

enchanted LIVING

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When shopping for a new home, buyers are often seeking out a space that not only exhibits style and beauty, but also conveys widespread functionality. Regency Estates, the latest project by **Beaverhall Homes** and **Graywood Developments**, offers homebuyers precisely that – exquisite architecture along with practical living spaces in a mature Woodbridge area. *Continued on page 24*



A bright spacious kitchen takes centre-stage with a large block island topped with exotic granite with a leathered finish. **ABOVE:** A formal living room features elegant lighting and soft, inviting hues. **OPPOSITE:** The Rose boasts a fantastic entertainment layout as one room opens to the next and details such as mosaic rug inserts and seven-inch crown mouldings are seen throughout.



The Rose, Beaverhall's 5,865 sq. ft. model home, provides a glimpse of what this collection of executive estate manors will look like. The Rose makes a great first impression boasting a three-car garage and a muscular stone and stucco exterior (**TriBrik Management Ltd.**). Arched windows (**Casa Bella Windows Inc.**) are emphasized with precast moulding while peaks with ornamental detailing add interest to the home's exterior.

Inside the main level of this luxurious estate are paths of porcelain flooring from **Olympia Tile**, embellished with mosaic rug inserts from Antica Tile & Stone. Complementing the floors are seven-inch, plaster crown mouldings from **Multi-Cast Design Inc.** Detailed trim and doors are by **Ganiva Trim Carpentry Ltd.**

"The standard features in Regency Estates are superior," says Elisa Pennino, General Manager at Beaverhall Homes. "Although the homes range from 3,800 to 5,900 sq. ft., they all come with 10-foot ceilings on the main floor and nine-foot ceilings on the second floor and basement."

Off the front entrance is a library flooded with windows (Casa Bella) that offer ample light for reading. Drama is added to the room with a cathedral ceiling and solid oak, Satin Finish hardwood floors.

"Even though this house is large, the finishes make it feel warm and cosy," adds Pennino.

One of the house's greatest assets is the spacious kitchen. It offers an abundance of polished granite countertops and a large block-island made of exotic granite with a leathered finish, which acts as a focal point in the centre of the room. It also boasts a wealth of cabinets (**Paris Kitchens**), many of which are fixed with pullout shelving for easy access.

Porcelain flooring and a waffle ceiling sandwich this culinary haven where valance lighting underneath fresh, off-white cabinets emphasize the marble backsplash. The kitchen is open to the great room, which has a linear fireplace (**Pinnacle Fireplaces & Facings**), making this home ideal for entertaining.

An oak staircase with wrought iron pickets from **Railing Excellence & Stairs Inc.** leads to the second floor. The upper level has a laundry room and three guest rooms with en suites. Adding shimmer to the second floor is an elaborate chandelier from Union Lighting.

The master bedroom, located in separate quarters, is fit for a king and queen. The room is divided into three separate seating areas, which can be used for lounging, reading or a place to enjoy an afternoon cup of tea. Large windows allow natural light to enter the space while a contemporary fireplace, set on a built-in wall panel, adds romance and warmth to this intimate room.

Separate his-and-her en suites are a major selling feature. For him, the builder included an oversized, round shower stall with a frameless glass enclosure with a separate drip area. The lady's side offers a great escape with a vessel tub, cosmetic counter, marble flooring and several windows.

However, the true gem is her walk-in closet. Better described as a dressing room, this massive closet features wall-to-wall built-in organizers from **Executive Closets Ltd.** and a separate shoe closet to hold her most prized possessions.

"This isn't your typical house. The layout is different, but it's well designed and has great flow," says Pennino. "Beaverhall Homes builds quality houses and will do all the customizing necessary to satisfy the customer."

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The formal dining room is accessible through the butler's pantry and opens to the living room, offering an ideal space to host dinner parties. **LEFT:** The great room shares the same beautiful space as the kitchen, also exhibiting a waffle ceiling and warming the room with a linear fireplace.



The master bedroom leaves little to be desired, complete with large windows, a lounging and sitting area and separate his-and-her bathrooms and dressing rooms. **BOTTOM LEFT:** Her dressing room is everything a girl could ask for. **BOTTOM RIGHT:** Centred in the upstairs hallway hangs a shimmering chandelier that shines down to the main floor.



For optimal organization, this model was designed with two generous storage closets on the main floor, a walk-in pantry, a full wall of storage cabinets in the mudroom and additional storage in the laundry room.

Not only is the Rose sensible, it's also highly technical and efficient. Beaverhall Homes has equipped this estate with the latest technology, including a Smart Home System, which has an automated lighting system, and has space for an optional elevator. Energy Star products like low-e argon filled windows (Casa Bella), an energy efficient furnace, heat recovery ventilation system and a humidifier from Downsview Plumbing & Heating make the home environmentally friendly.

To go along with the allure of this residence is the ideal setting. Regency Estates is an infill project conveniently located off Islington Ave. across from the picturesque Boyd Park and is accessible from all the major highways.

"What's great about this location is that it's within an established community, so the area is already developed and the amenities are available to homeowners immediately," adds Pennino. "Those who live in Woodbridge have an abundance of conveniences at their fingertips. Schools, public transportation, entertainment facilities, countless restaurants and shopping areas are available in this up-scale community."

Pricing for this collection of homes starts at \$1.3 million and consists of a mere 34 properties built on 60', 65' and 70' lots. "Large and deep lots are rare to find in new developments in this area, which make these homes quite unique," says Pennino.

The elegance of Woodbridge provides the perfect backdrop for Beaverhall Homes' Regency Estates, as both have practical qualities complemented by extravagance and charm. **OH**



LEFT: His en suite boasts an incredibly spacious glassed-in shower with separate drip area.

BELOW: Her en suite is a true rarity. A luxurious soaker tub is framed with natural light while a sweet built-in cosmetic counter can also be found here. **BOTTOM:** One of many spare rooms on the second level with large arched windows and its own en suite.

