that’s still comfortable suits the style of this modern home as well as the needs of a young family.
OPPOSITE: A fireplace and built-in storage in the great room is flanked by floor-to-ceiling windows.



Appliances are built into the long island so the kitchen has a seamless appearance from all sides. The Ebys can see the whole neighbourhood from their lot. **RIGHT:** Five stools line the island for quick meals, while a larger dining table behind is convenient for sit-down dinners. **BOTTOM LEFT:** The main-floor powder room is the only room without at least one wall of windows on the whole floor. **BOTTOM RIGHT:** A separate sitting room with a desk and lounge separates the kitchen and great room from the master suite.



Ben, the co-founder of **NEO Developments Inc.**, a boutique infill residential development company, designed their modern home in Kitchener's Hidden Valley neighbourhood. He had architect **Laird Robertson**, of **Robertson Simmons Architects Inc.**, take care of the formal plans, massing and elevations of the home while Ben took on the finer details and material selections. It was the only home in the neighbourhood with a high corner lot.

"Rather than build down at the corner, we decided to put the house up on the hill and flip it upside down so we get the best views," says Ben. By that, he means the main living spaces and kitchen are on the top floor, while most of the bedrooms are downstairs, on ground level.

Now, they can watch both sunset and sunrise from inside their home and they have

a vantage point on the neighbourhood that nobody else does.

The lack of walls gives an illusion that the home is open and seamless, but there are hidden doors and dividers so the Ebys can close off their master suite from the rest of the top floor, for example. Millwork and built-in storage act as dividers for the rest of the spaces.

Stairs lead straight up from the large Douglas Fir front door (from **Timber Barn**) and entrance from the garage to the kitchen, which is open to a large family room. One long island serves as a large food prep area, houses the Miele stove and steam oven, and is home to five bar stools for quick and easy meals for the whole family. A large dining table sits behind it for longer family meals and hosting and the refrigerator is hidden behind cabinetry, continuing the seamless look.

Storage divides the whole great room and main living space from an office, library and lounge area. On the other side of that is the master suite, which includes a spacious en suite with more floor-to-ceiling windows. Details like the live-edge walnut vanity, lavish soaker tub, rain shower and radiant in-floor heating add to the luxury. There is even enough space for a treadmill. Large closets lit by LEDs complete the suite.

Blinds Are Us installed Hunter Douglas blinds on all the windows, so privacy is easily at hand when necessary, although Stephanie says she has grown to embrace having the blinds in the great room up and open at most hours of the day, enjoying the panoramic views of the valley, which often include wandering deer and turkeys strolling through the neighborhood. *Continued on page 43*





The Ebys didn't stray from the modern style when they decorated their home, either. They opted for many mid-century, modern-style furnishings, which work well in the minimalist décor. Ben incorporated niches into the design for the lounge and office area; there, he displays favourites, including a guitar and model ship.

Their three kids live on the ground floor level. Ben describes it as similar to a hotel. "The trend is to have an en suite in every room," says Ben. "We didn't want to do that. We wanted to make the space multipurpose." The kids' rooms are lined up three in a row. Across the hall from all their entrances is their shared bathroom space: sinks open to the hall, plus closed off rooms for the toilet and shower.

Along the wall outside their bedroom doors (each decorated to the child's preference – this is where the style strays from modern), each of the Eby children has a designated gallery space: just as their parents hang their favourite pieces of art, and in Ben's case, his own photography, on the walls upstairs in a gallery style, their children can display their latest masterpieces on the walls outside their rooms. No other art is required in the space.

On one end of the main floor, the kids have a shared play and entertainment space, and on the opposite end is the laundry room. Floating staircases on either end of the hall connect the levels together simply and easily. There is a continuous flow through the whole home.

Continued on page 44

TOP LEFT: The entryway to the master bedroom looks straight across the home through the lounge and kitchen to the front windows.

TOP RIGHT: Sleek doors and LEDs combine for a truly unique closet in the master suite.

RIGHT: The basement hallway also acts as an ever-changing art gallery, where the kids can hang up their latest masterpieces.

FAR RIGHT: The children's bedrooms are on the ground floor and are just as bright as the rooms above.

OPPOSITE: A floating walnut vanity is just one of the features in the master bath: it also has a soaker tub and a huge walk-in shower with luxurious rain heads.



home & builder

BELOW AND RIGHT: Each child’s bedroom is a reflection of his or her particular interests and styles. **BELOW RIGHT:** Another floating vanity is open to the basement hallway, so the kids can use and share it easily. The shower and toilet each have their own closed-off spaces. **BOTTOM:** A games and entertainment space separates the front door and entrance to the garage from the kids’ rooms and laundry area, which is located at the back of the home.



The Ebys will soon be moving to Uptown Waterloo, where they are planning to build their next home. That means this home is for sale. **Janette Braun**, the Ebys’ realtor, says the home, which “brings the outside in” is perfect for “anyone looking for a unique property that will stand out amongst luxury homes.” For more information, contact Braun, Sales Representative at **Coldwell Banker, Peter Benninger Realty, Brokerage. OH**

SOURCE GUIDE

ACL Steel Ltd. • Bavarian Window Works. • Blinds Are Us. • Coldwell Banker, Peter Benninger Realty, Brokerage • Delta Air Systems Ltd. • Delve Contracting Inc. • Desco Plumbing & Heating Supply Inc. • Erbsville Electrical Contractors Inc. • G&A Masonry • Gibson Sound and Vision • Keith Strub Construction Ltd. • KW Countertop • K-W Interlock • Meritech Engineering • MTE Consultants Inc. • Musselman Excavating • Nedlaw Roofing Ltd. • NEO Developments Inc. • Otto’s Framing Inc. • Pete Jackowski Plumbing & Heating Ltd. • Reitzel Insulation • Rich-Craft Interiors Inc. • RMW Exteriors Inc. • Robertson Simmons Architects Inc. • Schreiter’s Home Furnishings • Timber Barn • Winsor Doors



C&G SOLID WOOD FURNITURE CO.

Local Quality Craftsmanship
Styles to Suit Every Room and Every Home.

434 Beaverdale Rd., Cambridge 40 Bruce St. S., Thornbury
519.658.2540 226.665.8000
cgsolidwoodfurniture.com



THE art OF HOME

DUTAILIER

Now Carrying Dutailier Custom Nursery Room Furniture
Made in Canada

53 Main Street, Cambridge, Ontario N1R 1V6
519.621.9237
www.theartofhome.ca

Shakespeare would be in *Love* with *Downie Lofts*



Old World Charm With New World Comfort
Luxury Residential Condos
In Downtown Stratford

Juliet Balconies • Stunning Lofts
Exposed Beam • Original Brick • Elevator
Fibre Optics • Secure Entrance
Overlooking the Avon Theatre

Let Us Entertain You On A Personal Tour
Contact John & Terri Hart
Peak Realty Ltd. Brokerage
519.272.4865 • 519.874.1999