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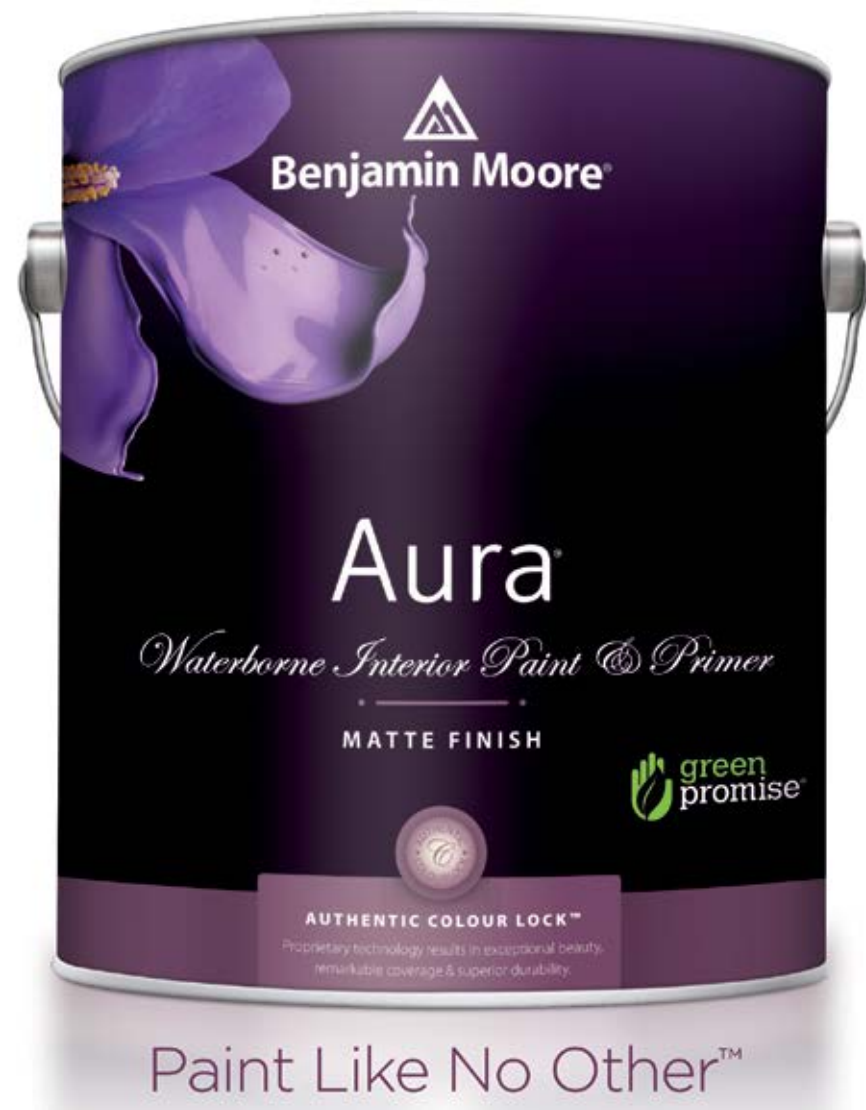
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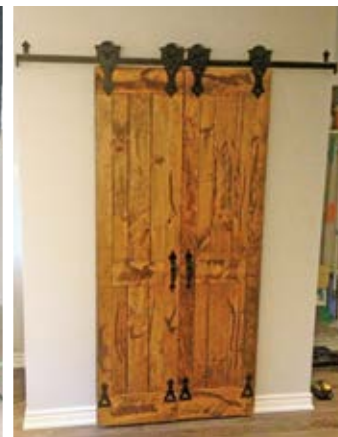
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In all the homes we've visited lately, I've been particularly interested in peeking in at the kids' rooms, even if we're not featuring them in our magazine.

That's because I'm looking for ideas. My son Carter turns two this fall and we're transitioning him to a new "big boy" room, decorated just for him. Not just because he's ready to move to a real bed, but because we need his crib for someone else, due in February!

We'll keep our nursery the same – gender-neutral because we don't know whether we're having a girl or a boy – and give Carter a fresh space he can enjoy for himself. It's a bit of a gift for him and a special new space before he becomes a big brother.

I'm always looking for ideas. Pinterest and décor sites are great but it's nice to see what real people in our own neighbourhoods do, too.

The same goes for other rooms and spaces in homes, of course. You'll see two different examples in this issue. On page 50, we feature a new bungalow in Orangeville by Dalerose Country Homes that's everything the homeowners were after. Our other feature, another new build in Guelph on page 26, has two gorgeous kids' rooms (as well as soaring ceilings and a gorgeous modern kitchen!) I hope one of them will inspire you if you're after some new ideas.

If you have any tips for decorating a bedroom for a toddler, please do share them with me – and I'll be sure to share the finished product with you.

Until next issue,

Adrienne

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A modern boy's room in a modern Guelph home. Story, page 26. Photography by Jason Hartog.

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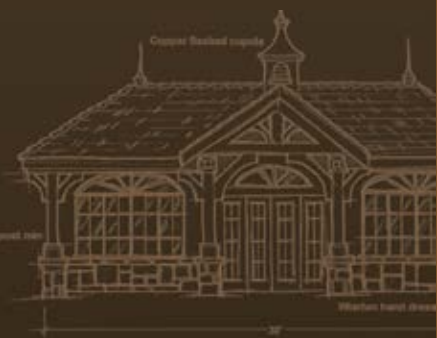
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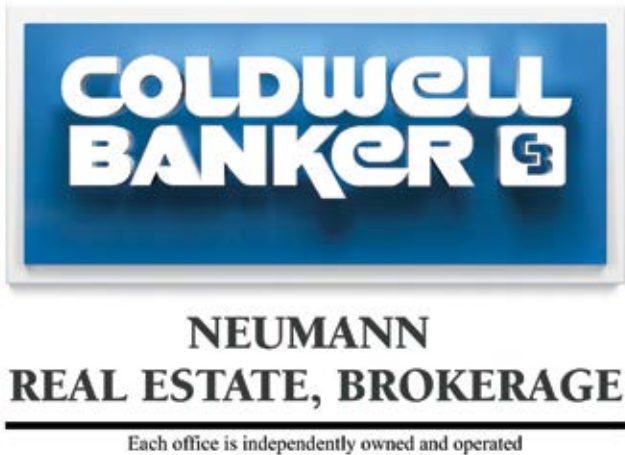
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advice



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.

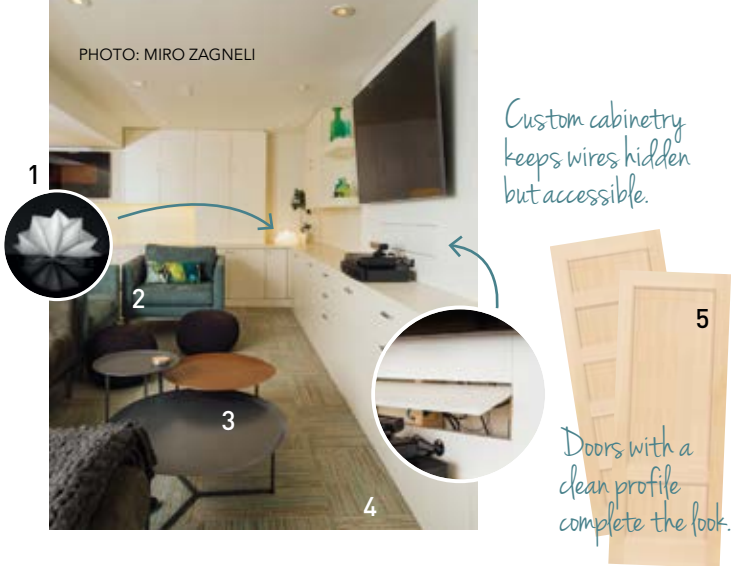
How do you design a livable, lovable space that feels warm and cosy? Let's start with the basics:

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

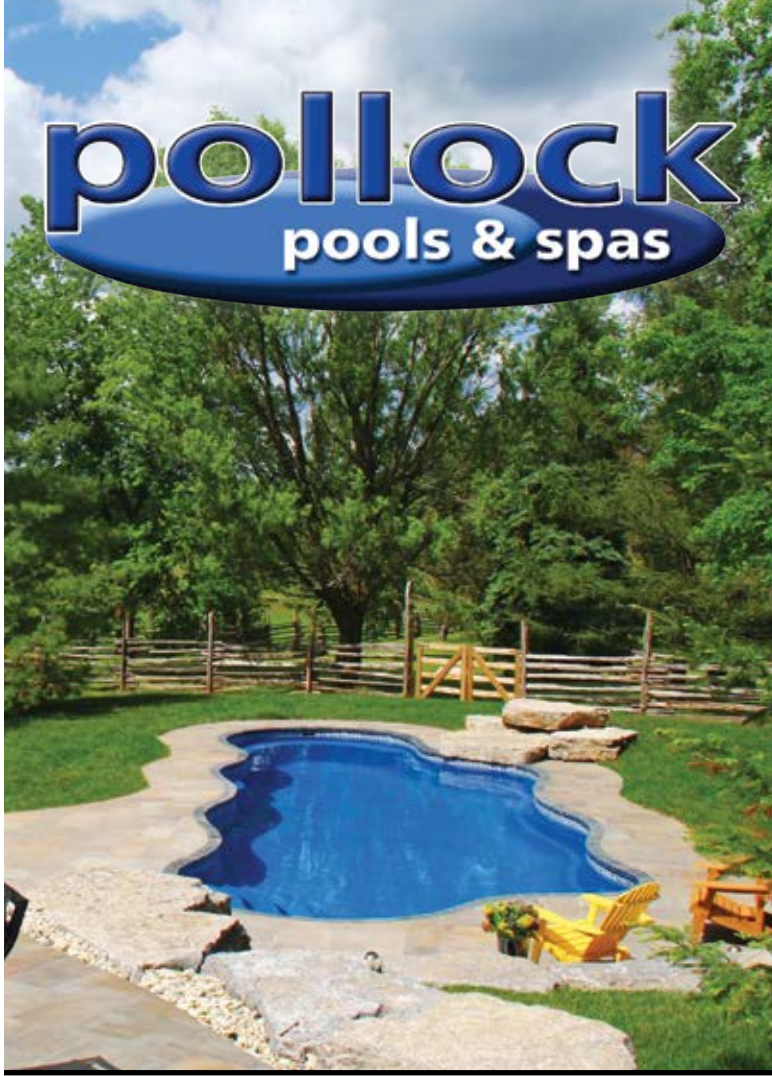
Make sure to use a modular flooring system. Should water damage occur, pieces can be popped out of place and new product installed easily. Large rolled goods such as carpet or linoleum should be avoided. When wet, mould and mildew occur.

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. FLOR: Lacebark Carpet Tile in Jade 5. MILLET: Shaker Doors 6. EQ3: Pouf in Grey 7. BENJAMIN MOORE: Paint



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FALL PHOTOGRAPHY JASON HARTOG
FAVOURITES

Inject some colour or a fresh finish to your home to welcome the season. Elevating your space can be as easy as adding an accessory or as in-depth as replacing flooring.

1

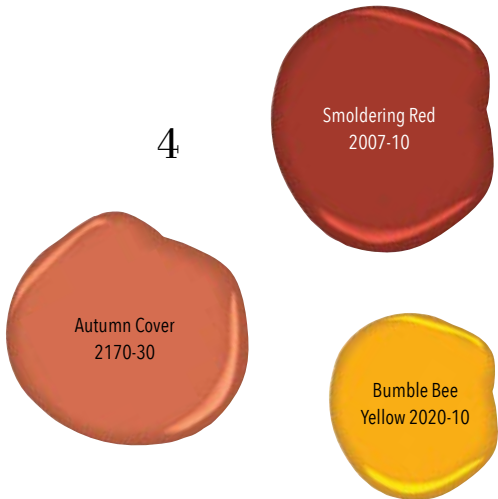


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IT JUST *Looks* EXPENSIVE

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 24

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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 objects.

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



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

MODERN FAMILY

Good things come to those who wait. **Scott** and **Jessie Uhrig** know this all too well. After eying a particular area in Guelph for years, they were finally able to purchase a lot – but then they had to keep on waiting before they could build.

The couple had loved the area for a long time and knew they would be happy to settle there with their two kids, Oliver and Maylee, and although they had to wait two years before they could build their spectacular modern home, they say it was entirely worth the wait.

“The benefit was that we had lots of time to plan,” says Scott of the two years they spent waiting to build. And plan they did – every room and every detail. *Continued on page 29*

TOP RIGHT: This glass front door lets in lots of light but can be closed off with a shade from Blinds Are Us for privacy, too. **RIGHT:** Although Scott and Jessie were after a very modern design, they also wanted the exterior to fit in with the rest of the neighbourhood. **OPPOSITE:** The Uhrigs – Scott and Jessie, with their children Oliver and Maylee – are finally settled in their modern Guelph home.





Soaring ceilings in the great room meant large walls to fill. Scott and Jessie carefully selected a sculpture to top off their fireplace and a large painting to fill the space above their sectional couch. Scale is very important to make this space work.



Planning and building is not foreign to Scott, the general manager of his family business, Guelph's **Stairworks**. "We manufacture and install interior wooden stairs and railings," says Scott. His father, Bruce Uhrig, who started the business, had previously worked with **Thomasfield Homes Limited** and the two businesses had a 35-year relationship. It was only natural, then, for Scott to choose Thomasfield Homes to build his own new home. "This is my fifth Thomasfield home," he says.

"We tried to blend it with the rest of the subdivision but keep it modern at the same time," says Scott.

As the owners of Stairworks, it's no surprise their staircase is a focal point in the

home. Inside a large, glass front door and open foyer, just past the entrance to the main-floor home office, is a set of floating stairs with glass panelled sides and lights in the stringers and newel posts. The stairs don't disrupt the line of sight through to the kitchen and living area but they do help draw the eye up to the second level.

The whole home has a very contemporary feel. It has clean lines and sleek finishes, but is still warm and feels like a family home.

White oak hardwood floors installed by **John Ionescu** and tile flooring installed by **Graniteworx** (which also installed the counters in the master en suite and kitchen) keep the light, Scandinavian-style consistent. White cabinetry by **Newlife Cabinetry**

Continued on page 31

It's only fitting, since Scott's family business is Stairworks, that the stairs in this home are a focal point. They are a work of art in themselves. **OPPOSITE, TOP LEFT:** This modern kitchen and servery, primarily in white, are clean and crisp. There is seating at both the island and the dining table. **TOP RIGHT:** The servery leads through to the home office at the front of the house. **BOTTOM:** One grey wall highlights a quirky fish clock, also in white, that adds a bit of whimsy to the space.



works perfectly in the minimalist kitchen, which features a beautiful island but still has space for a proper dining table.

"We were going for modern yet cosy," says Scott. Between Scott and his mother, **Janis Uhrig**, they picked and designed everything in the home. "I spent lots of late nights on Houzz," laughs Scott, "but everything turned out how we wanted it!"

Janis also designed and put together all of the stunning faux flower arrangements in the home. Her show-stopping orchids are the only décor some rooms really need and they're the perfect accent in such a clean, contemporary home.

Blinds Are Us installed all of the window coverings in the home, from Hunter Douglas Vertiglide blinds in the kitchen to a large shade that can cover the whole glass front door for privacy but also hides away during the daytime to let in copious amounts of natural light.

Upstairs, Scott and Jessie's master suite spans one side of the home. Their bedroom leads into a luxurious closet with glossy white doors – so it always looks and feels tidy – and through to their master bath, which features a beautiful glass shower and long vanity with double sinks. *Continued on page 34*





FAR LEFT: A cow-hide rug in the home office adds texture to the space. Here, Scott and Jessie can work from home, but they also can display some of their favourite treasures from travelling. **ABOVE:** Large glass doors open wide from the great room to a three-season sunroom. Windows reach all the way to the ceiling. **LEFT:** Pops of red in the powder room elevate the all-white space.

feature



ABOVE & RIGHT: Young Oliver’s bedroom is a little boy’s dream. It’s fun and functional with lots of space to move around and play, too. A portrait by Paul Ygartua accents one wall. **BELOW:** The kids’ bathroom maintains the home’s modern style but with a little extra fun: red faucets and accents.



The kids’ bathroom is wall-to-wall white with red accents, including the faucets. “We had thought about doing different colours but then decided to keep it simple,” says Jessie.

Both Oliver and Maylee’s bedrooms also start with neutral walls, but they’re anything but boring. Bright pops of colour make them fun and personalized. The Uhrigs commissioned artists **Paul Ygartua** and **Kate Domina** to paint large portraits of both of their kids and the paintings are now spectacular features in each room. No other art would be as personal or as stunning.

The portraits aren’t the only striking pieces in the Uhrigs’ home, though. Scott and Jessie have done a fabulous job of

hand-picking the right art for every space, which was a particular challenge in some rooms because they have such high ceilings and large walls to fill.

In the great room, a wood backdrop reaches from floor to ceiling behind the fireplace in place of a traditional mantel. It’s donned with a statement sculpture Jessie and Scott ordered specifically for that spot. Scott designed the adjacent vertical storage to match the style. The lighting here and across the whole home is just as spectacular as the art. The Uhrigs sourced many of their statement light fixtures from **The Lighting Shoppe**.

Off the great room, accessible through a sliding window wall by NanaWall, is a glassed-in three-season room. It extends

Continued on page 36

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feature



The master suite is neutral and calming. **BELOW:** An elaborate orchid arrangement by Scott's mother Janis sits prominently in the master bathroom, which also features a full and luxurious shower. **BOTTOM LEFT:** Baby Maylee's bedroom is pink and sweet. Her portrait, by Kate Domina, hangs above her crib.

the living space and looks out onto green space, which makes the Uhrigs' lot feel particularly private.

As local business owners themselves, the Uhrigs know the importance of shopping locally. They enlisted the likes of other regional home companies, such as **Overland RNC**, **Exact Masonry** and DenBar Siding and Windows. They also purchased materials, such as their interior doors and some of their hardware, from Home Hardware.

All the planning and waiting for this home to come together certainly paid off: the Uhrigs are now settled into their new home in the neighbourhood they'd been coveting – and they don't plan on leaving any time soon! **OH**



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STORY **BARBARA NYKE**

lounging AROUND AT HOME BRINGING BACK AT-HOME BARS

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.

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.

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. 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.

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:

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



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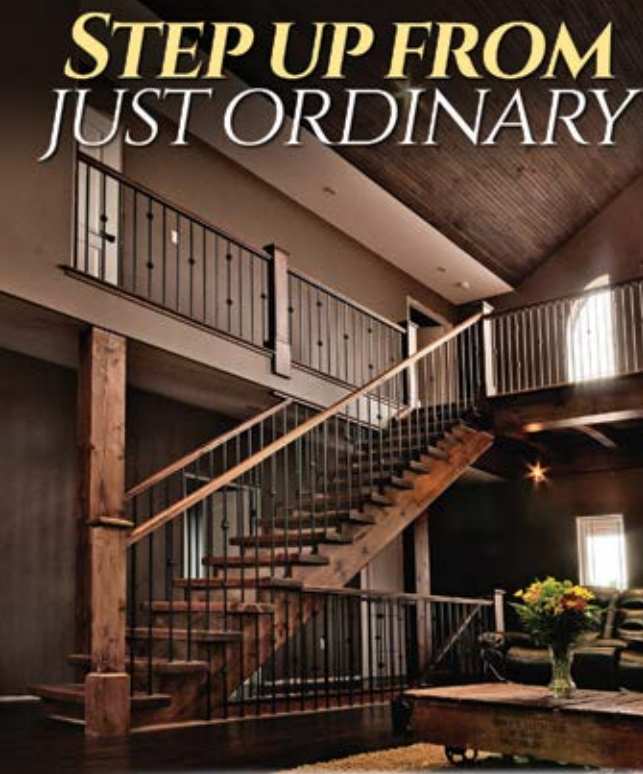
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LIVING SMALL

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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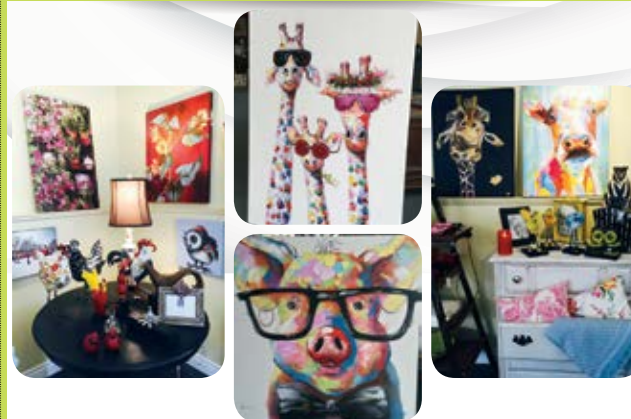
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PRETTY & PRACTICAL

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

THE PLACE: Few stores are truly one-stop shopping destinations, but **Orangeville Home Hardware Building Centre** is one of them. "Orangeville Home Hardware Building Centre is a full service retailer," says owner Buddy Pitt. "We have a mill service, kitchen design gallery and decorating consultation, supported by Beauti-Tone, the best quality paint product in the country. Our biggest strength is our people. We pride ourselves on our excellent service." The store is also the first Home Hardware to set up a new Home Expressions section, featuring bakeware, cooking accessories and home décor. "We have created an area that is free-flowing and in a constant state of

change. It allows us to feature product as well as keep it changing and therefore more interesting. This area is attached to a unique gift area and also flows into one of the best kitchen design studios you will see in the area," says Pitt.

STYLE: Orangeville Home Hardware's new housewares section focuses on beautiful and trendy home accessories, as well as small appliances and kitchenware. From small furniture to candles, linens, toss cushions and lighting, it offers the same selection as a small home décor store, all within its larger hardware store.

WHAT'S HOT: "Our store is constantly changing to meet the changing needs of our customers. We have moved departments around several times and made big changes to our product selection to meet expectations," says Pitt. Trendy items such as Turkish towels and modern light fixtures will draw in decorators and décor lovers. Complement whatever you buy with Beauti-Tone paint, available just around the corner!

SEASONAL: "In this day and age our customers' standards for both product and services have elevated greatly. With that in mind we continually look to upgrade our product selection, displays and especially our value added services," says Pitt. The new Home Expressions section will feature different seasonal products all year.

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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.

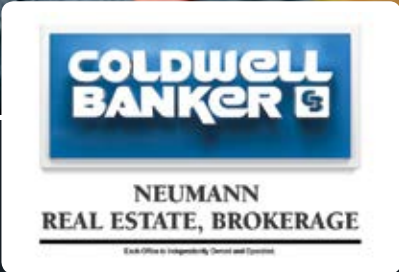
Take Pro Photos
As the Internet is the first place many prospective buyers look when searching for a home, professional online photographs are essential to selling a home. Photos taken with a cell phone won't do a house justice. "I had a professional do the last home that we sold," explains Willis. "We 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**

Angela Crawford



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BEAUTIFUL *bungalow*

After you've built and lived in a few different homes, it's easy to know what works for you and what doesn't. That was the case for Orangeville homeowners Stephanie and Rick, who just moved into a new bungalow that fits their needs now, with their two young sons, and will also work for many years to come.

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

This isn't the first time Stephanie and Rick have built a new home, but it's hopefully the last. They had a specific plan in mind and they contacted **Mary Lawson**, Vice President and General Manager of **Dalerose Homes**, to help make their dreams a reality.

"We told Mary what we wanted and she made it happen!" says Stephanie. On her own wish list, she prioritized a spa-like en suite.

Rick wanted a large front porch and a big deck and a nice home office, because he works from home a lot. Their Dalerose custom home ticks all of those boxes – and more.

Dalerose prides itself on allowing customization of plans to accommodate individual requirements and to create designs to suit non-traditional lifestyles and family needs. *Continued on page 52*

The homeowners of this new build were after an open-concept living space because it helps their family stay connected, even if they're doing different things. The eat-in area off the kitchen is where the family eats together - unless they are outside on their new deck, just behind this space.



TOP LEFT: Placing the coffee maker and microwave in the servery helps keep the kitchen counters clean and free of clutter. **TOP RIGHT:** A dark island grounds the space in the kitchen, which is connected to the formal dining room via a servery. **ABOVE:** Off the kitchen, on the covered deck, Bella the dog surveys the gorgeous backyard views at her new home.



The principals of Dalerose Homes, Mary Lawson and **Ted Bryk**, have a very long history in the residential industry. Both have been leaders in the industry and bring a wealth of knowledge and ideas to the table for their customers. Mary works with customers from the earliest stages of design right through to the finishing touches for their homes.

“Stephanie was particularly fun to work with because she had some great ideas about what she wanted the finished product to be and my job was to make it happen,” says Mary.

Stephanie and Rick knew they wanted a bungalow. “A bungalow is something we can grow into as a family and as a couple,” says Stephanie. Luckily, the lot they chose was perfect for a walkout bungalow.

Their great room has high ceilings. The gas fireplace installed by **Hyde-Whipp Heating & Air Conditioning**, surrounded by a large, custom-built white mantel and flanked by windows, is a focal point. The whole space is decorated in a palette of warm greys with turquoise accents, Stephanie’s favourite combination.

On the walls, she used Coventry Gray in the main living areas and Pewter in the master bedroom and en suite. Both are Benjamin Moore shades.

She sourced most of her lighting herself from a variety of stores – she hunted down just the right fixture for every space. On the other hand, she and Rick trusted **Orangeville Furniture** for most

of their furniture purchases. They went to **Kamelyan** for their draperies and Mary supplied Hunter Douglas window shades for many of the windows.

Those details tie everything together, especially in an open-concept space. “We love an open concept,” says Stephanie. “It keeps the family united.”

Their great room is open to the kitchen, which was designed in conjunction with **Taryn Barth** from **Paragon Kitchens**. It features white cabinetry, grey subway tiles, stainless steel appliances (from Appliance Canada), grey and white quartz counters with an extra bit of sparkle. A dark island matches the hardwood floors. “We tried to warm it up and give it some depth with the dark wood,” says Stephanie.

Continued on page 55



Tall windows flank the fireplace, so no matter what the family is doing – reading, playing games, watching TV or just cosying up by the fire – this living space is always bright.

BELOW: A sweet mirror and sparkly lights make this powder room pretty. The homeowner sourced all of her lights from different stores herself. **BOTTOM:** A small desk area just off the main living space is the perfect spot for a laptop and phone station. **RIGHT:** French doors with stained glass panels open into the main-floor home office.



BENJAMIN MOORE:
Coventry Gray
HC-169



The kitchen has an adjacent servery and pantry, which lead through to the formal dining room at the front of the home looking out to the front porch. The windows are dressed with full-length silk draperies that Stephanie had altered at Kamelyan to fit the new windows.

The family of four typically sits down together at the eat-in area on the opposite side of the kitchen, or outside on their

new deck as long as it's not too cold. Even rain doesn't stop them, because the deck is more like a big covered porch.

However, the master bedroom is Stephanie's favourite room in the home. "The dressing table in the master en suite was very important to her," says Mary. The en suite also features a large shower and a vessel tub. Pocket doors make the transition into the room seamless.

Continued on page 58



A beautiful master suite was at the top of the homeowners' wish list. Dalerose Homes delivered a relaxed, private space.

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LEFT: A small dressing table sits between the his-and-hers sinks in the master en suite.
BELOW: The homeowners have their choice between a luxurious soaker tub and a beautiful glass shower.



All of the doors and windows for the home were supplied by **Golden Windows Limited**; the trim and interior doors and hardware were sourced through the **Riverside Millwork Group**. All of the home's flooring was chosen at **Sarmazian Bros. Ltd.** – hardwood, tile and carpets. Royal Oak Railing & Stairs Ltd. built the stairs and railings, which lead to a huge walk-out basement level.

The full walk-out basement leads straight to the flat backyard where the boys love to play soccer. The yard is large, although not too large ("this lot is the perfect size for us," says Stephanie), and backs onto conservation land. The next project is a lower-level games room for the family.

Although their home is still, in some ways, a work in progress, Stephanie and Rick are thrilled to finally be in a home that they feel was designed just for them. **OH**

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weeding out THE GARDEN MYTHS

STORY AND PHOTOS **MELANIE REKOLA**

As a landscape designer and certified horticulturalist, I come across a lot of misconceptions when it comes to gardening.

Myth 1: *Cedar trees attract mosquitoes*

Reality: In nature, cedar grows in moist soil, which mosquitoes adore. It's not actually the cedar that attracts them, though mosquitoes are attracted to shaded environments of any type.

Myth 2: *Garden lines have to be curvaceous*

Reality: Some spaces don't have the room to accommodate the serpentine lines loved by many. Sometimes straight lines just work better and can be equally striking.

Myth 3: *Existing garden soil needs cultivation*

Reality: Cultivation of the earth around existing perennials and shrubs breaks their vital hair roots, thus injuring the plant.

Myth 4: *Gardens are a lot of work*

Reality: Start gardens with a thick layer of good quality soil with additional bonemeal supplement. Spread a good layer of mulch yearly to retard weeds and keep moisture in. Do this and a garden will need little weeding and may never need fertilization or supplemental watering after establishment. How's that for low maintenance?

Myth 5: *Vegetable gardens are an eyesore*

Reality: Veggie garden placement counts. Raised planter boxes add definition and look great flanking a path. Edibles such as leaf lettuce have lovely foliage and many food plants sport pretty blossoms. Am I the only one that finds beauty here?

Continued on page 62



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Myth 6:
Containers are only for annuals

Reality: Many trees and shrubs can live in pots for years. They need less care and watering plus offer a bigger bang for your buck than a typical annual display. For example, a \$20 Curly Willow shrub can survive for years in a large pot, has amazing form and makes a bold statement. Compare that with what you have to spend on annual displays over a three-year span.



Myth 7:
Trees stop growing

Reality: Trees don't reach a certain height then suddenly stop growing. Some trees do have shorter or slimmer habits that suit smaller spaces. Remember, if trees were planted for the height they will reach in 50-100 years, few of us would plant them.



Myth 8:
Bees sting unprovoked

Reality: Flowering plant materials are fine poolside choices. Just because you have more skin showing does not make your chances of being stung any greater, though flailing around wildly will increase the likelihood! Stay calm and learn to enjoy and respect bees.

Myth 9:
Overwatering isn't harmful

Reality: All new plantings require water to establish, yet overwatering quickly drowns plants. Stick your finger in the soil. If you feel moisture, don't water. Plant roots require gaseous exchange for survival and need to dry out a bit between waterings to accommodate this.

Myth 10:
Vines are bad for intact brickwork and woodwork

Reality: Current studies show vines such as ivy act as a thermal blanket, warming up walls by 15 per cent in cold weather and offer a cooling effect in hot weather by 36 per cent. Plus they look gorgeous! But take care to keep vines out of windows and soffits.



Myth 11:
Landscape designers are landscape architects or garden designers

Reality: Landscape designers approach design as a whole, including pool, patios and outdoor living spaces, trees and gardens, lighting and even outdoor furniture and accessories. Think of us as exterior designers. **OH**



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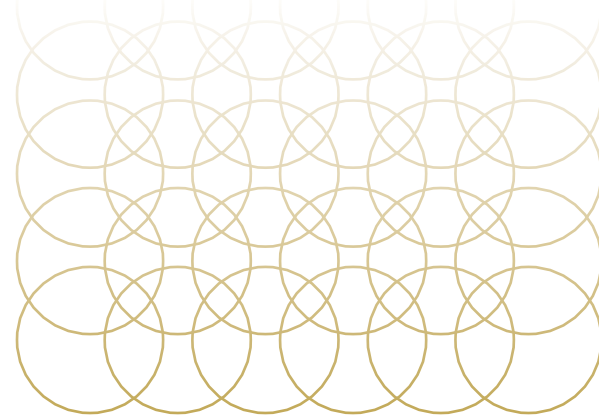
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The golden rays of summer sunlight streaming through our windows to brighten our interiors are slowly fading away. It's the time of year to capture every bit of light, so our interiors continue to glow until our sunny summer appears once again.



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. *Continued on page 66*



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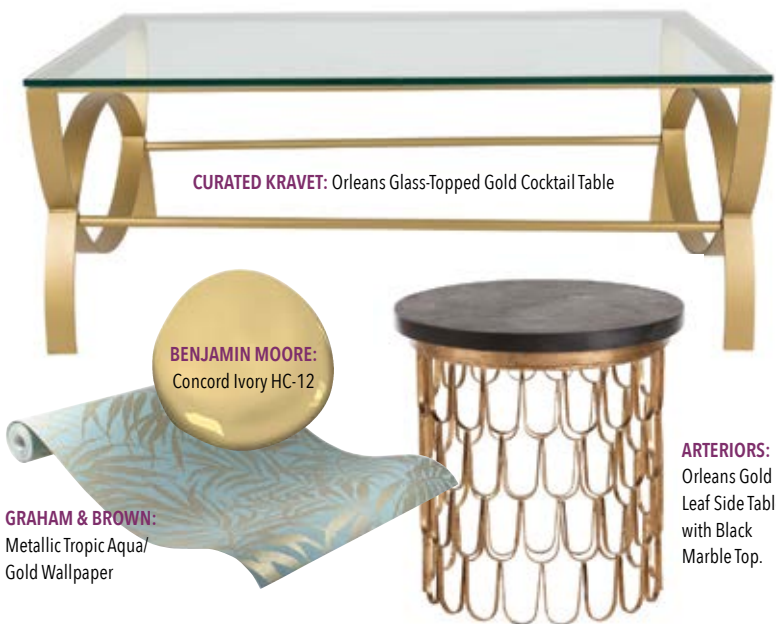


decorating



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:
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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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RECIPE AND PHOTOS JENELLE MCCULLOCH

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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

Just like at grandma's house... but colder and better.

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

This one is for the adults... and maybe breakfast too?

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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(Please see ad on pg 88)



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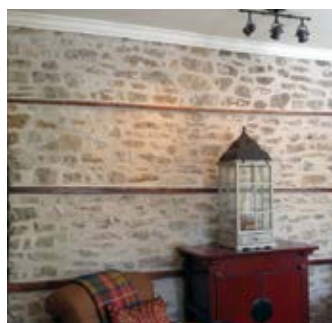
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(Please see ad on pg 45)



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(Please see ad on pg 4)



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(Please see ad on pg 43)



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(Please see ad on pg 81)



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PROUD OWNERS

These local business owners are proud to do business in Wellington County and its surrounding areas. Get to know them, give them a call or drop in to see them this fall. PHOTOGRAPHY JASON HARTOG



EVE CLAXTON
*Design and Realty Specialist,
Eve Claxton Realty Inc. Brokerage, Guelph*

Tell us about your business: The unique opportunity of building high-end luxury homes with Timberworx Custom Homes and selling homes in our great city for nearly a decade gives me a different perspective on the process of customer relationships and service. As a natural progression, I also offer the same truly boutique-style atmosphere to my own clients buying and selling their homes. My brokerage is based on the philosophy and foundation of offering my clients an exclusive, personalized experience.

What sets you apart from other realtors? Being adaptable, creative, knowledgeable, having the respect of clients and the right team behind you are keys to the success of any broker or sales representative. As a member of the Guelph Chamber of Commerce and Guelph & District Home Builders' Association I am always expanding my network of available resources and professionals within the industry, consistently learning new skills and being in touch with the constant changes in our area. The ability to see the bigger picture in a real estate deal can often be a critical component needed for the successful union of buyer and seller.

Something you wish all home buyers knew: In our changing real estate atmosphere it is critical to find an agent who is knowledgeable and competent in guiding and advising you through the process. There are many things to consider and emotions can get in the way of making the right decision. The right agent will always have your best interests at heart and ensure that your ultimate goals are met and any challenges negotiated. Guelph is experiencing an influx of buyers from outside of our area who will benefit from the experience and knowledge of a local realtor.



CRAIG & GARTH BIGELOW *Owners, Bigelow Flooring Inc., Guelph*

Tell us about your business: We come from a background of installing from PEI. About 10 years ago we decided to open our own store. We pride ourselves in customer service and bringing small town values to our customers. We have an amazing team at Bigelow Flooring that care and want our customers to be happy. We are a full-service flooring store: we sell and install tile, wood, laminate, vinyl, carpet and many other types of products.

How do you help customers choose just the right flooring? The most important thing is for us to understand in great depth what

someone's needs and wants are. It is very important to make sure they get the correct floor. For example, if they have animals, that could change what we would suggest they pick. We ask a series of questions to determine the best floor for every customer.

What's the best thing about working with your brother every day? I think there is a whole different level of respect and trust when you are partners with your sibling. We know each other extremely well and have always been a great team. Plus, he has a great sense of humour!

Continued on page 76

AARON MARTIN, Owner
Forged & Timber, Fergus

Your business is quite new. How did you get started? I recently took a blacksmith course in Dundalk that sparked my interest in this sort of thing. I have been a fabricator for many, many years and have decided that a factory job was not for me anymore. I wanted something more. I made my wife an A-frame shelving unit for our new kitchen and knew that making custom furniture was what I was truly looking for.

What are the products and services you offer? I offer custom, one-of-a-kind, live-edge furniture made from a variety of high quality wood and neatly fabricated metal. I make tables, wall units, fireplace mantels, bars and shelves. Alongside, I make intricate custom bases for tables based on my clients' desires.

What are some of your favourite projects to date? While I love all of my projects, the one I favour the most would have to be the bench I recently refurbished. It was a simple cast iron bench before I gave it the Forged & Timber makeover! I introduced a large piece of live edge black cherry in place of the old pine slats. I will be making a matching table to go with it, as a set. *Continued on page 78*





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JOHN SLOOT, *President
Sloot Construction Ltd., Guelph*

What makes Sloot Construction Ltd. different from other builders? Because we are a family-run business, we all have a deep commitment to the quality of our work and take pride in putting our name on each and every project. We strive to be innovative in design but also in the materials and building practices that we use. We take a hands-on approach and do a lot of our own work rather than hiring out, which allows for greater control and quality and we utilize the many strengths of our talented team.

Tell us about your recent awards: We are very proud to have won several awards from our local homebuilders association (most outstanding custom home under 2,500 sq. ft.), our provincial homebuilders association (most outstanding home renovation) as well as a SAM award from our national homebuilders association (home renovation award). We are most proud to have won both the Building Innovation award in 2013 and the Green Renovation Project of the Year in 2014 presented by EnerQuality at the EQ Awards. In addition, we were very honoured to have built the first home in Canada to be labelled under the new Energy Star for New Homes Standard in 2013.

Why is it important to you to build net-zero homes? Energy Efficiency is the way of the future in terms of home building. We have put significant emphasis on energy efficiency in our building practices to provide a healthier and more comfortable home that pays you back in energy savings at the same time. However, the high-performance specifications we are building to today will eventually become the baseline standard. Net-zero homes are what will be required to remain an industry leader. It is important for us to stay ahead of the curve and in the meantime offer our homeowners the best in quality and comfort. **OH**



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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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