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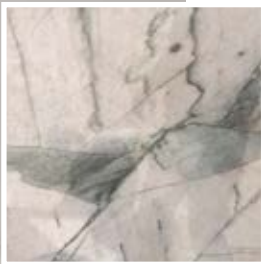
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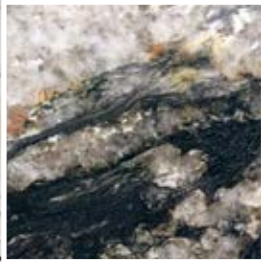
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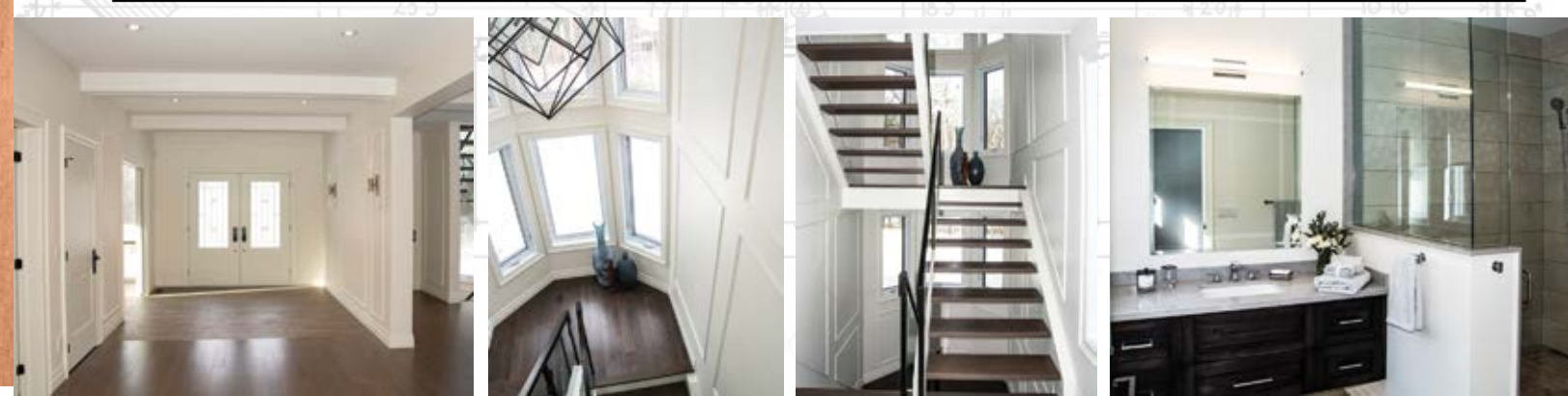
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ABODA DECOR

editor's note

When my mother
 bakes her
 signature cake,



a walnut chiffon, the crowd goes wild. And by crowd, I mean everyone who's had the pleasure of taking just one bite of this light, melt-in-your-mouth confection. No gathering or celebration is complete in our family without a walnut chiffon.

The recipe is over 150 years old. It wasn't just handed down to my mother and her six siblings, they were taught from a very early age how to make it – along with a myriad of other Slovak staples – by my Baba on the family's urban farm.

I could write a novel around the importance of this cake to our family. It's been the centrepiece of every holiday, birthday, anniversary, graduation, shower, wedding and funeral for as long as I can remember. Yes, it is that good. But it is so much more than just a dessert. That cake is a reminder of all the good times, and the sad times, throughout the history of our family.



My Mom and I made the walnut chiffon in the picture when I was home recently for a visit. The day before I arrived, Mom set out to bake the cake, but when she was pouring the batter into the pan, the heavy bowl slipped and most of the batter fell onto the floor. I'm grateful it did because I got to spend the next day baking with her.

Mom and her twin sister Anne turn 90 years old this summer. We're planning a big party for the twins. You can bet a walnut chiffon will be front and centre on the dessert table.

This issue of OUR HOMES is all about renovating. Three homes, three brave families who saw the possibilities and executed a rebuild that changed their lives. May their stories give you the confidence and inspiration to conquer your own big change.

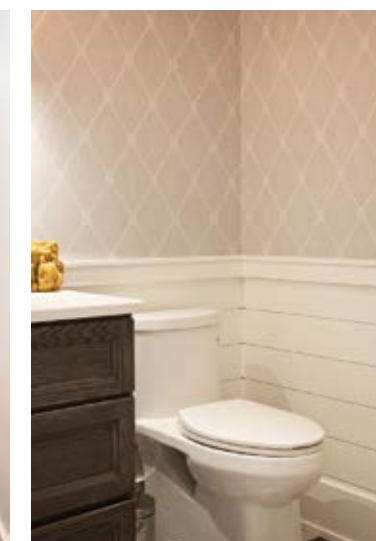
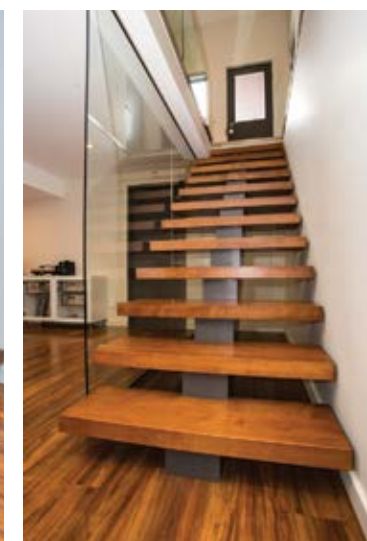
Enjoy your summer!

Georgette

Georgette McCulloch, Editor-In-Chief
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Downsizing and renovating is worth the effort when you get to live on Georgian Bay. Story, page 32. Photography by Sandy MacKay.



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advice



The Ultimate OUTDOOR KITCHEN

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

Our summers may be short, but from March through July and on to November, cooking outdoors allows us to share our food experiences with family and friends while we extend our outdoor play time. More and more people are choosing to invest in their homes and backyards rather than vacation elsewhere.

Before planning and spending on an outdoor kitchen, ask yourself some simple questions:

- How much time do I want to devote to maintenance? Knowing this will save you a lot of grief and disappointment.
- What's critical-to-have, must-have and nice-to-have?

Critical to Know

- Safety first. Make sure you meet your region's building and fire codes. There's a difference between a code for building a house and a code for preventing open flames in and near a building. They are two different things.
- Protect combustible materials.

Choosing Cabinets and Materials

Cabinets and counters need to be corrosion and weather resistant, low maintenance and made with stable materials. All materials expand and contract with temperature change and moisture. Sun fades colours, and natural materials break down over time. There are three types of cabinetry-based kitchens for outdoor use: HDPE/Polymer, wood and stainless steel.

Polymer: Waterproof, sun safe, available in a variety of solid colours, lower maintenance, plastic, variable durability.

Wood: Flexible design, requires some maintenance, most affordable, not fire resistant.



PHOTO: DANVER OUTDOOR KITCHENS

This outdoor kitchen has plenty of stainless steel storage below the sink.



This outdoor kitchen has it all!

PHOTO: DANVER OUTDOOR KITCHENS

Stainless Steel: Heat and fire resistant, non-corrosive, easy to clean, available in powder-coated colours.

Things to Consider

Appearance: What do I want to see when I look at my outdoor kitchen? Choose your landscaping and furniture for that perfect outdoor style.

Clean-Up: Install a sink with water. You may not want to use your indoor kitchen to clean greasy, sooty stuff. Plan ahead for plumbing.

Heating and Electrical: Layer your heat sources. Consider heat lamps, fire pits or a built-in infrared heater. Make sure you put in multiple electrical outlets that meet code. Plan ahead for electrical.

Shade: Create shade from the sun and protection from the rain with pergolas, retractable patio covers or tents.

Stay Cool: Cool yourself off with fans, misters or rugs to shield you from the hot floor and use light-coloured furniture.

Layout and Seating: Transition your rooms with removable screens, doors and walls. Offer a variety of seating – low Muskoka chairs, chaise loungers, stools and benches.

Storage Space: The ultimate amenity. Think of what else may need to be stored – equipment, furniture, sports and hobbies. You don't want to run back and forth from the house or garage, to the outdoor living area.

Small Spaces – Condo Balconies and Terraces

Electric grills make outdoor eating possible despite strict fire and safety codes. Brown Jordan has fully assembled kitchens for terraces, to be lifted by a crane, or custom units transported by a service elevator.

Nice to Have and Trending

- Specialty right-sized appliances replacing mammoth barbecue grills. These can include: Argentinian grills, smokers, side burners, pizza ovens, fridges, dishwashers, beer on tap, espresso machines, ice makers and Kamado-style grills.
- Lighting schemes, televisions and sound systems. Treat this space like another room of the house.

Value to Your Home

Outdoor kitchens seem to be replacing the pool as an add-on feature. It increases your competitive edge when selling because people will imagine themselves having great times in their new backyard.

Good design blurs the lines between the indoors and the outdoors. In what creative ways have you designed your very own private outdoor oasis? **OH**

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PHOTOGRAPHY
SANDY MACKAY

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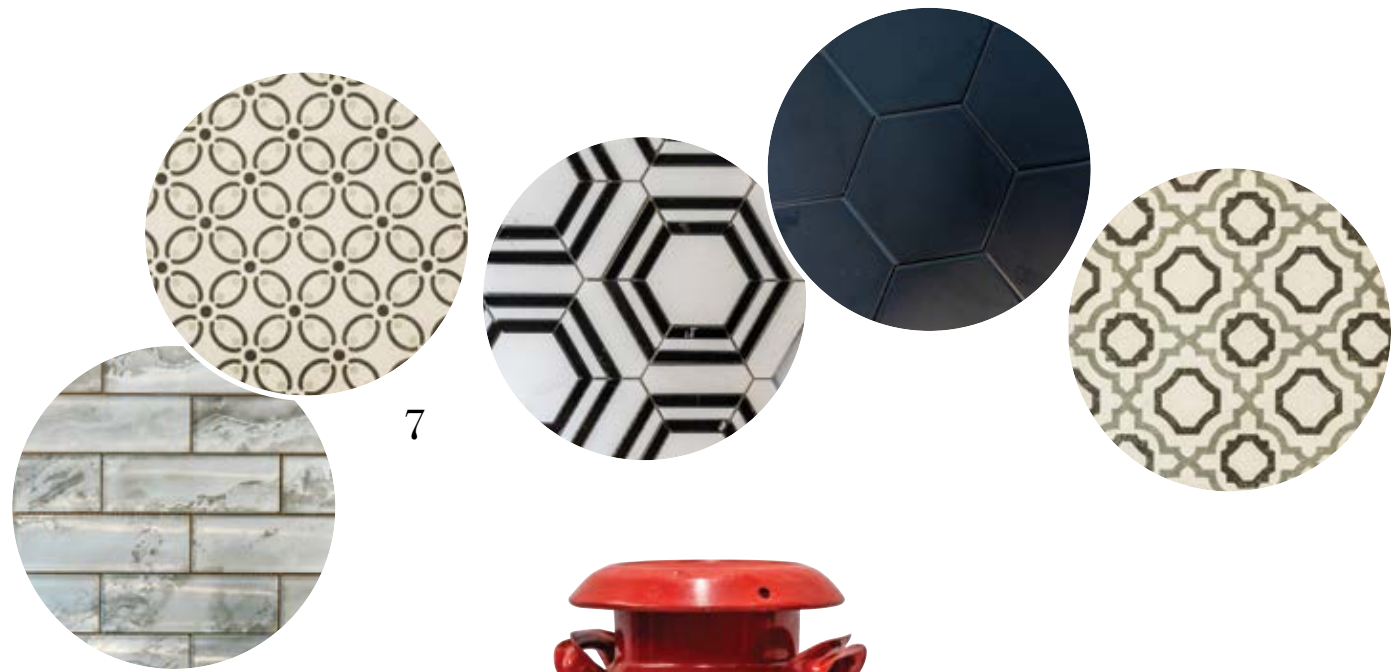
Paddle Décor

These beautifully crafted, hand-painted paddles are made in Quebec by artisan Annie Lajeunesse of Ropes & Wood. We love the Canada paddle but they come in all sorts of patterns. Add a matching pillow for a cottage vibe.

305 King St., Midland
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Continued on page 22





7

8



9

7 DESERT TILE

Tile
Black and white tiles are really big right now. Pick from fun porcelain encaustic, marble for your en suite, silver glass for your backsplash or hexagonal tiles, which are super popular for every floor or wall in your home.

551 Byrne Dr., Barrie
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8 MANTIQUES

Vintage Finds
These vintage door pulls are hard to find and in demand. Homeowners are using them on barn doors, as towel bars and in the man cave. Milk jugs add a primitive touch on the porch or in the garden.

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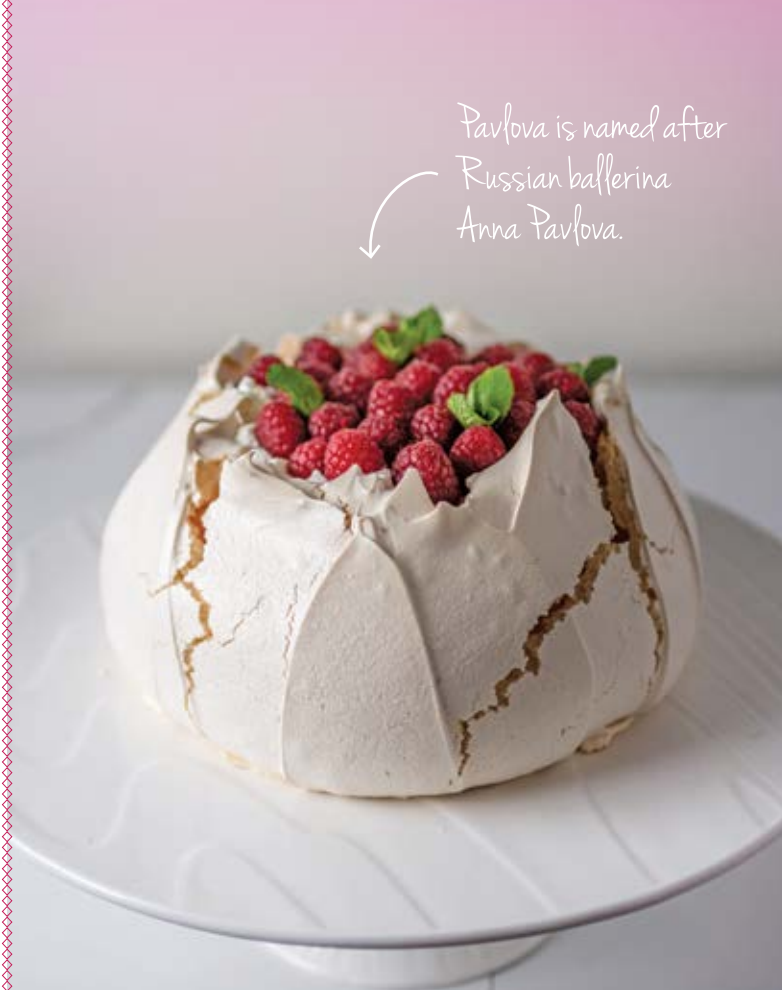
cooking at home

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with citrus curd

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RECIPE AND PHOTOGRAPHY
JENELLE MCCULLOCH



Pavlova

INGREDIENTS

- 4 egg whites
- Pinch of salt
- ¼ cup cold water
- 1 ¼ cup sugar
- 1 tsp vanilla extract
- 1 tsp vinegar
- 1 Tbsp + 1 tsp cornstarch

DIRECTIONS

Preheat oven to 300°C. Line a baking sheet with parchment paper. Draw a six-inch circle in the centre on the side of the parchment that will face down. This will be your guide when you shape the pavlova.

Combine egg whites and salt in a stand mixer and beat on medium-high until stiff peaks are formed. Be careful not to over-whip the egg whites at this stage. The egg whites will be thick and foamy and a peak will

form when the beater is lifted out of the egg. Turn the mixer to low and slowly add the water and then the sugar. Turn the mixer back up to medium-high and beat until stiff peaks are again formed. The eggs will be thick and glossy. Remove bowl from mixer and fold in vanilla, vinegar and cornstarch.

Pile the meringue onto the circle on the baking sheet. With a spatula, smooth edges and top of the pavlova so it almost forms a dome. If preferred, create ridges in the side of the pavlova by swiping the sides in an upward motion.

Bake the pavlova for 30 minutes. Do not open oven! Turn oven down to 275°C and bake for another 45 minutes. Let cool completely in the oven for an hour or overnight. It is normal for the pavlova to crack and the centre to sink in.

Remove from oven when cool.

Citrus Curd

INGREDIENTS

- 4 egg yolks
- ¼ cup citrus juice of choice (lemon, blood orange, etc.)
- 1 tsp citrus zest
- ⅓ cup sugar
- 3 Tbsp unsalted butter

DIRECTIONS

Combine all ingredients in a double boiler and heat on medium-high, stirring continuously until mixture thickens and coats the back of a spoon. Strain curd through a fine mesh sieve into a bowl. Cover the top of the curd with plastic wrap directly on the curd and chill until cooled.

GARNISHES

- Fresh whipped cream
- Berries
- Mint
- Powdered sugar

ASSEMBLE PAVLOVA

Assemble shortly before serving. Fill the centre of the pavlova with curd, whipped cream and berries. Garnish with mint and powdered sugar. **OH**

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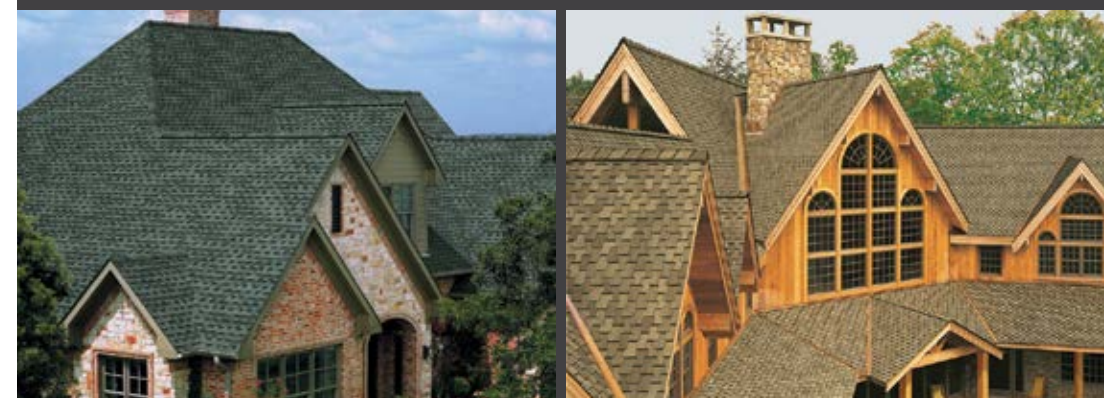


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PHOTOGRAPHY **TARA CHATTELL**

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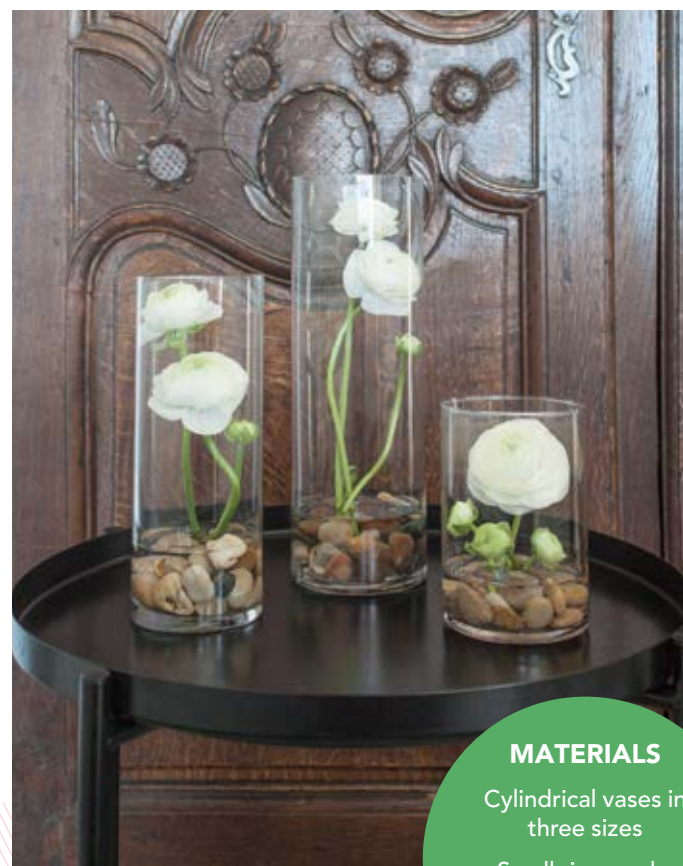
MATERIALS

- 5 Clear vases, your choice
- Water
- Food colouring
- Gerbera daisies

JUST ADD COLOUR

DIRECTIONS

- 1 Add water to each vase. Squeeze a few drops of food colouring into each vase and stir.
- 2 Cut flowers to fit vase. Display and enjoy!



MATERIALS

- Cylindrical vases in three sizes
- Small river rocks
- Water
- 3 Flowers on stems

THROUGH THE LOOKING GLASS

DIRECTIONS

- 1 Place a handful of rocks on the bottom of each vase. Cut flower stems in various heights.
- 2 Arrange stems between rocks on bottom of the vase. Fill vase with water. Enjoy! **OH**

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STORY MELANIE REKOLA



hedge

YOUR INVESTMENT

Clipped and formal hedgerows have charmed society for centuries. Used to create living privacy walls, boundaries and attractive garden borders, hedges have many practical uses and also add value to any property.

The use of hedges dates back to 4000 BC in ancient Egypt where the first boxwoods were clipped for ornamental purposes. Amazingly, this style has some serious staying power as they are still being used present day. As mentioned, hedges can serve multiple purposes: they can conceal unsightly views, create privacy from nosy neighbours and significantly cut down on noise pollution. Hedging can make a patio space warm and cosy by acting as a windbreak and it can cut down on snow accumulation by acting as a snow fence. It can delineate property lines and formalize gardens that contain more unruly plant life by creating a tidy edge.

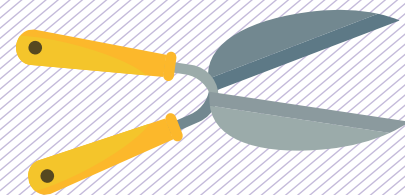
Hedges can be planted in a range of types and sizes depending on the required result. Select the plant that meets your needs.

THYME: One of the shortest hedge plants available and sometimes called edges instead of hedges, these borders look especially smart in formal herb gardens when acting as dividing lines between other, wilder looking herb species.

BOXWOOD: The "little black dress" of the garden world (meaning everyone should have one), boxwood is the perfect small to medium size hedge. Its pretty evergreen leaves take very well to pruning. Korean Littleleaf Boxwood (*Buxus microphylla* var *koreana*) is one of the heartiest, just be sure to plant it in an area that isn't exposed to high winds or road salt.

YEW: Yews make gorgeous hedges but range wildly in height from two-and-a-half-feet to over 50-feet so read the plant

Continued on page 30



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Hydrangea

labels carefully. As with most evergreens, it can be susceptible to wind burn and needs to be protected from strong winter winds.

CEDAR: Probably the hedging you are most familiar with, cedar is an ideal choice where a tall, slim, year-round privacy screen is needed. White cedar, black cedar, even emerald cedar will work well. Rest assured, cedar trees don't specifically attract mosquitoes though any moist and shady spot will! Prune annually in mid-July for best results.

HEMLOCK: Although Canadian hemlock grow as large trees in the wild, they are sometimes sold in shrub form for use as hedges. Prune hemlock hedging twice per year, from late June to late August, for the first three years to encourage dense growth. After three years, prune once in late June, just don't cut the leader until it's at the desired height.

NORTHERN PRIVET: A lovely fast-growing deciduous hedge of about six feet in height. It has small bright green leaves and enjoys getting trims.

ALPINE CURRENT: A very hearty mid-sized deciduous shrub with interesting leaf shape. It also tolerates high winds, cold and road salt well.

PYRAMIDAL ENGLISH OAK, HORNBEAM, DAWYCK BEECH: Perhaps not the typical scenario that most people think of for hedging, but really, any narrow deciduous tree can be planted tightly in a row to style a tall hedge. These work well where a tall screen is needed but spacing is tight. They can look very stately.

LILAC, DOGWOOD, ROSE OF SHARON, SPIREA, BURNING BUSH, HYDRANGEA, WEIGELA: Many garden variety deciduous shrubs can be trained as hedges, just be sure to prune yearly to achieve the desired height and width. It's also imperative that if you'd like your hedge to flower, prune at the correct time of year so that you aren't removing the flower buds prematurely. A good rule of thumb is prune late-flowering shrubs in early spring and spring-flowering shrubs after flowering.

The amount of space you have and how dense you'd like your screen will determine the number of rows you plant. For large spaces, consider planting a double row to make a hedge fill in twice as fast. Spacing between rows is based on crown width, but at a minimum try to avoid root crowding by setting at least



Yew



Hornbeam

12- to 24-inches apart, measuring from the centre of the plant. Spacing will depend on the type of shrub or tree chosen, how close you'd like them at maturity, and your patience level. Keep in mind, when planting in rows close together, trees and shrubs will not spread out as wide as if they were a single species in a landscape.

Start training your hedge after it is established and growing vigorously. Generally this takes one to two years after planting. To train, trim top and sides as required for the species, removing about one-half the length of new shoots. Ideal hedge shapes are wider at the base than the top to allow sunlight to reach the lower leaves.

It can take a few years after planting for a new hedge to take shape and start looking great. Be patient, they are worth the investment! **OH**

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KIM & DAVID'S Renovation Adventure

STORY M. CAROLYN BLACK | PHOTOGRAPHY SANDY MACKAY

When it comes time to downsize from a large family home, many folks think about the space they're giving up. Not Kim and David Smith. With their newly renovated digs, they're quite satisfied with less space to clean and better space for living.

Kim, longtime OUR HOMES account representative, and husband David are passionate about building and renovating homes. Over the years, they've built four custom homes from the ground up, completed and redecorated three model homes and totally renovated three older homes. For this renovation, David has come full circle – back to the Tiny Beaches area. "I grew up in this area but left in the 1970s," he says. "I found that I missed the water, sunsets and mountains." The couple travel extensively, have been to many countries and have lived in several homes over the years, but they both say they are most at home with the beauty of life on the shores of Georgian Bay. They were attracted to this property because of the expansive views of Nottawasaga Bay, Collingwood and Blue Mountain, that, on a clear day, are breathtaking.

Continued on page 34



The exterior of Kim and David Smith's home was completely redone, with new stone and Maibec siding painted Amherst Gray by Benjamin Moore. They also added a new porch, new front door and new landscaping. David built the storage bunkie. **ABOVE:** David and Kim can't wait to entertain and enjoy summer on the water after another full-home renovation. **OPPOSITE:** Everyone receives a warm welcome at the Smiths' waterfront home.

feature



Both Kim and David were involved in every step of the renovation process, from inception to finishing touches, and while they think this beautifully renovated home on Woodland Beach might be their forever home, David says “never say never.” They purchased the home – an unremarkable two-storey with four cramped bedrooms on the upper floor, a bathroom door that always hit the toilet and a “scary” unfinished basement – in 2016 and started right away, gutting the entire space. After many, many long days of hard work, they moved in a year later.

The beachfront location was perfect; the septic and drilled well were in good shape but restrictions on waterfront building meant they had to plan the renovation around existing waterfront setbacks. The original plan, designed by **David and Adrian Worton of Daymark Design Inc.**, had a large addition on the back of the house but at the last minute the couple realized that their plan to downsize wasn't really in line with the extra space, so they nixed it.

Kim says, “Originally, we were going to put an addition on the back of the house but since it's just the two of us we thought, do we really need this?” Instead they built out only a few feet in the back, giving them a generous foyer space and a new staircase to the upper floor that wasn't as steep as the original. They also reorganized the upper floor into three more generous-sized bedrooms rather than the original four small ones. Building out also added deep window ledges in the kitchen and dressing room closet above. Kim particularly likes the addition of quartz to the kitchen ledge. *Continued on page 36*



TOP LEFT: A cream buffet from Simply Home Furnishings fits perfectly in the hallway off the entrance.

ABOVE: Tongue-and-groove pine was added to the ceilings and painted white. The warm and inviting dining room has a walkout to a huge new deck. **LEFT:** This beautiful armoire has followed the couple to every new home and has place of pride in the living room. **OPPOSITE:** Kim's style is timeless. The nesting tables are custom from Northern Iron and the chairs are from Catherine Staples Interiors.

“We were going to put an addition on the back of the house but since it's just the two of us we thought, do we really need this?”





The nicely designed and spacious kitchen is the hardest-working room in the home. The quartz and granite counters are from Discount Granite Plus.

The kitchen is one of the couple's favourite rooms. Kim says, "Although this home is much smaller than our last we were happy to be able to fit a fairly large kitchen into the space." The gleaming white tile backsplash offsets the leathered granite countertops perfectly. The quartz and granite counters

are from **Discount Granite Plus** and all tile throughout the home came from **Desert Tile**.

The waterview from the original home was practically nonexistent, with tiny windows near the ceiling and few exits to the waterfront. The couple put in large windows, kept the colour scheme monochromatic and

added texture instead of colour to walls and ceilings in the form of creamy white panelling. Doors and all trim came from **Barrie Trim & Mouldings Inc.** They purchased tongue-and-groove pine for the ceilings from **Breen's Lumber** in Moonstone and installed and painted the ceilings themselves, with a little help from family members. **Duane Janes** of **D. Janes Construction** completed the

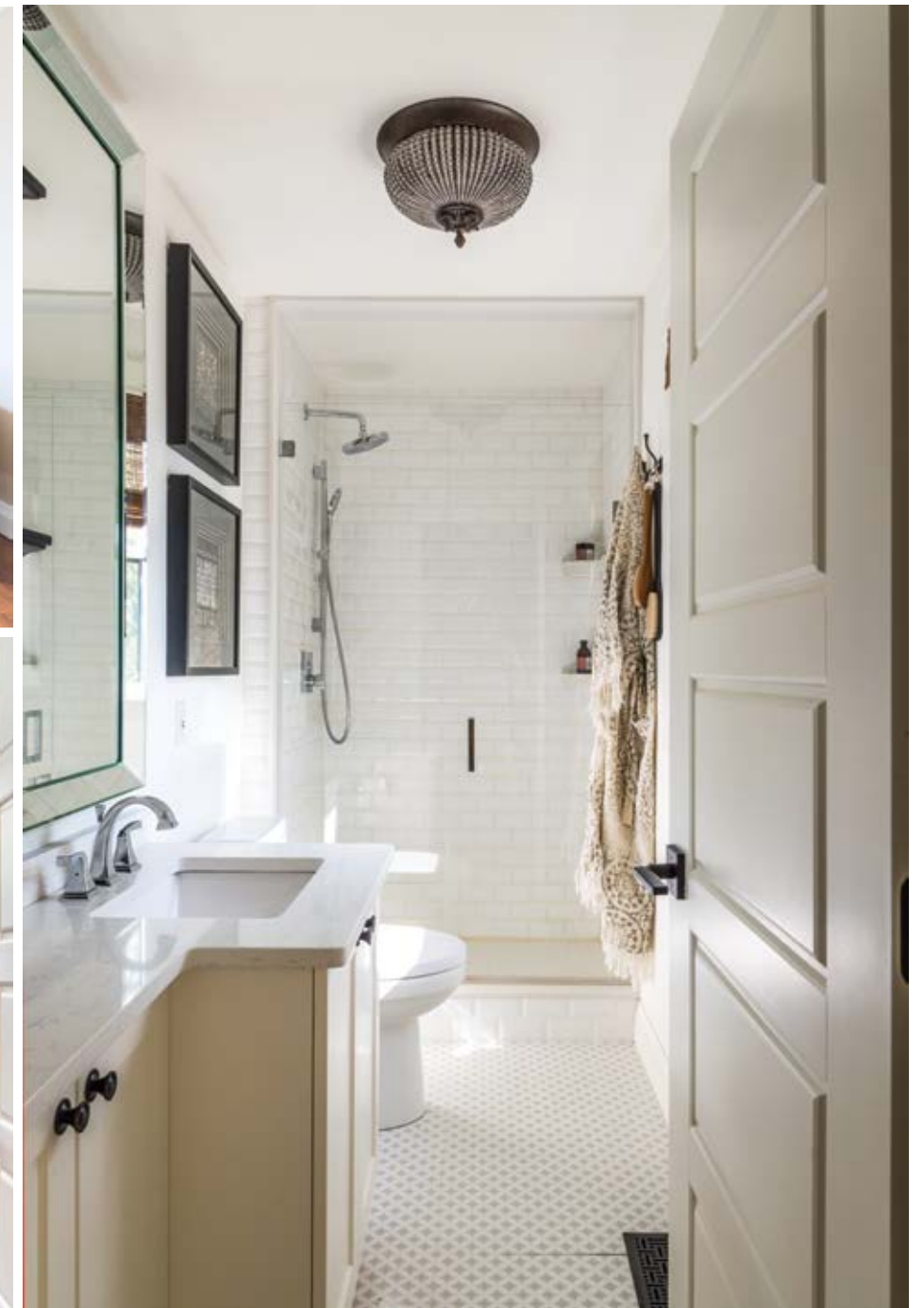
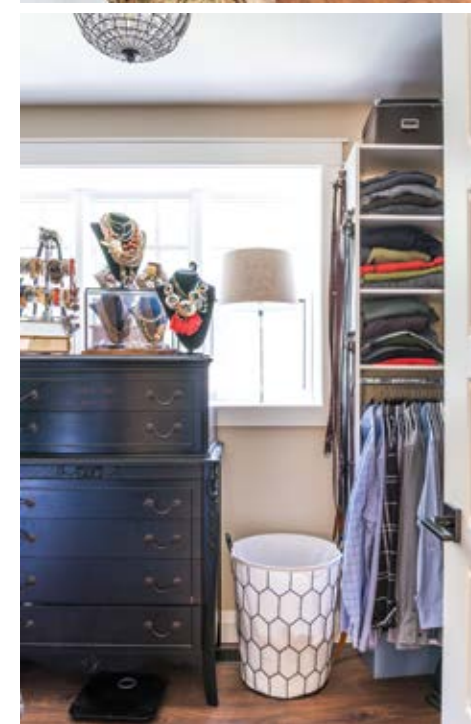
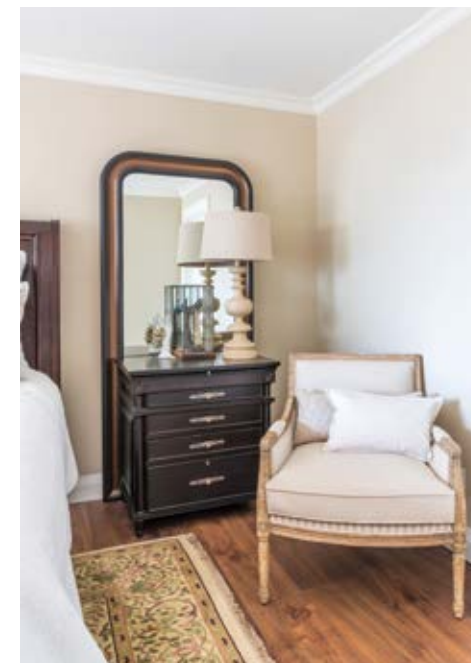
exterior stone work.

Although Kim and David are skilled renovators, they both learned a thing or two during the creation of their home. Kim became adept at using saws, especially tile saws, and David learned to use a Bobcat for the heavy lifting required by the landscape design.

When the lifting forks kept falling out of the front of the Bobcat and, since David,

Continued on page 38

BELOW LEFT: This lovely chair fits nicely next to the bed in the master suite. **BELOW:** The new master en suite received a glass-framed shower and a quartz-topped vanity. All tile is from Desert Tile. **BOTTOM LEFT:** A walk-in closet in the master is a signature in all of the Smiths' homes.



feature



the operator, was locked inside, Kim had to keep fitting the forks back into the machine. David laughs and says, "I felt like that robot from Lost in Space with the arms flailing everywhere. After I finished placing the rocks I was surprised at how heavy those arms were and that Kim was lifting them fairly easily." Kim returns the compliment, "For an IT consultant, David has pretty impressive building skills and is open to attacking just about any project."

The original home had a severe mouse infestation in insulation that was stored in the attic but even that didn't faze the couple. The whole family, including grandkids, donned hardhats and helped with the demolition. Their contractor, **Riley Holt**, handled projects that were out of the couple's area of expertise, like installing windows and wood siding. The final result gave the couple 2,500 square feet on three floors of living space.

David built two bunkies on the property – one for storage and one for the grandchildren to sleep in during hot summer evenings. The expansive deck just off the dining room is perfect for entertaining, but why have just a couple of friends over for deck beverages when you can provide entertainment for dozens with your very own garage band of former college mates?

David indicates the large deck and says, "See how expansive this 'stage' is? We thought

Continued on page 40



TOP LEFT: A rustic chandelier from Dwellings hangs in the stairway. **ABOVE:** A guest room is always ready for a visit from the grandkids. **LEFT:** The powder room downstairs is beachy sweet with an amazing porcelain encaustic octagonal tile on the floor.

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TOP: You can't beat this waterfront space. A massive deck is a perfect stage for David's band. **RIGHT:** The bunkie accommodates guests and the view over Georgian Bay to Blue Mountain is priceless.

They were attracted to this property because of the expansive views of Nottawasaga Bay, Collingwood and Blue Mountain, that, on a clear day, are breathtaking.

why not get our music friends together and put on a performance." David, who plays guitar and sings, is just one of many family members and friends passionate about music and he wants to make an evening of music an annual event. Dubbed *Woodland Jam*, last summer's event was held primarily in the garage due to bad weather but the Smiths are hoping this summer's Jam will be fully open air.

The flooring throughout the home is a Swiss laminate, industrial grade, to withstand beach sand and water tracked in (by grandchildren and musical guests) over summer months. They had to wait three months for the flooring to come directly from Switzerland. The furniture is casual yet modern and was sourced at **Catherine Staples Interiors**. Bespoke nesting tables in the living room, with wood tops and iron bases, was custom designed and made by **Northern Iron**. Lighting was sourced at **Glass Lighting Gallery** and **Dwellings** and the blinds and paint came from **Wasaga Beach Decorating**.

The property juts out on a small point, creating water views from the side of the property and the bunkie. Kim says they make a pretty good team, with her in charge of planning, purchasing and budgeting while David covers implementation. Kim adds, "I have the ability to see past the limitations of the house we purchased to envision a home that we actually enjoy living in." The need to be even more creative with space when it's at a premium is definitely something both David and Kim excel at. It's no wonder they think they might have one more build or renovation in their future. **OH**



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CEILING DRAMA

STORY
SARA MARTIN

Look up. Is a popcorn ceiling staring back at you? If so, it might be time for a change. Here's some inspiration for that overlooked "fifth wall" in every room.

1 WOOD

Reclaimed barn boards add rustic, textured character and provide an interesting colour palette to draw from. Plywood is another choice and when sealed with a gloss varnish, adds warmth and simplicity to a space.



2 BEADBOARD

No longer just for the cottage, use it on any ceiling. In a peaked ceiling, try running the boards vertically towards the peak, it will draw the eye upwards. A real time saver if placed right over a popcorn ceiling.



3 COFFERED DIMENSIONAL

You need ceiling height to get the full effect of this style of finish, as the elements can overwhelm a nine-foot ceiling. This design adds formality and looks best in a living or dining room.

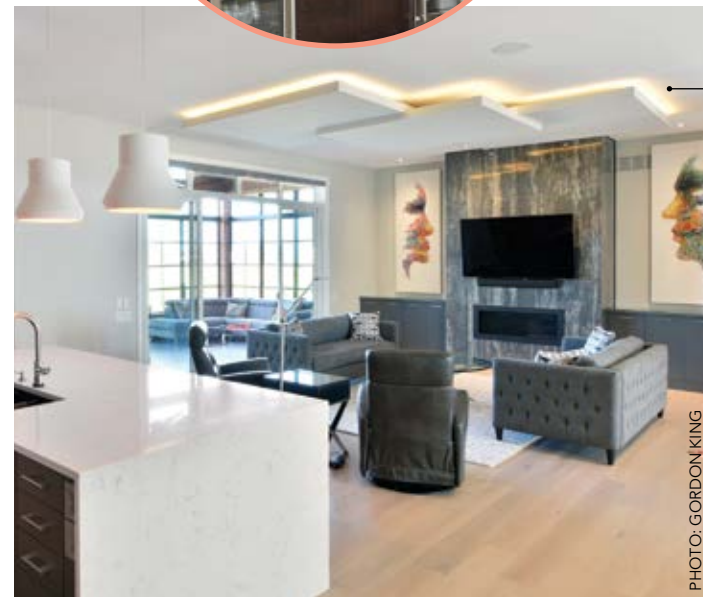
7 INDUSTRIAL

The unfinished, finished look is not for everyone. Exposed duct work and wiring can be a turn off to some, while others are excited by the conversion of industrial spaces into housing.



METAL

Metal ceiling tiles were introduced in the 1800s as an affordable alternative to detailed plasterwork. Today, reproductions are plastic and come in a variety of patterns. Of course, if you can find the antique tiles, their patina and dented appearance will add incredible character.



5 LIGHTING

LED lights come in many options these days. Pot lights are smaller and directional and bulbs come in cool and warm light. LED strips or tape come in several lengths and colours and are waterproof.

8 MOULDING

With a seemingly endless choice of mouldings available, creating a design pattern on the ceiling is only limited by your imagination. Foam or plastic ceiling medallions can start the design and highlight a hanging fixture.



9 BEAMS

If beams are existing and need an update they can be re-clad. You can paint or stain existing beams. Faux wood beams can also be added. **OH**



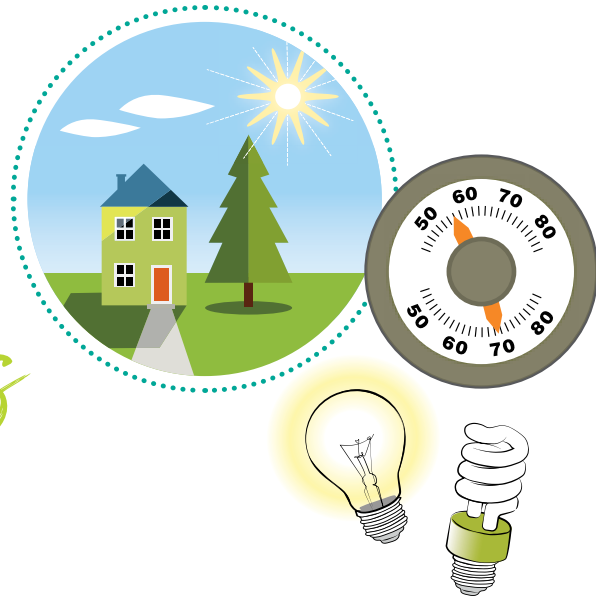
6 PAINT

In some ways, paint is one of the easiest ways to finish a ceiling, but try to move away from white. Stencils, stripes, faux finishes and glazes will add that extra touch or just use a high-gloss paint in a rich dark colour.

COOL

ENERGY SAVING *Tips*

STORY **KATHLEEN DUNCAN** | ILLUSTRATION **SHEILA BRITTON**



SUMMER has finally arrived with longer days and irresistible pool decks, but it can also bring the sting of pricey air conditioning. The experts at Sustainable Buildings Canada (SBC) have come up with 10 tips for avoiding a sunburned wallet this year.

SBC is a Canadian non-profit advancing "the environmental and energy performance of the built environment." Its executive director Michael Singleton and board director Larry Brydon suggest homeowners balance old-school wisdom and eco-friendly practices to optimize savings.

1 AVOID THE DEEP FREEZE
Set the thermostat a little higher than the standard 22°C. Michael suggests 26°-27°C instead. "You know how you go into a mall in the summer and it's freezing? There's no need for that."

2 PAY ONLY TO PLAY
"Turn off the air conditioner when you're not home." It may seem obvious, but Michael says many people forget. Programmable thermostats can automate the change for regular outings, like going to work.

3 CALL ON MOTHER NATURE
Open the windows at night when it's cooler outside, and close them by lunchtime when it's cooler inside. Taking advantage of cross-ventilation by opening two or more

windows in a room or house can be particularly effective. "That's free cooling," adds Michael.

4 CREATE A WIND CHILL
Overhead fans generate a cooling breeze and use the same amount of electricity as a 75-watt light bulb, according to Michael. "Put them on counter clockwise and get the air moving." Again, he reminds homeowners to turn all fans off when not at home.

5 LANDSCAPE STRATEGICALLY
"It's most effective to shade from the exterior," Larry says. On the west side of a house, where the sunshine is most intense, he advises planting a maple tree. Not only will it help in summer, but in winter it'll drop its leaves and let the sun shine through for additional heat.

6 BE AN INFORMED CONSUMER
Air conditioners are ranked based upon their Seasonal Energy Efficiency Ratio (SEER) between 13 (the current minimum) and 21. "A 16 to 18 is fine," Larry advises. "Or purchase an Energy Star if you don't want to bother with SEER."

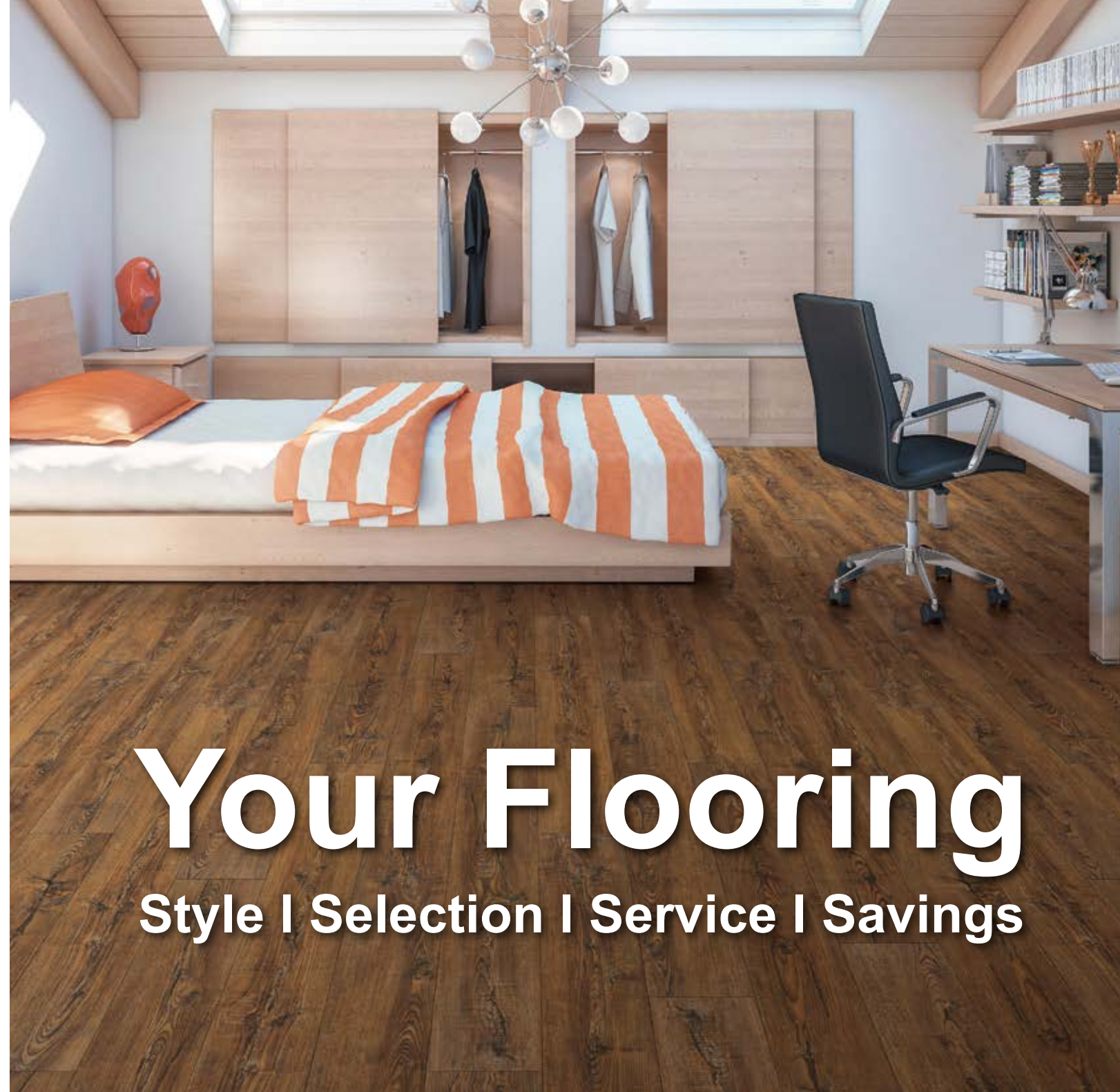
7 KEEP A SUMMER CHECKLIST
Larry's list starts with checking and replacing filters. An annual cleaning and inspection will extend an air conditioner's lifespan by ensuring all parts work and air flow is uncompromised.

8 PUT THE FIRE OUT
Check gas fireplaces and turn off any standing pilot lights. This task also made Larry's checklist. Although these pilot lights were more common 10 years ago, many are still in operation and give off the equivalent heat of a big candle, he warns.

9 TURN DOWN THE HUMIDISTAT
Adding moisture to dry winter air can keep wooden floors from buckling and cabinets from warping, says Larry, but it's unnecessary in summer. If the humidifier continues to run all summer, cooling appliances have to work harder.

10 REPLACE INCANDESCENT LIGHT BULBS
Cool compact fluorescent lamps or lights (CFLs) and light-emitting diode bulbs (LEDs) save money in two ways, Larry reminds. First, they draw less electricity than their incandescent cousins, which has an immediate impact. Second, they don't produce heat that air conditioners have to remove.

When it's lovely outside, that's a good place to be. Outdoor cooking and living can lower the heat generated inside and the need for expensive cooling options. A final option: when it gets too hot, you can always grab a jacket and head to the mall. **OH**



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Modern POTTER

THE PLACE: Dotti Potts Studio and Gallery is a wonder of beautifully crafted and functional pottery made in Barrie by talented ceramic artist Sandra Silberman. Sandra has been working with clay for almost three decades and is internationally known for her classic designs, which combine modern simplicity with whimsy. Her products include a range of functional and decorative pieces, including tableware, jewelry and wall art. Sandra moved to Canada from South Africa in 1994 and works in the family business with husband Gavin, a master cabinetmaker and woodworker.

THE STYLE: Sandra uses clay as a canvas, sculpting original, practical pieces you can display and use every day. Her wares are made out of durable, chip-resistant porcelain clay that she meticulously hand-styles to create each signature piece.



PHOTOGRAPHY
SANDY MACKAY



CLASSICS: Tableware is on offer in four distinct yet equally beautiful collections aptly named Oatmeal, Ivory, Slate and African Modern. Each collection includes a selection of dishes and serving pieces. Best sellers include milk jugs and utensil holders. Large serving bowls are a lovely addition to your dinner table and will make any dish you make irresistible.

WALL ART: Sandra creates art blocks using handcrafted tiles on painted pine. The tiles depict nature in all its forms, with scenes that include trees, bees, leaves, feathers and bugs. Hand-carved tiles are also used to create coat racks, hooks, key and jewelry holders.

JEWELRY: Earrings and necklaces are made from stoneware and porcelain clay. Each piece is carefully formed, left to dry, fired in a kiln, then individually hand painted and then fired once again. All are lightweight, easy to wear and very affordable.

GIFTING: Dotti Potts is absolutely the place to go to find that perfect gift. It's wedding season and every newlywed couple would love to receive bespoke serving dishes from Dotti Potts. It's a great place to shop for anniversaries, graduations and birthdays too. Sandra also sells her products at art markets throughout the province and at the Art Gallery of Ontario.

GET THERE:
324 Saunders Rd., Unit 4, Barrie
705.812.3306 | dottipotts.com OH



Sandra at work

THE NAME: In 1993 Sandra enrolled in a pottery course at a local community centre in Johannesburg. "I fell in love with clay from my very first lesson," she says. "My first collection of work was whimsical polka-dotted pottery. At the time I was sharing a flat with a friend, whilst decorating pottery at my dining table, she commented 'dotti potts' as she watched me dip a Q-tip into a bowl of glaze and apply dots to my pots, so the name Dotti Potts was born."



Sandra and Gavin Silberman



PROJECT **DAWN MCCONNELL**
PHOTOGRAPHY **TARA CHATTELL**

Nautical LIGHT POSTS

Light up the summer night with easy-to-make solar light posts. Store-bought solar lights, commonly used on pathways or flower beds, become task lights in a cluster. Use on the deck, around the pool or at the lake.

DIRECTIONS

- 1 Cut post into three lengths measuring 38, 32 and 26 inches each. Your lumber yard can make cuts for a small charge.
- 2 Using a drill paddle, drill a hole 2-inches deep in the top centre of each post for the solar light stem.



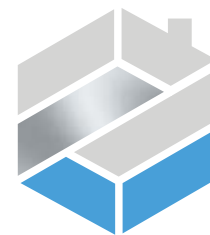
MATERIALS

- 1 6x6-inch post, 8-foot length
- 3 Solar lights with stems
- 4 L brackets
- 2 Flat brackets
- 24 1-1/2-inch woodscrews
- 15 feet of rope (pick your desired thickness)
- 1-1/4-inch finishing nails
- Paint or whitewash

TOOLS

- Saw
- Drill
- Drill paddle (of the same diameter size as the light stem)
- Screwdriver
- Finishing nails
- Hammer
- Paintbrush or roller

- 3 Paint posts and let dry thoroughly.
- 4 Arrange and attach posts together with brackets and screws – L brackets for inside corners, flat brackets on the back side.
- 5 Attach rope around the middle of the post bundle. Tuck ends in behind wrapped rope and nail end in place. Using finishing nails, tack rope into post in random areas to hold in place.
- 6 Cut solar light stems to 2 inches or desired length. Insert light stems in posts, attach solar lights to stems. Enjoy. **OH**



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**large windows*

PHOTO: SANDY MACKAY

STORY **GEORGETTE MCCULLOCH**



PHOTO: SANDY MACKAY

A recent survey of Canadians who purchased a newly built home shows walk-in closets topped their list of must-have features. Surprising? Not really says Tim Bailey, division president of Avid Ratings Canada Ltd., a customer satisfaction company that works with Canadian homebuilders to determine what buyers want in a new build.

"The 2018 Canadian Homebuyer Preference Study revealed three themes," Tim says, storage solutions, energy efficiency and kitchen design.

New home buyers across the country are asked to answer 190 questions based on a recent new home purchase. It's the largest survey of its kind in Canada. The result is a comprehensive report by region, buyer type and demographics that Canadian homebuilders can use to plan new housing projects based on consumer wants and needs. *Continued on page 52*

WHAT HOMEBUYERS

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* open concept

PHOTO: JASON HARTOG



* walk-in closet

PHOTO: SANDY MACKAY



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Avid Ratings is currently compiling results for 2019 but Tim doesn't anticipate dramatic changes. There's only been moderate changes in the four years Avid Ratings has been conducting the survey.

Consumers clearly want energy efficiency, Tim says. "But they also want granite and quartz and all the fine features so it's really about trying to strike a balance between what buyers can afford to spend. Energy efficiency is a hot button for consumers, especially with the carbon tax and rising utility costs. Buying a home is one thing but then carrying the cost of that home is another thing."

Homebuyers also want storage, lots of it. "We're a four-season country," Tim explains using his family as an example. "We're a *Brady Bunch* family with four kids and storage is critical. We have off-season gear, four seasons of clothing and four seasons of sporting goods."

People also want open-concept kitchens with an island. "Quartz countertops and smart home technology score high on the survey as well," Tim says. Other wants include a single-detached home, double-car garages, brick exteriors, tankless water heaters, LED lighting and a main-floor master suite.

What's surprising is the renaissance of the formal dining room. According to the survey, formal dining rooms have increased in importance since year one of the study.

What isn't a priority for new home buyers is outdoor spaces. Tim figures it's because landscaping isn't an immediate concern, it's not part of the purchase and new home buyers have to save and budget for outside projects that happen a couple of years down the road.

The 2018 study found the largest cohort of today's Canadian homebuyer is the growing family with kids followed by single couples with no kids. Millennials have edged out Gen Xers as the largest group of homebuyers.

How does the survey translate for resale homes? Tim believes new homes inspire renovations to older homes and stimulate the resale market. **OH**

TOP 10

"MUST HAVE" NEW HOME FEATURES

1. Walk-in closets
2. High-efficiency windows
3. Energy-efficient appliances
4. Overall energy-efficient home
5. Kitchen island
6. Linen closet
7. Open-concept kitchens
8. Large windows
9. Heat-recovery/energy-recovery air exchange
10. Certification by a designated program (ENERGY STAR, Built Green, EnerGuide, etc.)



* fine finishes

PHOTO: BONNIE FOX

* energy efficient appliances



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HOME



STORY **KATHLEEN DUNCAN** | PHOTOGRAPHY **SANDY MACKAY**

IMPROVEMENT



Wanting to put down roots in a well-established community close to Barrie's urban centre, Krista and Olivier Maydew couldn't have chosen better than Kempenfelt Village. The subdivision dates back two centuries in what is now the city's east end.

"There's a lot of character in this neighbourhood," says Krista, a Sault Ste. Marie native who met her future husband while attending university in Ottawa. "It has evolved over time, so there's a lot of diversity in the style of homes here."

Olivier, originally from Belgium, is a commercial pilot. Following the recommendation of a colleague, the couple chose Barrie as a beautiful and convenient home base and settled in the city's south end. After about nine years, it was time for a change for the growing family, which now includes Sophie, who's 12, Ethan, 14, and their Welsh springer spaniel Nia.

Because of the popularity of Kempenfelt Bay's north shore, they were urged to make an immediate offer if a property sparked an

interest. That's exactly what they did when they found a rare deep lot. The house itself was almost irrelevant.

"We knew we could make the house what we wanted it to be," recalls Olivier, "but the lot couldn't be changed."

Although they initially considered tearing down the 67-year-old house, they hesitated to alter the look and feel of their street. They considered their options for two-and-a-half years before taking action.

"In the end, the front porch was the only change to the outside structure of the house," he says, referring to the timbered addition with durable Brazilian Ipe wood decking. The same wood was also installed on the back deck leading to a yard enhanced by

R Legacy Landscapes. *Continued on page 56*



TOP LEFT: The exterior and interior of Krista and Olivier Maydew's home received an extensive modern facelift by Oaklea Homes. The covered porch adds to the home's curb appeal. **ABOVE:** Krista and Olivier sit with their Welsh springer spaniel Nia on the glass-enclosed, open staircase crafted by Barrie Trim & Mouldings Inc. **FAR LEFT:** A Craftsman-style front door makes a statement on the inside and outside of the home. The couple brought the rug back from Morocco.



High gloss cabinets with top pulls mix with modern walnut cabinetry in the kitchen. Open shelves display kitchen treasures from their travels. **BELOW:** A new larger window adds light and a view of the beautiful backyard.

Inside the 2,400 sq. ft. house, despite the charm, they were surprised to discover the rooms were small and the décor dark. They wanted to open everything up and let the light flow through from front to back. To set the stage, they chose a wide-plank flooring of engineered white oak from **Irvine Carpet One Floor & Home**.

“It’s a Scandinavian style that was not easy to find,” added Krista.

Since they both cook, the kitchen was a natural focal point. A six-burner stove was essential. With open shelves instead of upper cabinetry, innovative storage solutions were required. A 10-foot island was included in the plan to accommodate guests and their extensive collection of kitchen equipment.

To turn their vision into reality within a strict three-month period, the couple trusted **Ryan Gradziel** and **Tyler Brown**, owners of **Oaklea Homes Inc.** and experienced builders of custom homes and luxury renovations.

“They did a phenomenal job,” Krista says. “We threw them a few curveballs, but they still came in on time and on budget. The process was easy.”

Wider kitchen windows weren’t in the original plans, for example, but when the Maydeus saw the room in progress, they opted to maximize natural light. The children’s rooms upstairs also benefitted from additional windows and skylights.

“Sometimes construction does not go according to plan,” acknowledges Ryan. “So, we expect the unplanned. If you know what to anticipate, then you should be able to stay on schedule.” *Continued on page 58*



ABOVE: From the engineered white oak floors from Irvine Carpet One Floor & Home, to the 10-foot quartz-topped waterfall island, the new Scandi-inspired kitchen is the heart of this home. **TOP RIGHT:** This family cooks healthy food together. **RIGHT:** The family enjoys greens year-round from their Urban Cultivator.





In keeping with their philosophy of transparent communication, the partners let the homeowners know what to expect from the beginning. “We spend a lot in the beginning going over their wants and needs and budget so we don’t have any hiccups later on,” Tyler explains. Before the finishes, Oaklea Homes called upon **Maple Electric Inc.**, **Canpro Plumbing** and **Georgian Home Comfort** to set things up. Throughout the demolition, the homeowners were diligent in diverting as much as possible from the landfill.



The office off the foyer is also used as a music room. The black wall gives the room an edge. **ABOVE:** A lovely armoire provides storage and a focal point across from the front entrance.



White vinyl shutters cover the windows and provide a clean finish throughout the home. **ABOVE:** A linear gas fireplace in a simple surround provides warmth in the living room, located at the front of the home adjacent to the kitchen.



The upstairs is for the kids. They have a cool lounge for reading and watching television just outside their rooms. **RIGHT:** A Moroccan pendant globe is Olivier’s favourite home furnishing. **BOTTOM RIGHT:** The door to Ethan’s room.



The Moroccan pendant, a family treasure, leaves a beautiful pattern of light on the upper stairwell.



“We struggled tearing down things that worked,” Olivier explains. “From an environmental point of view, we didn’t want to waste. We worked to find a balance.” With most of the main floor gutted, Krista and Olivier faced a staggering number of decisions. For some, they deferred to the experts. For most, they chose their own path. “It’s eclectic,” she says of their approach. “We didn’t want to be constrained by a single style.” Together, Krista and Olivier created a unique environment.

Continued on page 60

feature

“We weren’t doing it to sell the house afterward, so it didn’t matter if someone else didn’t like it,” Krista says.

The high-gloss white kitchen by **Camty Cabinets** contrast with open wooden shelves displaying treasured souvenirs: a tagine from Morocco and ceramic bowls from the South of France.

To make the most of those new, larger windows, the reflective surfaces of the cabinetry are matched in the stainless-steel range hood and appliances, a grey subway tile backsplash and the white quartz island with a waterfall installation.

Across the dining room, the light dances along a glass wall that contributes to the airy ambience while showcasing the artistic floating staircase with a railing from **Barrie Trim & Mouldings Inc.** Barrie Trim also supplied all the trim and doors for the renovation. *Continued on page 62*



The lot is an amazing 330-feet deep. There’s plenty of room for an in-ground pool, extensive landscaping, family barbecues and outdoor dining.

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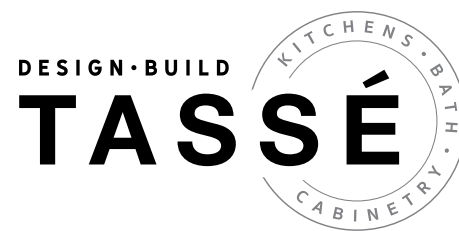
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feature



LEFT: Kids Ethan and Sophie share the bathroom upstairs in their loft space. **ABOVE:** The rooflines upstairs provide interesting space in Sophie's room. **BELOW:** The master en suite is huge, with his-and-hers separate vanities, a tub and separate shower.



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The Moroccan pendant globe showers the upper stairway in light and lends the otherwise neutral palette applied by **Bob's Painting and Decorating** a rich, golden pattern. It also adds to the happy memories of this globe-trotting family.

"There are influences everywhere," Olivier says, indicating the hexagonal floor tiles in the upstairs bath and the painted tiling in the basement laundry that point to his European background. "I really love our kitchen and having that space where we're all together."

Krista has a harder time picking a favourite room.

"I like the whole atmosphere," she smiles. "This house is the culmination of a dream." **OH**

PEOPLE SKILLS

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PHOTOGRAPHY SANDY MACKAY

LEANNE GEORGE

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Fresh by Leanne is a full service flower shoppe celebrating nine years in business. Fresh offers flowers, plants, home décor and a fun, comfortable, aromatic environment to browse or hang out in. Leanne's motto is "Do what you love. Love what you do."



AT WORK

How Many Weddings: Let's just say "lots" and 2020 is already gearing up to be a busy year. **Favourite Bridal Bouquet:** Pretty much every weekend, we design a bridal bouquet for one of our brides that I look at and say "I want to get married again, so that I can have this as my bouquet."
Flowers That Last: Lisianthus, blue thistle and ranunculus are among my favourites.
Trending: Organic, natural-looking arrangements, as well as succulents or cacti.

AT HOME

Neighbourhood: Quiet street just outside of Midland with the best neighbours ever! **Latest Project:** Our pool house, backyard living. **Grateful For:** All aspects of my life but especially the relationship my two kids, Ethan and Charlotte, share with each other. It truly melts my heart. **Summer Plans:** Baseball (go Ethan!), lazy summer pool days, and weddings.

AT WORK

New Products: Prefinished interior panelling and exterior soffit material. **Always In Stock:** Western red cedar, white pine lumber, Douglas fir lumber and timbers, lodgepole pine, pressure-treated lumber. **Best Sellers:** Pressure-treated lumber, western red cedar, Douglas fir and white pine. **Trending:** Custom milling of specialty profiles, flooring and prefinished products.

AT HOME

How I Start My Day:

Richard: Read the daily news.
Pamela: Coffee, much needed when preparing my three children for school and daycare. **Latest Project:** **Richard:** Cottage addition. **Pamela:** Staining my fencing with Cutek. **Vacation Plans:** **Richard:** Mexico in the winter. **Pamela:** Spending time at the family cottage.

PAMELA NIKOLOVSKI & RICHARD O'MARA

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Continued on page 66





AT HOME

New Project: David: Creating an outdoor terrace overlooking the lake.

Kelly: Landscaping my backyard.

Favourite Room: David: Family room.

Kelly: Kitchen. **Vacation Plans:**

Kelly: Anywhere in Europe.

David: The golf course.

AT WORK

Specialty: Service.

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DAVID WAGMAN & KELLY LAZAR

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Forest Hill Real Estate Inc. is a boutique service brokerage with vast resources and an emphasis on technology. David Wagman, one of the managing partners, formed a real estate partnership with Kelly Lazar. Together they service and sell in the GTA and Lake Simcoe. Their comprehensive marketing approach, aggressive negotiation skills to keep dollars in their clients' pockets and a personal responsiveness make you wonder if they ever sleep.



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Continued on page 68

AT HOME

Neighbourhood: I live in the country.

Current Project: En suite bath and walk-in closet reno. **Favourite Room:** Our newly completed screened-in porch.

Seasonal Recipe: Anything barbecued.

Spring Activity: Getting the pool, porch and deck ready for summer parties.

AT WORK

Current Project: 8,500 sq. ft. country-style home with unique rustic finishes.

Next Project: Single-level home with 50-foot indoor lap pool.

Interior Trend: Lots of wood finishings.

JEREMY BUCK

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AT HOME

Neighbourhood: Barrie.
Vacation Plans: Italy to buy more stone. **Current Project:** Remodelling the showroom.
Summer Recipe: Spinach salad with goat cheese and beets (check out Jeremy’s recipe at ourhomes.ca/mag/beetsalad).

AT WORK

Best Seller: Bellissimo Quartz starting at \$87 a square foot. **Most Exciting Trend:** Feature stone walls. **What’s Next:** Shiplap and wood tile.
Trick Of The Trade: Discount doesn’t mean value.

AT HOME

Neighbourhood: On the lake, in the Village of Rosseau. **Favourite Room:** My Muskoka room. It’s perched overlooking the lake, amongst the trees.
Current Projects: There’s always something on the go. In the summer it’s my gardens.
Favourite Meal: Sunday dinner, when the family comes home. **How To Relax:** I start my day and end my day with a waterski or swim.

AT WORK

Current Projects: One on Lake Vernon and one on Lake Muskoka, with two totally different styles. **What’s Fun At Work:** We strive to embrace the clients’ unique style, while creating an environment that fosters years of memories for their family. **Inspiration:** Nature, beautiful fabrics, cool tiles and great kitchen designs. **Trends:** Modern rustic.

LENA PATTEN

HillTop Interiors

With interior designs grounded in each client’s personal experiences, the result suits their home, their life and their style. The team at HillTop listens to clients and translates their ideas into what they’re looking for. HillTop helps them make the right decisions by bringing in expertise in furnishings, style, size and colour. Inspired by nature, infused with some of the Muskoka tradition, HillTop’s designs enhance the cottage experience.

Continued on page 70



PHOTO: WALTER FRAN CZYK



AT HOME

Neighbourhood: Southwest Barrie. **Current Update:** Planning phase of a new deck/solarium. **Just Bought:** Oversized art for styling. **Summer Activity:** Trail running and road biking.

AT WORK

Design Philosophy:

Refreshing your home seasonally is a must. It always feels fresh and creates a total sense of newness to your space. **Exciting Trend:** Bold geometric patterns and concrete. **Decluttering Tip:** Stick to one closet or one room at a time or you won't see your accomplishments.

Can't Go Wrong Paint Colour:

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SHERRY EDWARDS

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Continued on page 72

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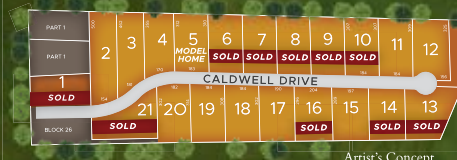
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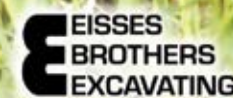
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AT HOME

Neighbourhood: Coldwater for over 30 years. **Current Project:** Directing a theatre production for The Village Players of Coldwater. **Staycation Or Getaway:** East Coast or Northern Ontario. **Barbecue Favourite:** Steak, rare.



PAMELA MARTIN

The Christmas Villager

This year-round Christmas and toy store in Coldwater is in its eighth year. The shop has much to offer – puzzles, greeting cards for all occasions, family games and crafts as well as amazing and unique Christmas décor items. There are items in store from Russia, Germany, Lithuania, Poland and, of course, Canada.

AT WORK

Current Project: Russian nesting dolls, Moosenut ornaments and birch tree ornaments. **Trending Toys:** Yellies, Wrapples and TY Flippables. **Old Favourite:** Raggedy Ann, Lamb Chop, My Little Pony, Strawberry Shortcake and Playmobil. **Stocking Stuffer:** Card games, brain teasers, stuffies, mugs and ornaments.

Continued on page 74



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Full Potential

STORY **KATHLEEN DUNCAN** | PHOTOGRAPHY **SANDY MACKAY**



The lush greenery now veiling the backyard oasis in privacy wasn't in season when the current residents purchased this 2,900 sq. ft. home in the winter of 2005. Instead, their hilltop vista extended through bare tree branches to showcase Kempenfelt Bay's south shore beyond the train station that lends its name to their Allandale Heights neighbourhood.

Continued on page 78



TOP: The entrance to this stacked split-level home got a total refresh, painted Metropolitan by Benjamin Moore. Designer Leah Size added a bright new rug, a bench and potted plants. **ABOVE:** The main floor was the focus of the renovation. The living/dining/kitchen is now wide open with unobstructed views to the backyard. **LEFT:** Leah's styling touch includes prayer beads, an orchid and inspirational books in the living room. **OPPOSITE:** Interior Stylist Leah Size of Design By Size.

The kitchen is the star of the renovation. A white quartz-topped island, painted Bold Blue by Benjamin Moore, plays off the white perimeter cabinets, all with brass pulls. **RIGHT:** Rod Snow of Snow Valley Kitchens. **BELOW:** The entire main floor was renovated and decorated, creating a modern farmhouse look.



The property and view sparked the sale, but the young couple wanted to renovate the house from the moment they penned the deal. The stacked split-level dated back to 1964 with a choppy main floor and a drafty addition that would become the upgrade's focal point.

Construction was delayed by a busy life that came in the form of dual careers and two children. After a plumbing leak forced the issue last year, the homeowners had a choice to make: was the necessary repair to be a quick fix or a starting point for a much larger project? Like a familiar TV scenario, she was ready to move and he wanted to stay.

The connection to the historic Kempenfelt community ("...annexed by Barrie in 1896," according to TourismBarrie.com) won the day. It was time to turn those initial renovation dreams into reality.

Interior stylist Leah Size, who prefers reno projects to new builds for the transformation potential, was called in early to help create a plan and budget. Three levels of the four-level home would be affected to some degree and the timeline was tight.

It called for the family to be out of the house for a maximum of three weeks.

The "sustainably minded" creative force behind Leah's company **Design by Size** typically saves time and money on projects wherever possible by repurposing existing items into a new look.

"I'm not the designer who says we need everything new," says Leah, a Barrie-based entrepreneur with a blog packed with DIY tips. "Sometimes spaces just need to be reworked for a new perspective. I don't want to buy and throw out."

For this hilltop home, Leah knew the family had been spending most of their time together in the spacious and comfortable basement that walks out to the pool deck. With its multifunctional spaces, the lower level allowed family members to feel connected even when occupied in different endeavours. With the reno, she wanted to bring the same family-friendly vibe to the main floor, but with an elegant practicality they would be proud to share with friends.

New life was infused into the single-room addition that runs along the length of one side of the house to become the children's dedicated play space. No longer a chilly afterthought, the cosy retreat received an insulation upgrade, the same hand-scraped oak flooring with a tobacco finish that was installed throughout, and much of the well-loved furniture relocated from the living room.

To optimize the view and natural light, an open-concept plan was developed for the rest of the main floor, creating unobstructed sightlines throughout the kitchen, living room and dining areas. Larger windows sourced through **Gentek Building Products** were installed and finished with



a California-style treatment from **Diamond Coat Shutters Ltd.**

Barrie resident **Rod Snow**, owner of **Snow Valley Custom Kitchens and Baths**, was chosen to head up construction. For four decades and two generations, the Snow family has been creating custom solutions for homeowners across the region. As a one-stop shop, the Snow team includes cabinetmakers, painters, electricians, plumbers and any other trades required. On this project, they were tasked with refreshing the entrance foyer and bedroom, refitting the main bathroom upstairs and rebuilding the entire main floor from scratch. *Continued on page 80*

ABOVE: The long kitchen island provides plenty of room for the whole family to enjoy informal meals. **FAR LEFT:** A sweet desk and a sturdy pouf fill a corner off the kitchen. **LEFT:** Snacks and drinks provide mid-day nibbles at the photo shoot.

feature

“Once everything gets ripped down, you’re left with ‘what now,’” says Leah, who consulted on new finishes and furniture. “You’re spending all this money and you don’t want to make a mistake.”

As it happened in this project, her clients often have great vision but lack confidence in their own taste. Leah’s experience provides a reassuring sounding board and brings new ideas to the table.

Together, they went for a “modern farmhouse” aesthetic with industrial accents. Using a backdrop of Intense White by Benjamin Moore, Leah shopped locally. Brushed brass and glass kitchen pendants found at **Glass Lighting Gallery** complement the sputnik chandelier that showcases the oval harvest table crafted from reclaimed wood.

“I try my hardest to shop Canadian,” Leah explains. “All the furniture came from Urban Barn – that sofa and chair are Canadian made.”

Continued on page 82



“I try my hardest to shop Canadian.”



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ABOVE: The extension room, added by the previous owners after a tornado, used to be the new family’s playroom. Leah gave it new life as a music lounge. **LEFT:** New open-tread stairs were built and stained to match the oak floors. Interior doors came from Barrie Trim & Mouldings Inc. **BELOW:** A backyard pool is the highlight of the summer for the family.



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LEFT: The upstairs bathroom was totally renovated with a new quartz-topped dual vanity, vessel tub and frameless glass shower. The encaustic tile floor is the star of this bathroom. Fixtures are from Bathworks.



Where possible, Leah saves time and money on projects by repurposing existing items into a new look.

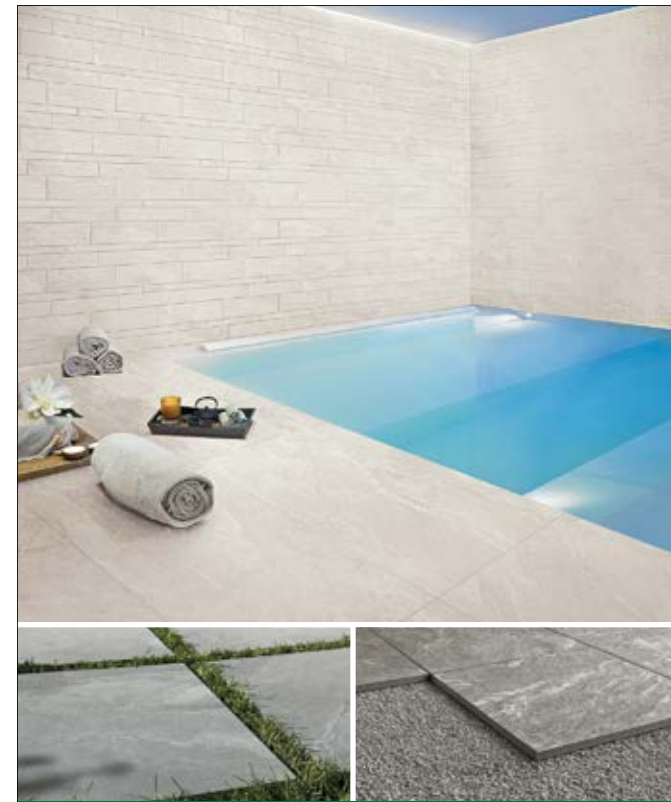
Across from the plush sectional, display cases flank a **Napoleon** fireplace set within a dry-stacked ledgestone surround from **Stone Selex**. Although the shaker cabinet doors along the bottom of the twin built-ins match those in the kitchen, the rustic stone application tempers a brilliant Carrara marble backsplash from **Tilemaster** that reaches up to the crown moulding in a herringbone pattern. With few upper cabinets, the sparkling expanse doubles as a feature wall.

Grounding the otherwise bright kitchen that's topped with Willow White LG quartz is an oversize island painted Bold Blue

(**Benjamin Moore**) and adorned with brass pulls. Gunmetal and leather stools complete the timeless ensemble.

Upstairs in the main bath, the quartz recurs atop the dual vanity. Opposite, a free-standing soaker tub nestles beside a frameless glass shower with **Bathworks** fixtures to transform the small footprint into a luxury escape.

With the view inside the four-bedroom home finally matching the glorious exterior panorama, Leah is as satisfied as her clients at the result. She's also pleased for another chance to indulge her passion for creating inspired interiors. **OH**



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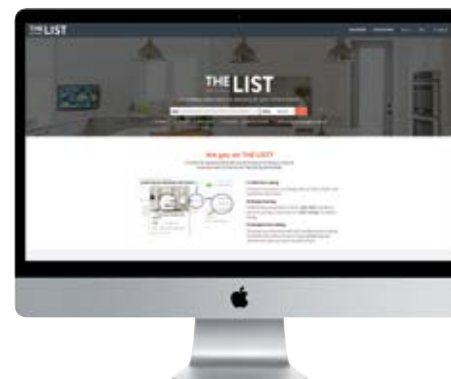
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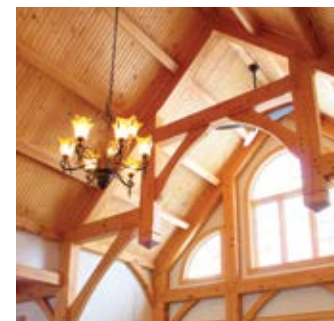
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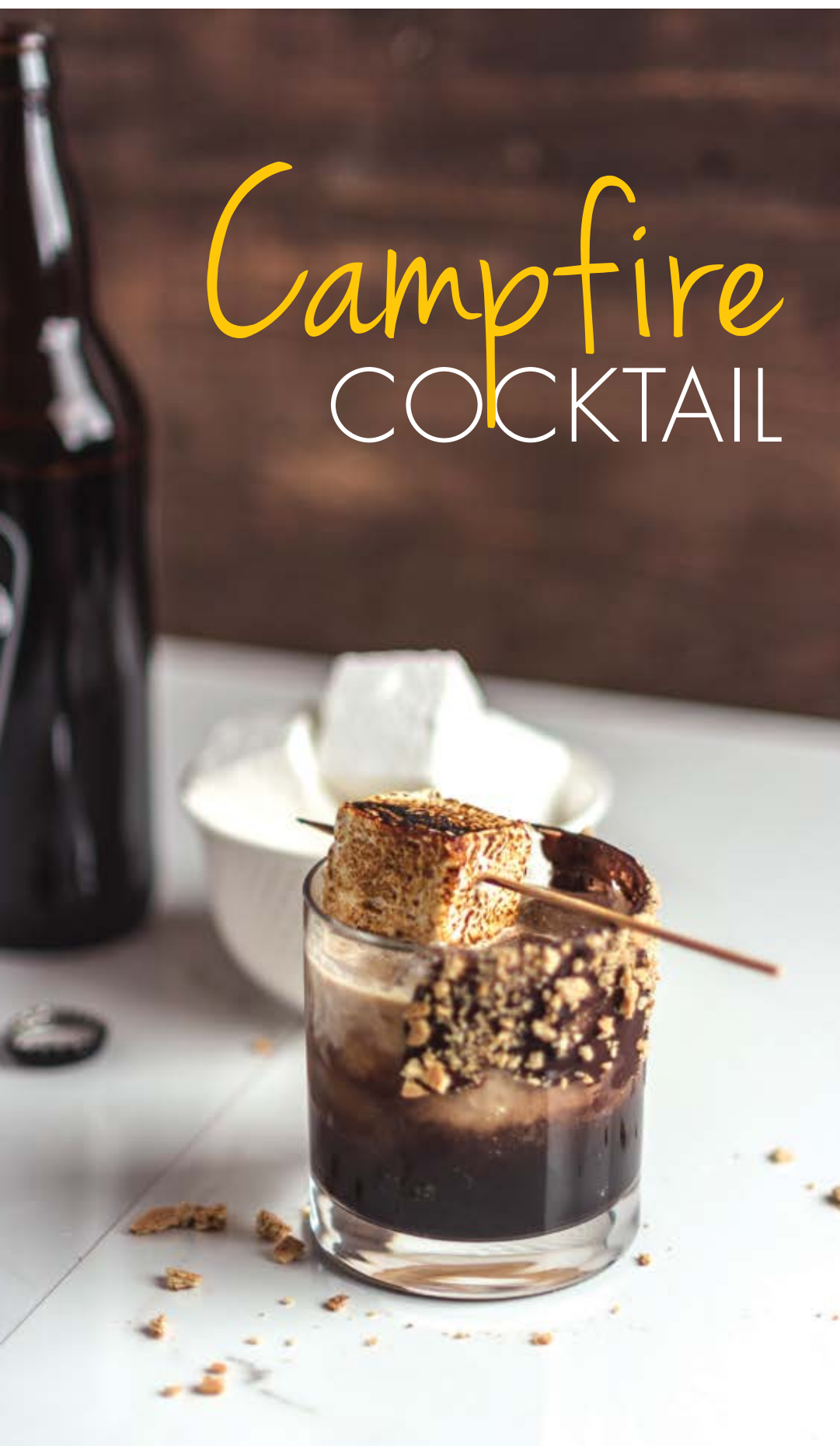
To learn more about our environmental and social screening process, contact us for a complimentary review.

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good taste

Campfire COCKTAIL



RECIPE AND PHOTOGRAPHY
JENELLE MCCULLOCH

You don't need an open flame to create this campfire-inspired summer cocktail.

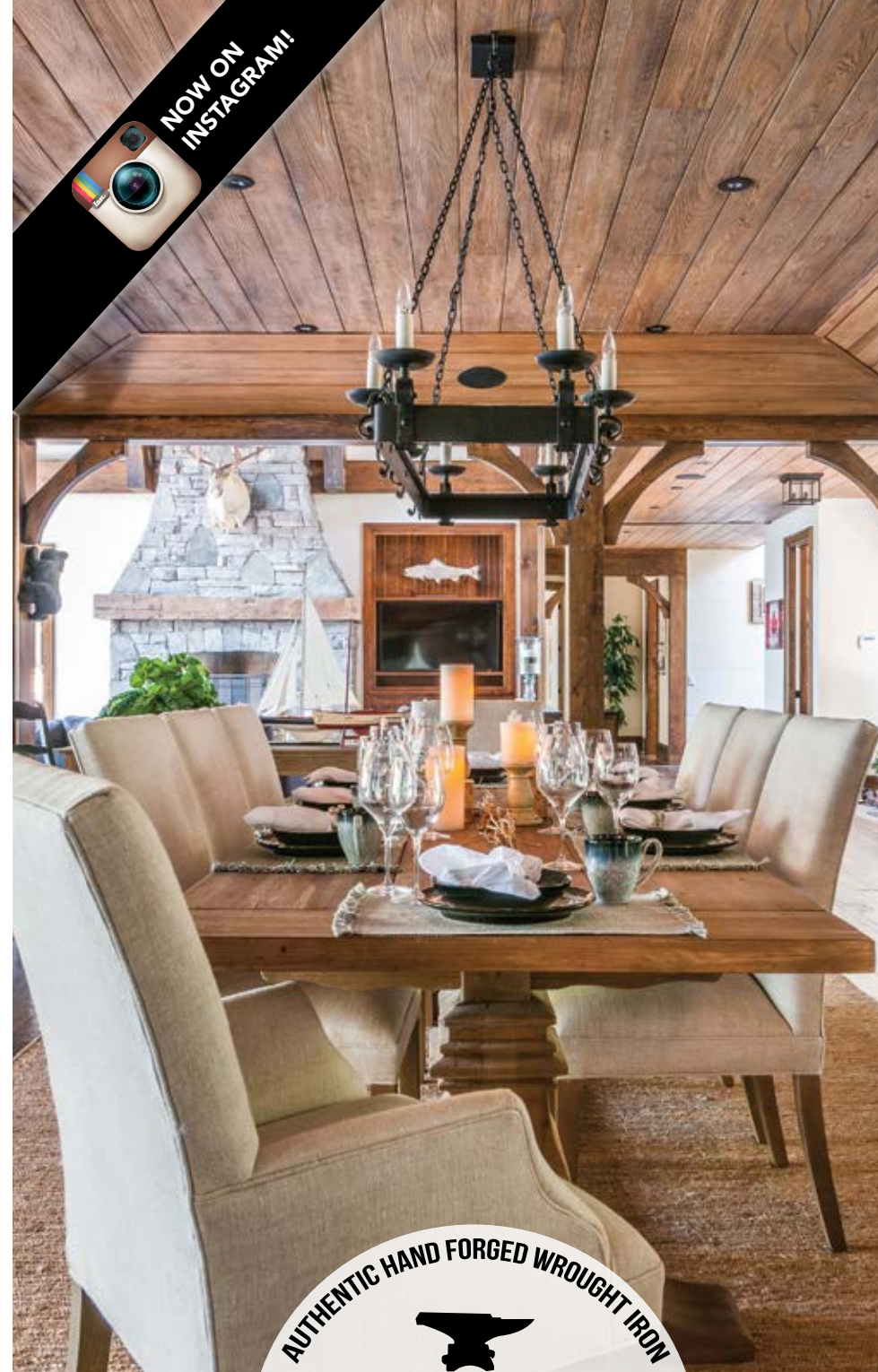
INGREDIENTS

- Chocolate chips
- Graham crackers
- Amaretto
- Bourbon
- Stout of choice
- Roasted marshmallows

DIRECTIONS

To prepare rim, melt chocolate chips (in the microwave, on the stove or over the campfire). Crush graham crackers on a plate. Spread the melted chocolate along rim and dip into graham crackers to coat. Fill glass with ice and add ½ ounce each of Amaretto and bourbon. Top with stout and garnish with a roasted marshmallow. **OH**

online Get more recipes at ourhomes.ca/mag/cook



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- MIRAGE NOON: CHARCOAL
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beautiful
HARDSCAPES

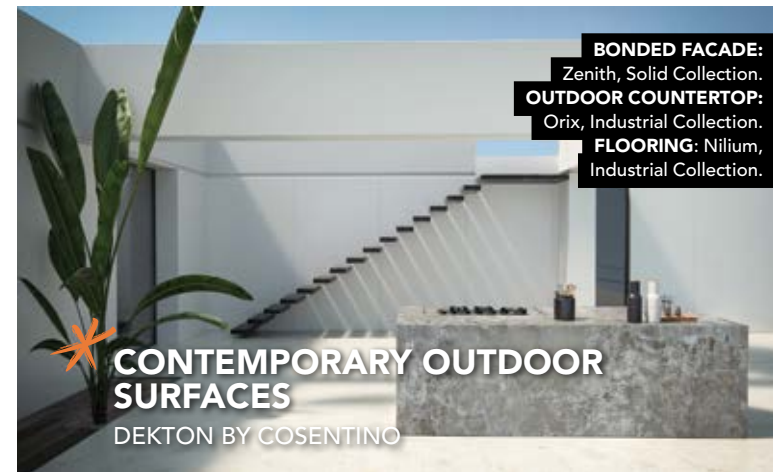
Living outside is what we do in summer. It's true, outdoor recreation rooms are a huge splurge. Just imagine the possibilities. We've picked a selection of must-have hardscape materials to create your backyard oasis.



This water feature was built using U-Cara in Pitched Granite Fusion accented with Umbriano in Midnight Sky and Natural Stone in Greyfield.

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- GREYFIELD



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