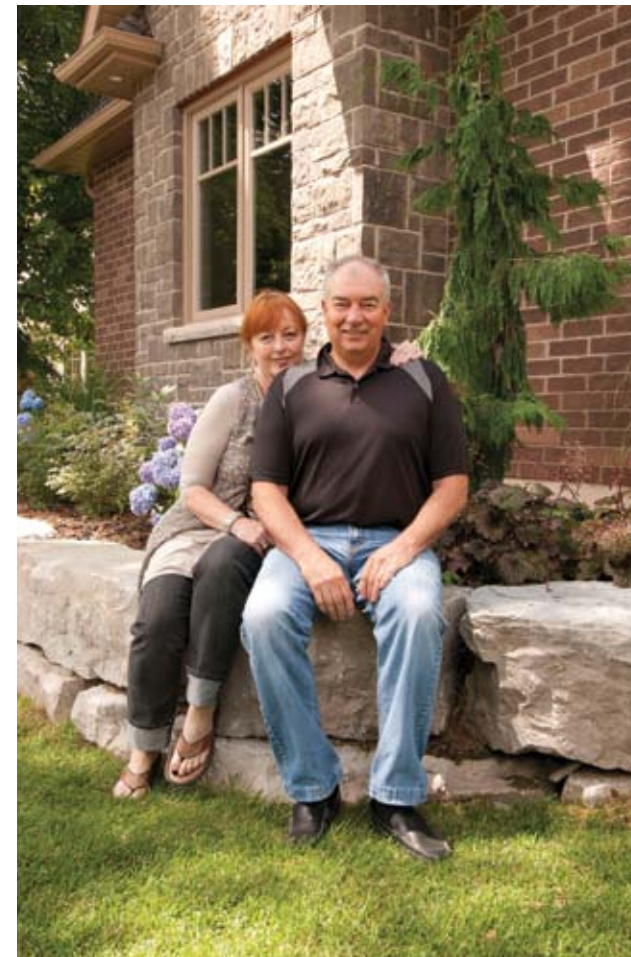


feature

# THE SMITHS' LATEST MASTERPIECE

BY ANDREW PHILIPS  
PHOTOGRAPHY BY SANDY MACKAY



**ABOVE:** Kim and David relax in front of their home. "When designing the house we hoped to nestle into the wooded lot and give the impression that this was not a new build but an established home," says Kim. "We wanted the exterior to feel as warm and inviting as the interior and to fit well into the Horseshoe Valley landscape." **ABOVE RIGHT:** A fireplace on a backyard patio is a favourite spot for the grandkids.



For some, the thought of building a home from scratch could be more than a little intimidating.

But that's definitely not the case for Kim and David Smith.

Married for 35 years, the couple has enjoyed a wonderful partnership that previously saw them buy, renovate and retrofit a number of century homes throughout southern Ontario before moving on to the challenges and the myriad of choices new builds can bring.

For the past year, they have lived in a comfortable, well-appointed home not far from Horseshoe Valley.

"This is our third custom build," explains Kim, who works for this magazine while David is an IT consultant. *Continued on page 30*



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**BELOW:** Kim and David bought all new furnishings for this home after the new owner of their previous abode wanted the home and the furniture. The Smiths kept their beloved art and a stunning antique buffet and hutch for the dining room, but sourced all the new furniture locally. Kim loves a traditional home with lots of texture, layers and luxe fabrics.

While they adored their previous custom home on a two-and-a-half acre lot near Lafontaine that afforded views of Georgian Bay, it was just a little too far for David, whose work schedule often takes him to Toronto. “He was sometimes leaving at five in the morning and not returning until nine at night,” Kim says. “We knew we had to find something closer to the city and from here it’s a much shorter commute.” The couple evenly split designing the large bungalow’s overall layout before bringing their plans to **Custom CADD Inc.** in Barrie, where their rough architectural drawings were perfected. The Smiths have worked with Custom CADD on several of their homes. And like their previous home, this build remains a family affair with Kim’s brother **Duane Janes** of **DJ Construction and Masonry** providing building and contracting expertise from his Wasaga Beach base. Duane, who is also a mason by trade, also completed the striking building exterior using brick and stone from **Atlas Block Co. Ltd.** *Continued on page 32*



**ABOVE:** The dining room is at the front of the home off the main hallway. The coffered ceiling and exquisite millwork set the scene for a beautiful dining set and chandelier. **ABOVE RIGHT:** Kim’s lovely laundry room is just off the kitchen. **RIGHT:** The elegant French-chateaux inspired kitchen has a built-in china cabinet on one side of the ample antique brown granite-topped island and plenty of storage and white cabinetry on the opposite side.





“My parents, too, were very helpful with my Dad helping with flooring and various projects and my Mom helping to paint trim and make curtains,” Kim adds. “Our daughter Paula did a large part of the interior painting.”

And what a marvellous job everyone involved with this project did.

The Smith's new 2,629 sq. ft. home exudes instant warmth to visitors upon arrival, and it's all too easy to understand why family and friends would feel right at home.

There's plenty of original artwork, photos and prints spread throughout the home, including offerings from the couple's many travels abroad.

The fun task of decorating much of the home and selecting appropriate fixtures falls mainly to Kim.

“After many years of marriage and many homes, David is pretty wonderful in giving me free reign in all things design,” she says. “He is fairly confident that I will not wander too far outside his comfort zone.”

For his part, David enjoys the hands-on work that any new build entails, performing a bevy of tasks from tiling the floors, showers and backsplashes with products provided by Barrie's **Desert Tile Inc.** to working on the hand-scraped maple hardwood flooring from **Total Hardwood Flooring**.



He also completed much of the trim, moulding and other millwork using materials purchased from **Barrie Trim and Mouldings Inc.**

Upon entering the foyer, the nearby living room affords wonderful exterior views thanks to large cathedral windows, while the formal dining room features a well-stocked butler's pantry and comes equipped with a beautiful oak table that can comfortably seat a dozen hungry guests.

A short distance away one encounters a big, open kitchen that boasts enough accessible workspace to make any would-be top chef salivate. Installed by **Raywal Cabinets**, the spacious room features antique-brown granite countertops and cream-coloured maple cabinets with porcelain flooring from **Irvine Carpet One Floor & Home** along with a welcoming breakfast nook perfect for that first morning jolt of java.

Nearby, there's a cosy TV room where one can lounge on a comfy corner couch from Hawkestone designer **Laurie Lamb** and enjoy the indoor/outdoor gas fireplace, which like all HVAC throughout the home was provided by **Clearview Heating Air Conditioning & Supply Inc.**

“In the winter, we can see all the way across Georgian Bay to Blue Mountain,” Kim says while showing off the large covered back porch that also includes a hot tub. “The view is really spectacular.”

Three good-sized bedrooms fall off the main hallway, including a large master that features an entry to the aforementioned back porch along with a huge walk-in closet. *Continued on page 34*

**LEFT AND ABOVE:** The master suite is serene and comfortable. Double French doors lead to a covered deck with a hot tub and a lovely seating area with a two-sided (indoor/outdoor) gas fireplace. **ABOVE AND RIGHT:** Kim loves jewelry and there's lots of unique and fun places to display her favourite pieces collected over the years. In the en suite there's plenty of room in the large shower surrounded by glass plus a luxurious soaker tub. Under-mount his-and-her sinks are surrounded by granite and custom cabinetry.





## feature

There's also a well-appointed master bathroom complete with a four-by-six-foot walk-in shower, his-and-hers sinks and a standalone tub. All of the home's faucets and fixtures came from **Bathworks** in Barrie.

The other two bedrooms feature a common "Jack-and-Jill bathroom" making it perfect for siblings to share.

"The bedrooms all have 11-foot, six-inch high, two-tier ceilings," Kim says, noting the style called a tray ceiling is becoming more popular in Canada.

The Smiths have two adult daughters and five grandchildren who have their own special room complete with two sets of bunk-beds and a crafts area in the finished basement.

"When my grandkids are here they have free rein," she says. "We have lots of fun together and we love having them over."

The basement also features another full bathroom, pool table, gym, sauna and a stylish, handcrafted wooden bar the couple bought at an auction while living in Georgia. On the top floor, there's also a huge laundry room, mud room and three-car garage. *Continued on page 36*

Two guest rooms share a bathroom. Kim has a beautiful eye for detail and combines colour, texture and layers of beautiful fabrics to create rooms that are sumptuous, comfortable and inviting.



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Kim's obvious love and intuitive interior design and decorating knowledge are present throughout the home. She selected accessories and furniture picked at area retail shops, including **Saturday Afternoons Home Store** and **My Front Porch**, both in Midland.

The wide range of varied lighting styles is also inspiring. From simple pot lights to elegant chandeliers, it's obvious much thought went into choosing the fixtures selected from Barrie stores **Glass Lighting Gallery** and **Home Furnishings** and **Rafters Living Lighting**.

"It's a lot of fun when you go from the initial design aspects to the finished product and you see it start to become a real house," says Kim, who also called upon **Georgian Bay Living** (formerly Shaw's Interiors) of Elmvale and Laurie Lamb's former store, **Inter-Art Interiors Inc.**, to bring the project to fruition.

They also used Benjamin Moore paint to capture the warm feeling that encompasses every room while exterior paving and front stone work was carried out by **Road Readie Paving Ltd.** and **Dolce Construction**, respectively, with landscaping done by **Ego's Garden Centre**.

But for Kim and David, this isn't necessarily their last foray into the building game. They are considering putting their home on the market soon. "We are looking forward to our next project," Kim says. "It's very exciting to design the home and take a no-holds-barred approach. It's by no means a piece of cake, but it's just so much fun." **OH**



The fun rooms are in the basement. This bar, bought at auction in Atlanta, has followed the Smiths from home to home. The grandkids have a fantastic room with two sets of bunk beds, a space for crafts and lots of room to be creative.



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