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dunlap**

REALTOR

## Modern Country

### THE HOUSE

The owners were inspired by an aesthetic of glass and natural materials and retained Siamak Hariri, one of Canada's top architects to realize their vision.

The architect and owners spent considerable time on the property selecting the building site and carefully assessed how the site and design would capture the light throughout the seasons. In the end, the owner's favorite picnic location was selected as the optimal building position. The home is immersed in the landscape and fits into the natural undulation of the property. The site selection, design and construction took 3 years to complete.

The materials selected draw heavily on local materials and the choices of various woods, stone and glass combine to create an impressive design which captures the views and the environmental features of the landscape.

Stone is the core of the house and was selected to link the project's general aesthetic to the river and glacial history of the site. Owen Sound ledge rock was selected as the primary stone for three key reasons: (1) superb warmth and appeal, (2) local availability, and (3) its coloration with hues of yellow remind one of the ancient riverbeds which once covered the area.

### Presented by

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# MOFFAT DUNLAP

REAL ESTATE LIMITED

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The intricate stonework was designed and crafted by Eric Firth one of the legendary stonemasons of Ontario. The stone floors enjoy warmth from the passive solar design.

The wood selected for the house includes cherry, teak, cedar and fir. For the exterior, teak and cedar were selected for durability and natural appeal. The cabinetry of the home is created from sequential cuts of cherry. In this sequential cut manner, the grain of all cabinets matches each other in a seamless fashion. The main beams of the home showcase massive British Columbia fir. The floors were selected and installed by Mennonite trades from Mount Forest, Ontario and are reclaimed hemlock from dismantled barns. The floors use only cherry wood plugs and there are no nails. This construction approach pays tribute to a vanishing craft.

As soon as one enters the home, glass is a main feature with full storey windows which superbly capture the light and scenery.

The roof is lead coated copper and was designed to accommodate a living roof with its complete shed system design.

THE ARCHITECT - Siamak Hariri OAA, RAIC, RCA,

Siamak Hariri, born in Bonn, Germany, was educated at the University of Waterloo and Yale University (M. Arch. 1985). Siamak has been internationally recognized as one of Canada's leading architects.

For more than ten years, Siamak has not only directed the firm's competition-winning schemes, but also has been the Partner-in-Charge of projects garnering over 35 national and international awards of excellence in architecture. His internationally-acclaimed projects include the McKinsey & Company Toronto Headquarters at the University of Toronto's Victoria Campus on Charles Street (the youngest building to ever receive heritage landmark designation by the City of Toronto); and the award-winning Art Collectors' Residence. Siamak was the 2006 recipient of the Governor General's Medal for the Schulich School of Business and Executive Learning Centre at York University.

Siamak Hariri's projects have been published extensively both in Canada and internationally and are featured in various books and publications around the globe. As an architect and critic during his career, Siamak has also taught at the University of Toronto's Faculty of Architecture, Landscape and Design, as an adjunct professor. He sits on the boards of the Royal Ontario Museum's Institute of Contemporary Culture, the Toronto Art Council, the Toronto Community Foundation and the Waterfront Design Review Panel.

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According to the architect, "This rural retreat is thematically rooted in the surrounding landscape. Wrapped around a hill, it fits into the existing, sloping topography in order to minimally disrupt the site and to frame selected views of the landscape. The house includes a massive stone base, rough stone floors, and milled heavy fir columns and beams. Set against this, a series of angled, lead-coated copper roofs, fabricated of light timber framing and steel, slide under and over each other creating an interplay of lightness, variety and sectional hierarchy."

## THE PROPERTY

Encompassing 73.5 acres of varied terrain, the property enjoys stunning views and total privacy. There are 3 main ecosystems found on the site: (1) the Credit River and ponds, (2) woodlands, and (3) open meadows.

The mighty Credit River with its restored wild fish stocks flows through the property. In addition, the property has several vernal ponds which attract impressive amounts of wildlife. The waters of the area are known for their purity and have attracted early bottlers to the area including the original Canada Dry.

The woodlands of the property include a wide variety of hard and softwoods including well aged specimens of hardwoods used to make furniture. There is an original organic apple orchard which typically bears fruit every other year and offers some heritage varieties which were common at the turn of the century.

The meadow is kept open to attract song birds and monarch butterflies and offers a network of cut trails.

## The Gardens

The gardens were designed to complement the house design, be low maintenance and to provide fresh produce in season. The Kitchen Garden provides a broad range of herbs including lavender, thyme, sage, ornamental onions, chives, etc. The regular fenced vegetable garden is about 50 percent perennial with raspberries, asparagus, garlic, and onions plus a crop of annuals as the owner wishes.

The landscape features were designed with David Warburton with species selection being of paramount importance. Approximately 90 percent of the plantings are local and 10 percent are sentimental (magnolia, dogwood) to the owners. The plantings around the pool were designed to be drought tolerant. While impressive, the gardens are easily managed and include an automatic sprinkler system. The rock which is interspersed throughout the garden is from the property.

## The Pool & Tennis Court

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The saltwater gunite pool was built by Gib-San and is perfectly placed to take advantage of the distant views down the valley. Alongside the pool is a changing cabana. The tennis court was constructed in 2006 by Court Contractors and features a penetration asphalt court with multi-layer reinforced acrylic colour (green), all-black heavy frame fencing, including California corners.

## The Barn

The award winning heritage Mennonite barn is believed to be circa 1840 and relocated to the site by the current owners under the watchful eye of local craftsmen. This "swing beam" barn has its dimensions dictated by the massive main swing beam which was hand hewn from 1 tree. The main floor of the bank barn is all original with a large foaling stall plus 2 additional stalls. A portion of the upper loft is insulated for storage or could accommodate a studio or office. The barn has power and hot and cold water. Near the barn are board paddocks and a riding ring.

## HOUSE DETAILS

The interior of the house was overseen by Kate Zeidler - one of Canada's most talented designers.

### Kitchen combined with Family Room

The core of the home is the massive Kitchen, dining space and living room with expanses of glass, stone and timber. The Kitchen has a centre island, stone counters, a lovely window seat, breakfast bar, and a large walk-in pantry. The west end of the space has a large Family Room with great views and massive stone fireplace placed in the dry stone manner. The fireplace has evening lighting and interesting windows around it which cascade light on the stone throughout the day.

Beamed ceiling, fireplace, pot-lights, walk out, centre island, wood floor

### Living room - irregular

Along the southwestern edge of the home is the Living Room with fireplace, picture windows and superb wrap-around deck for admiring the surroundings. The north end of the room has built-in table - a ideal spot for projects with the kids or for display purposes.

Fireplace, Broadloom, Walkout to deck, pot-lights, built in shelving

### Dining room

The stone floored Dining Room is elevated over the kitchen and living rooms and offers expansive views.

Stone floor, pot-lights, picture windows

### Mud room

A definite must for any country home is a large mud room. Plenty of storage here plus its own entrance and direct access to the finished lower level.

Stone floor with drain, pot-lights, double closet, shelving, coat hooks

### Master bedroom

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Down a corridor at the west end of the home is the Master Suite with large closets, en suite bath and stone fireplace. A true spot to relax with plenty of room to admire the views, enjoy the fire or walk-out to the gardens. The master bath features a massive double shower.

Fireplace, Pot-lights, floor to ceiling windows, double closets, walk out, 4 piece ensuite

## Bedroom 2

Pot-lights, closet, broadloom, north facing window, semi-ensuite 3 piece

## Bedroom 3

Pot-lights, closet, broadloom, north facing window, semi-ensuite 3 piece

## Bedroom 4

The east end of the home was designed to accommodate visiting guests. The main guest room has simply unbeatable views to the south and east through massive glass walls. Your guests may not want to leave!

Pot-lights, broadloom

## Bedroom 5

Alongside Bedroom 4 is the 5<sup>th</sup> bedroom. Bedrooms 4 & 5 share a 3 piece bath

Pot-lights, broadloom

## Recreation room

The lower level Recreation Room is a perfect getaway spot to watch movies, play pool or just relax.

Lower Level, Broadloom, pot-lights

## Studio

At the far west of the lower level is the studio which has an easy maintenance floor and was designed as a pottery area/photo lab and painting studio.

Lower level, Walk out, pot-lights, sink

Also on the Level are additional storage rooms, laundry room, and large 2 piece Powder Room.

## OTHER DETAILS

The property is serviced by a deep drilled well and septic system

Heating is forced air oil

3 frost-free hydrants (barn, pool and lower vegetable garden)

Exceptionally private location

5 minutes to Caledon Ski Club, Belfountain & well regarded Belfountain School

Close to Caledon Mountain Trout Club and Devil's Pulpit Golf Club

Many riding stables, hiking clubs in the neighbourhood

Convenient access to Bruce Trail

Some of the finest country estates in Ontario are neighbours

2 furnaces, forced air oil

400 amp hydro service

Constant pressure water system