

Formerly Canadian Homestead Magazine

Canada's Home Décor & Lifestyle Magazine

Canadian
Source Guide

CANADIAN HOME trends

canadianhometrends.ca

SPACES
we LOVE

Glen Peloso
of Restaurant Makeover

15 Budget SAVVY Designs

Marc Atiyolil's Secrets to Good Design

CANADA \$4.95
DISPLAY UNTIL August 14, 2009



07
56698 72103 1
PM 41438018



going green is
Great

TEXT BY PAT GERBRANDT
PHOTOGRAPHY BY BARRY SCHEFFER

SAM MIZRAHI IS passionate about

building green houses. Two recent projects, built on speculation for the high-end market, sold within just days. He maintains, "The time was right to do that, the demand was there, and now we've got the technology to do it." The Star Energy label really tells the homeowner the value of the investment. Mizrahi Design Build proudly offers its clients the distinction of being the first Canadian builder to receive ISO 9001 registration. This benchmark is in keeping with Sam's commitment to providing for his clients the kind of houses that will become their most valuable and appreciated investments.

These houses could be in New York, Winnipeg, France or Toronto. "I like to use a lot of European architectural influence. Augment them slightly to fit in with the taste, personality and style the homeowner likes and you have something so fluid it works now or in the future."

European homes with their cedar or slate roofs, and stone exteriors have lasted for centuries. Sam uses a lot of Calcutta or Crema Marfil marble. For downspouts, he likes the easier maintenance and appearance of leaded copper, which turns to pewter instead of dark green, brown or black. The interiors also boast classic material, such as wide white oak flooring.



In the bathrooms, Japanese designed Toto™ self-cleaning toilets, or Washlets™, make toilet paper obsolete. These fixtures pamper the user with temperature-controlled heated seats, aerated water wash and a dryer.

The finishes 'behind the wall' are just as critical as the visible details. Whether it is exceeding the requirements of the building code at every step (and MDB is already exceeding 2012 codes), or meeting weekly with clients to track progress and check on budget, or incorporating the finest of building materials with the latest technologies, Mizrahi is committed to providing service of the highest quality.

HEPA filtration HRV systems cleanse and disinfect the air within the home. Mizrahi Design Build deploys snowmelt systems so front steps, porch and driveway never need shoveling. Water conservation systems, ecology friendly insulation, geothermal systems and the high fire rating of dry wall contribute to the 33% increase in energy efficiency.

From anywhere in the world, the new owners of Sam's luxury green houses in Toronto can monitor their houses through Internet connection. Adjusting temperature levels or triggering irrigation systems is as easy as monitoring surveillance cameras. Home LCD touch screens make it possible to select appropriate mood music or tunes for a birthday party, or to change lighting.

"All these features come into concert and you have a better built home. I want to build a house that you love to come home to."



Sam Mizrahi's dedication to providing the best value for his clients is the basis for going green.

While Mizrahi Design Build's first green houses are definitely luxury houses, Sam is pleased that the same kind of environmentally responsible building technology is scalable to any revenue model. "We're going to see more and more of these functions employed in mass production. Not only is the price coming down, but the effectiveness is increasing. We're not far from seeing these technologies becoming mainstream in terms of functionality and affordability."

Details.
Anyone can build you a house.
We build you a *home.*

Building Futures.



MIZRAHI
DESIGN • BUILD

416.487.9863
www.mizrahicorp.com

