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NEW LUXURY LIVING

INSIDE A \$3.5M MODEL HOME

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HOMES AND CONDOS

A Model for Living

Kylemore Communities' \$3.5M custom home is a perfect mélange of urban chic and French country charm

BY ANDREA CARSON BAKER

Details

JANE LOCKHART'S LUXURY INTERIOR IS A SUM OF MANY PARTS



FROM TOP: The sculptural staircase; the custom-cut quartz entryway; the extra-deep, free-standing tub in the master ensuite.

Situated north of Unionville near Major Mackenzie and Kennedy, Angus Glen is a sprawling master plan of over 1,000 townhomes, single-family detached and luxury custom homes surrounding Markham's 36-hole Angus Glen golf course. Developer Kylemore Communities has been working the site since 1995, creating an ahead-of-its-time walkable neighbourhood of housing, shopping, community resources and some mid-rise condos bordered by farmland to the north and large contemporary homes to the west. Though it has been a long time in the making, the latest model home is absolutely of the moment. The \$3.5-million, 5,600-square-foot custom build in the new West Village (the award-winning East Village division was completed in 2009) is a whole new take on luxury urban living, with subtle architectural motifs and inspired interiors that merge contemporary chic with classic elegance.

From the street, the pale stone and stucco house doesn't appear overly grand: the large asymmetrical architecture encases a three-car garage and extended front porch. But the home's grandeur dramatically unfolds as you walk inside – what Kylemore president Patrick O'Hanlon describes as the "front door experience." Offering an uninterrupted view through the entire house, the entrance foyer is defined by a custom-cut Cambria quartz floor with contrasting inlay in a snappy black and white pattern (just one of the many available upgrades) as well as heavy white crown molding set off by the deep green ceiling and a simple cut-glass lantern by Union Lighting.

Crafted by award-winning interior designer Jane Lockhart to convey a feel of "French country chic," the effect is open, airy and a little ornate, tempered by a restrained palette of copper, grey, tan and charcoal in the adjacent rooms. "The French are very good at knowing how to combine traditional style with modern living," she says. "They are able to take traditional features and incorporate them with materials and finishes that allow you to have a pretty busy lifestyle and still look good."

Off the entrance, the dining room sits to the right and the sitting room to the left – a classic centre hall plan. The clean-lined, plush furniture, designed by Lockhart for Canadian company Statum Designs, is perfectly suited to the decor, which she describes as having "a little bit of influence from '40s Deco mixed with the casualness of country styling." Beyond the foyer, the front hall's durable hand-scraped 7-inch engineered oak hardwood floors lead to a magnificent staircase that opens up to the right, purposefully leaving the view from the front hall uninterrupted to the back of the home (O'Hanlon says this creates positive feng shui). A mirrored corridor on the left leads to a deep blue paisley-patterned powder room with built-in cabinetry by Downsview Kitchens, and sparkly Deco-inspired drawer pulls and taps from Grohe that look just like faceted jewels.

Following the hallway, the interior then widens dramatically into one enormous space running the width of the house that acts as the eating and living area. "The vast majority of people live in their kitchens," says Lockhart. "We said, why don't we make the family room part of that and give people enough space to use the room the way they really want to?" The open-concept living area (easily big enough to hold 200 people) features a double-height family room on the left with a high, solid wall of windows overlooking the garden and an incredibly dramatic gas fireplace by Town & Country – the largest on the market – set into a limestone hearth. A little over-the-top, perhaps, but a necessary showpiece in a room of this scale.

To the right, a 190-square-foot lounge area is outfitted with a wine cooler, separate sink, prep area and stand-alone bar and stools. Behind it is the breakfast nook, another (more modestly sized) fireplace and the kitchen, outfitted with Sub-Zero and Wolf appliances and top-of-the-line white country-look cabinetry by Downsview Kitchens. "The benefit of the kitchen is that it's really split into two areas. It is not huge, but it's very functional," says Lockhart.



ABOVE: An open concept living/cooking/dining area spans the back of the house, offering space for entertaining and family time. Right: A separate bar area, complete with wine cooler, sink and prep space, leads to the kitchen and breakfast island beyond.



A cluster of plates artfully installed as wall art gives the dining room a unique, contemporary flair.





The airy master suite features a vaulted tray ceiling and expansive bay windows.

"The bar is really a separate serving space that allows you to entertain with drinks – or snacks for the kids. It divides up the function based on how people operate today." Anchoring the space is exceptionally hard-wearing, off-white porcelain tile flooring. Despite the sheer scale of the kitchen, breakfast and bar area, the real beauty is in the details, like handsome pewter-finish doorknobs and hinges from Antique Door and Hardware, and glass-fronted cabinets on the butler's pantry between the kitchen and dining room – a traditional touch that makes entertaining much easier and that buyers appreciate, says O'Hanlon.

Upstairs, the master bedroom is set back from the hallway by an extended entryway. The 360-square-foot space is made even more expansive by his and hers walk-in closets, bay windows surrounding a vignette of additional seating (also by Lockhart for Statum) and a vaulted tray ceiling that defines the parameters of the space, giving it a distinct, unique feel. A "window" into the ensuite bathroom is actually a glassed-in decorative fireplace that provides visual warmth for the enticingly deep stand-alone feature bathtub, dual sinks with built-in vanity and glassed-in shower area (the

toilet is in a separate room, European style). Though the master suite is certainly the grandest, each of the four other bedrooms have ensuites as well. Though smaller, they have a similarly spacious feel thanks to large windows and nine-foot ceilings. New to luxury homes these days is the quiet room reserved for laptop and tablet use – a modern take on the classic sitting room. Lockhart set it into a nook overlooking the family room, allowing users to be within earshot of the main space, while still enjoying a sense of privacy. A laundry room completes the second-floor layout – "to be near the clothes," says O'Hanlon.

While traditional in style, this house is in other ways fantastically modern. It allows formal spaces to be smaller and more intimate, while areas reserved for family activity – playing with kids, entertaining friends – are set front and centre. The bedrooms are cozy while the master bed and bath is a luxurious world unto itself. The palette is neutral, but finishes are high end in material and quality. In short, it's a home for the modern family that is looking to merge urban living and a bit of tradition into an airy and comfortable space. 🏠