

## **Dream Home 2018**

### **Exterior:**

The 2018 Dream Home is a 2 story, 2438 sq.ft. house with an Urban Modern elevation.

The exterior combines the use of the strong traditional forms such as shed roofs and simple massing with urban modern elements like large windows in distinctive patterns, clean lines and detailing, and unique and varied siding materials.

### **Exterior Materials:**

- Low maintenance Fiber Cement Siding in board & batten, horizontal lap & straight edge shingle
- Metal accent siding in a rich, warm wood texture
- Stacked brick to base of garage adds stability and grounding.
- Louvered roof system over the front entry and back porch allows you to extend your living space outdoors while adjusting for weather – rain or shine.

### **Over all Interior:**

- 10 foot ceiling to the main, 9 foot ceiling to the second floor.
- 3 bedrooms with a flex room on the main floor and a loft to the second floor
- Open concept main floor with two story great room allows for lots of light and volume
- Clerestory windows to second floor hallway adds lots of natural light and volume to an otherwise
- Flat painted ceiling with LED disc lights throughout.

### **Décor:**

- The décor can be described Mid Century Glam.
- Clean lines, glass walls, and architectural finishes in a light vs. dark contrast are set against a white wall backdrop.
- Black and Caramel Oak cabinets are paired with herringbone and octagon tiles and a mix of different coloured metal accents (blacks, bronze & golds). Lots of layers in both pattern and texture shown in the finishing.

### **Kitchen/Flex:**

- The kitchen / nook has large street facing windows
- A unique rolling counter floats over the island for extended counter space with maximum flexibility.
- Large Built in Pantry
- Appliances include: paneled dishwasher, built in wall ovens, gas cook top, custom metal clad hood fan, built in microwave to island.

- Wall Cut out over sink looks into the Great Room to promote an open feel but maintain well defined rooms
- Feature 3- way fireplace between Nook and Dining Room

**Dining Room/ Living Room:**

- Dining Room opens out onto covered back yard deck to extending living space
- A contrasting black chevron patterned hardwood is inset into the warm walnut floor to help define and detail the space.
- Large two story great room

**Master Suite:**

The Master Suite features a cozy and private retreat, the glass partition provides privacy but still benefits from the ample light of the two story space below. The Ensuite off the Master features a 5' fully tiled shower w/ rain head, a free standing soaker tub and ceiling mounted mirrors twin vanities

- Hytec – Freestanding tub with Fluted Apron
- Custom Walk In Closet to maximize function with direct access to laundry room for ultimate convenience
- Matte Black Plumbing fixtures throughout