

THE COLLECTION

HARVEY KALLES REAL ESTATE LTD., BROKERAGE

ARIEL MULLER
IN PERFECT HARMONY
CAROL OFF
BLOWBACK
ANTHONY WALSH
FAMILY STYLE



ON THE COVER 16 EDENBRIDGE DRIVE



ALL PHOTOS BY: SIMON TANENBAUM

IN *perfect* HARMONY

Design & technology come together to create a luxurious, bespoke townhome

By Ariel Muller

Clients of ours recently bought a new townhome in Forest Hill in advance of construction. They commissioned us to help create a comfortable, elegant space, inspired by some of the best boutique hotels that they'd visited during their travels. Following their criteria, our objective for this bespoke townhome was to create a beautiful, contemporary interior that combined custom furnishings with interesting finishes and treatments, while simultaneously integrating leading-edge technologies and home automation.

We began our creative journey by sourcing stunning fabrics to complement beautiful hand-woven silk and wool carpets. For some of the special furniture pieces, we combined the exotic yet elegant look of figured Eucalyptus wood with polished gold, and for the decorative lighting selections, we chose satin brass and rock crystal on steel. These premier finishes were carefully specified to provide a layered effect of textures, while establishing an elegant, contemporary look to the home.

Upon passing through the foyer, one is greeted by a custom dining room with a Ridgely satin brass chandelier and beautiful photographic art. The dining table displays uniquely grained figured Eucalyptus wood and hand-tufted upholstered dining chairs. S-fold sheers and side drapery panels create a tailored window treatment that frames a polished lacquer buffet which features inlaid pearl door fronts with satin gold handles and polished gold legs.

The open concept space flows into the L-shaped kitchen with island and counter height stools. The satin lacquer white cabinetry with recessed panel doors and crown moulding are timeless and elegant. The kitchen appliance suite consists of Miele, Wolf and Sub-Zero. For the ultimate convenience and entertaining, there is a Miele coffee machine and Miele wine cooler. Glass pendants over the island add luster, and light taupe hardwood plank floors create a unifying floor finish for the open area. Beyond the kitchen is the family room which can easily be closed off with pocket doors.

The family room layout provides for great TV viewing and conversation. A white crystal marble fireplace incorporates a ribbon flame linear fireplace with a flush-mounted flat-screen TV and custom size sound-bar for a bespoke look. Adjacent built-in cabinets with floating glass shelves, LED lighting and a refined textured wallpaper back panel are used to display special accessory pieces. Savant and Lutron control the audio/video and lighting in this space, while a Launchport tablet stand keeps the iPad touch panel control within reach and always powered and ready for use.

We really drew on the boutique hotel room concept for inspiration in the master bedroom. The use of materials and finishes such as polished nickel LED lighting, silk and wool carpets, and custom built-in ribbon fireplace with TV and flanking cabinets, work together to create an inviting master suite. For a more custom look, the sound-bar was sized to match the width of the TV, and acid-etched glass has a pattern sandblasted from behind to better camouflage stored items. The cabinetry and room are well lit with a combination of LED accent and decorative lights. Lighting automation for the master is enhanced by a table top remote by Lutron called Pico. It is wireless and programmable, allowing for total control over lighting, motorized window treatments and more.

The ensuite spa features a custom built-in vanity that integrates a TV into a mirrored medicine cabinet wall so one can check the news or weather without sacrificing storage. The corner acrylic pedestal, a sculpture, and a suspended crystal ball pendant overhead add luster and interest, while a towel warmer adds comfort after bathing. The water closet features the automated Numi hybrid toilet/bidet by Kohler. This is the ultimate in bathroom hygiene and convenience, offering personal settings for music, rinsing and drying. The wall mounted touch screen panel is removable for ease of use.

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We love to balance great design with modern technology. When integrated properly, it makes the home an exciting, magical place to live, and adds convenience and efficiency to our busy lives. For this project, we collaborated with premier systems integrator, Architronics, and selected Savant for the main control system, in conjunction with Lutron and Sonos. Instead of individual switches controlling certain lights, the automated system allows for various scenes to be programmed, complementing how the living spaces are used at different times. Settings could include a morning scene, an entertainment mode, pathway lighting for a late-night visit to the washroom, or lighting the stairs to the kitchen for a midnight snack.

Today's systems are so programmable that exterior lights can be activated upon your arrival home, turning on to brighten your path as you pull in the driveway, and lighting up the interior to your preferred pre-set when you enter the house, as music plays from your favourite catalogue. Of course, lighting automation also has security advantages and can be programmed to learn your daily routine and mirror it even when you're not home. A variety of options also exist for keyless entry, from biometrics, to thumb recognition, to combination lock... naturally, a simple key lock is still available, if preferred. Exterior cameras can also be triggered as people approach, with notifications sent to your smart phone, providing you the ability to speak with the person, whether you're at home or not.



Waking up in an automated home is always a great experience, as your favourite music and preferred lighting gradually turn on. Motorized blinds can also be programmed to open from blackout mode to sheer at a predetermined time, allowing filtered sunlight to fill the bedroom while still maintaining privacy. Later, when the day is done and you're ready for bed, you can just say goodnight or tap goodnight on your bedside keypad or smart phone, and lights, audio/video, thermostat and security will go to your pre-programmed setting.

Technology, automation and design are at the heart of modern boutique, luxe living. There are many products on the market designed to transform our lives in ways that were unimaginable a few years back, and our clients are thrilled to have realized their wish for a boutique hotel inspired home, complete with all the best that modern design and technology have to offer.

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