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CANADA'S HOME DÉCOR & LIFESTYLE MAGAZINE



MATT DUSK'S bedroom designed by **GLEN PELOSO**

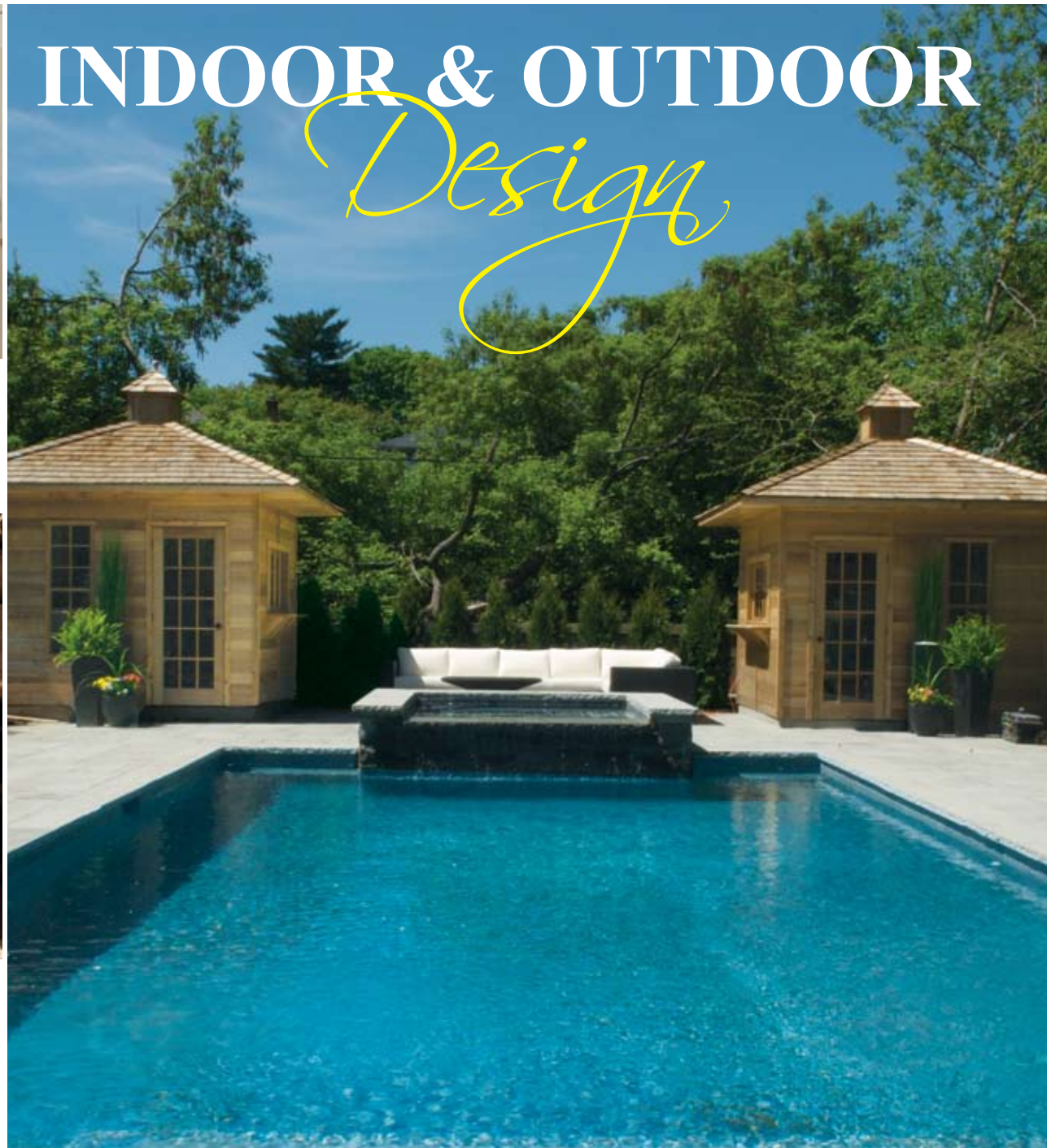


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INDOOR & OUTDOOR *Design*

Outdoor Spaces - It Looks So Easy
Recipes by Massimo Capra of Restaurant Makeover
Bedroom Design by Karen Sealy of CityLine

It looks so

Easy



A carefully executed renovation on a project like this one shows that an almost-perfect house can be turned into a dream home.

Sam Mizrahi's clients "were in love with the soul of the house" they had bought, but wanted an addition and upgrades that would allow them plenty of space to enjoy life together with their grandchildren, and to entertain guests. Their investment enhanced the monetary value of the property, but more importantly, it increased its "living potential".

The owners stipulated their backyard needed a swimming pool, twin gazebo style pool sheds and a flagstone patio large enough to host dinners, separated by plenty of grassy play space.

Sam began with the backyard. "It was critical that we balance landscaping along with the new addition. We were scaling it, working from the back to the house, so the addition still allowed for the yard to breathe and have that wow factor, and at the same time, creating a substantial enough living space."

Since Forest Hill properties have setbacks of only three feet from the property line, excavation for the Gunite pool had to be done first. A whirlpool spa with its overflowing fountain and waterfall feature is a much-enjoyed enhancement. Once the pool was complete and the landscaping done, work began on the addition.

The new area adds a spacious, well-lit family room, which affords a view of the pool from any angle. It enables the owners to entertain in a formal setting, yet lends itself to casual lounging with family. They also added a home office, a powder room, and an enlarged basement.

A sense of light and space is critical to keeping true to the character of the house. Borrowing

from designs used in Europe, where white walls and fireplaces are paired with darker woods, this style is in keeping with the character of Forest Hill properties. The hardwood floors serve to anchor the traditional feel of the home, while the "Cloud White" used freshens it up, making it feel more elegant and yet contemporary at the same time. Full-height paneling and ceiling details ensure the renovation carries through the classic style of this house. Sam enthuses, "These details in the ceiling of the great room are a signature piece, not only of design but function. They serve as spatial separation between the dining room and kitchen in an open concept plan, but more importantly, they truly identify the room by creating a 'warm' comfortable place that still retains a degree of formality."

The colour scheme would work equally well with most furniture styles, and be at home in city or country. "The resulting timeless look could have worked 20 years earlier, and can work 20 years in the future."

Mizrahi is firmly committed to listening to clients' wishes, and to delivering a product so carefully designed and constructed that it is impossible to determine that a renovation was made.

For Sam Mizrahi, that is true success. For his clients, it means enjoying life with family and friends in the house that is definitely their home. - Text by Pat Gerbrandt

Lytton Park Townhomes



Old world elegance and the latest of modern technology are flawlessly matched in upscale Lytton townhomes. From the lower level media room to the roof terrace, everything for comfort and convenience awaits the discerning homeowner.

These innovative designs provide fantastic alternatives for those wishing to downsize without moving to a condo.

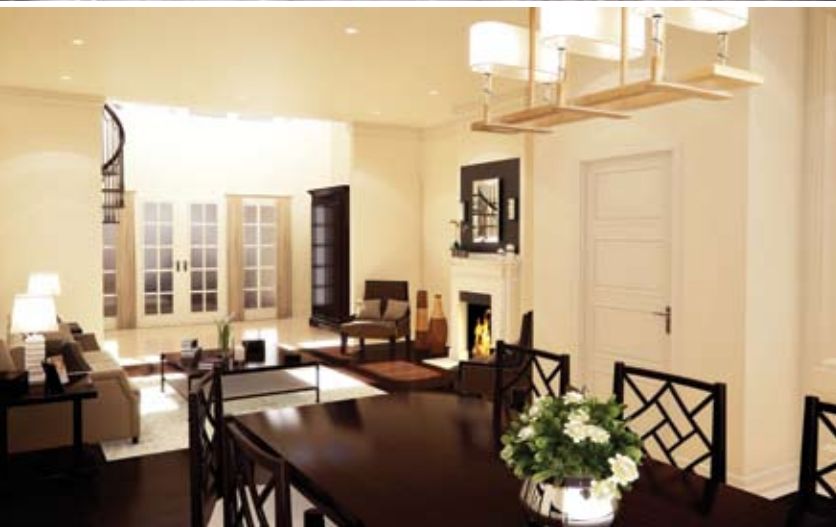
Not a detail of comfort or design has been overlooked. The homes have complete automation. Private elevators in each unit augment stairway accesses.

Each of the six units features a stunning 2-storey glass conservatory, a fitness room, and generous bedrooms, each with an ensuite, all designed by Brian Gluckstein to create this project for a niche market.

Sam Mizrahi of Mizrahi Design-Build, a company that prides itself on using the best of green technology, notes that these upscale dwellings do not simply have Energy Star components. The entire building envelope has earned Energy Star rating with energy efficiency 33% higher than anything else currently available.

The architect used classic, timeless materials. The slate roofing will last a lifetime and requires no maintenance. European influence is evident in design, style and colours.

"The façade creates a uniqueness that is important to the builder and for the clients who purchase these townhomes." - Text by Pat Gerbrandt



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