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A custom front door with sidelights elevates the facade and makes a statement. **OPPOSITE:** The open-concept plan creates a beautiful sightline from front to back.

STORY DENISE WILLSON | PHOTOGRAPHY JASON HARTOG



Old Oakville NEW HOME

When Carmen and John decided to settle in the older part of Oakville, they looked for a place within walking distance of Lake Ontario, and close enough to meander to the downtown shops and eateries when the weather is nice.

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Custom cabinetry flanks the marble fireplace and adds a hint of formality.

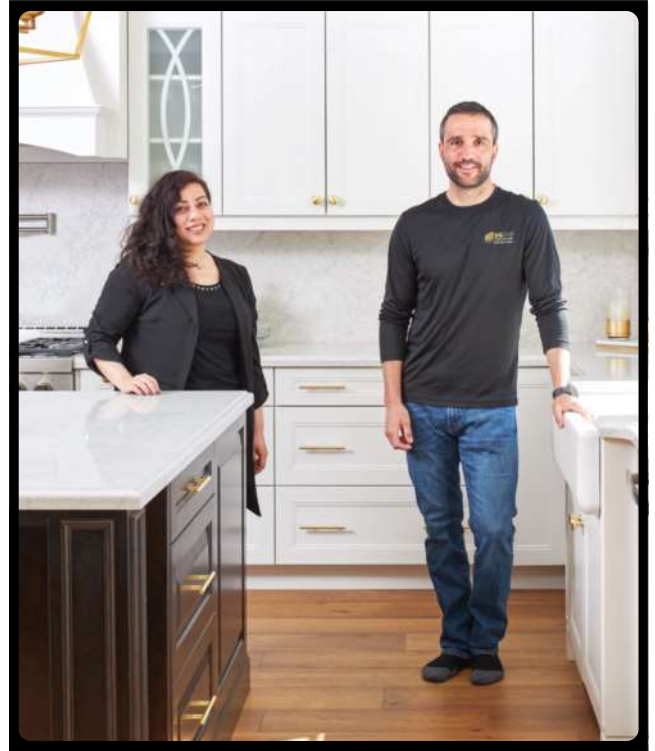


AS THE BUSY OWNERS of Montessori schools, the couple wanted modern luxuries wrapped in old-world charm, and a place to relax with friends and family. “We built here to be close to my brother, daughter and grandkids,” says Carmen. “We have family over all the time, and since we work from home a lot, we like to spend time at each other’s houses.” The couple’s wishlist included an open-concept kitchen and living area for after-work lounging and family gatherings. They wanted big windows that let in lots of natural light, and a spa-like master bedroom with en suite for pampering at the end of a long day.

After finding the ideal property, the couple hired **Sam** and **Joey Biasucci**, the father and son duo of **SalDan Construction Group**. “Joey had a child in our schools,” says Carmen. “They are super-friendly people, and we knew they were the right choice to build our home.” As project lead, Joey oversaw the various stages from start to finish. “We have an in-house design team,” says Joey. “We created plans to meet the homeowners’ vision, met with the city for permits and approvals, and organized our select group of tradespeople.”

Because the area was deemed conservation land, city approvals were a hurdle, delaying the build for more than six months. Once the plans passed, however, the 3,000 sq. ft., two-storey home was traditionally designed to suit the neighbourhood. The exterior is clad with hand-chiseled limestone and stucco, and the large entryway door from **Moer Window & Door Design** welcomes guests. “We love the huge windows,” says Carmen. “They’re almost the whole living room wall, floor-to-ceiling, making the area bright and open.” Moer also supplied and installed the windows. The foundation was poured by **East Elgin Concrete Forming Ltd.** The framing was completed by **IMSD Construction Inc.**, and the roof was done by **Skyluxe Roofing and Sheet Metal**. “Joey was always on time,” says Carmen. “He was always where he said he would be, and he and his crew were great to work with.”

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ABOVE RIGHT: Joey Biasucci of SalDan Construction Group and Joanne Hamaway of AyA Kitchens & Baths Ltd. work together often, a synergy that creates beautiful results. **RIGHT:** A small space can have big impact. The powder room is simple yet formal with sleek cabinetry and marble.

feature

A large percentage of the budget went to the kitchen. “The kitchen is my favourite feature,” says Carmen. “We love the island, the butler’s pantry and the large amount of storage.” Carmen found inspiration through family. “My brother has the perfect kitchen. He didn’t mind that we designed our kitchen based on his. We all love to cook and entertain and often use the kitchen island as a big buffet.” They were delighted to work with **Joanne Hamaway** of **AyA Kitchens and Baths Ltd.** to design and build their kitchen. “We did the millwork for the entire house,” says Joanne. “SalDan Construction Group works with us regularly because we create quality solutions homeowners love.” With a showroom to spark ideas and a long list of questions, Joanne helped John and Carmen create a clean, light, transitional kitchen. “Carmen was a pleasure to work with because she understood what she was looking for,”



The kitchen design by AyA Kitchens & Baths Ltd. carries into the butler's pantry for continuity. **OPPOSITE, TOP LEFT:** The use of white results in a fresh, modern mudroom. **TOP RIGHT:** Hints of gold add opulence. **BOTTOM:** The dark maple island adds a warm contrast to the white palette.



says Joanne. The feeling was mutual. “Joanne was good at bringing suggestions to my attention,” says Carmen. “She had good ideas and saw my vision for the kitchen and bathrooms.”

The dark maple island offers contrast to the warm white cabinetry and boasts a classic furniture-style aesthetic, with intricate details like elaborate posts and a marbled quartz countertop by LG Viatera. The marble is used throughout the kitchen and pantry, and the living room fireplace surround is cut from the same stone – another

favourite feature. Soaring 10-foot coffered ceilings allow for thick crown moulding and upper cabinetry with frosted glass and decorative mullion detailing. The range is topped with a chateau hood, and a deep farmhouse sink tucks items out of sight when the family is entertaining. Carmen loves the lighting and matching brass hardware, as they add a touch of bling to the otherwise traditional feel of the space. “I’m a huge fan of coffered ceilings and crown moulding,” says Carmen. “I prefer a classic, elegant look.” *Continued on page 98*

feature

A large window provides plenty of light in the master en suite. **BELOW LEFT:** The traditional bedroom is formal in design but still feels welcoming. **BELOW RIGHT:** Wall-to-wall marble tile creates a cool, fresh aesthetic.



The house was designed with these elements throughout, and **Casa Bella Carpentry** was responsible for all the trimmings. **MV Drywall** meticulously completed the drywall and taping throughout and **YYZ Painters** treated the walls to fresh paint. The spa-like fixtures in the master bathroom were supplied by **Kolani Kitchen & Bath**. The

shower glass was provided by **Got Glass**. Carmen says, “We love the en suite bathroom. It has all the elements we wanted, like a floating tub, glass shower enclosure and a big window to let in a lot of light.” The electrical was done by **Hotwire Electric**. The plumbing was completed by **Allure Mechanical Inc.**, and HVAC was done by **JL Mechanical Inc.**

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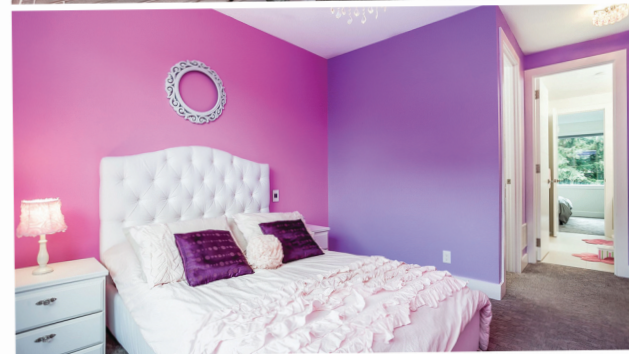
In lieu of wood spindles, the floating entryway staircase crafted by **Premier Stairs and Floors** features iron railings that offer an uninterrupted view and a curved base the homeowners really like. They wanted a grand staircase seen from the foyer, but there wasn't room for a fully curved staircase. The bottom curve adds the right amount of unique elegance without compromising the layout.

"There is no doubt the outcome meets our vision," says Carmen. The family loves their home. **OH**



ABOVE: A sweeping staircase with open risers creates space and light. **LEFT:** Plenty of cabinetry adds storage and function.





SalDan Construction Group has built in excess of 6,000 single family homes from Sault Ste. Marie to the Greater Toronto Area in a span of over 40 years to date.



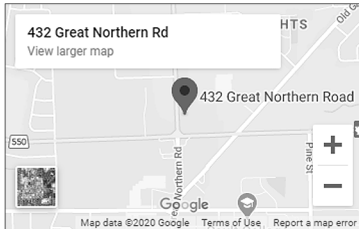
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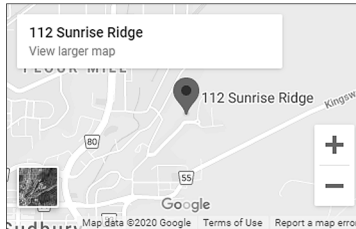
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SalDan Construction Group Endorsed By Mike Holmes Approved Homes Program



Hi, I'm Mike Holmes. Buying or renovating a home is a huge investment. I've seen a lot of shoddy construction and a lot of tears over the years. **That's why I'm partnering up with SalDan Construction Group, a family owned construction and development company who builds to my standards. They have years of experience in construction, and they will build you a strong, durable home the first time.**

SalDan is an award winning builder that has proven itself as an innovator in the industry. Only using the highest quality materials, the best subtrades, and a passion to make it right is what makes SalDan the best in Toronto and Northern Ontario. My Mike Holmes inspectors inspect each home during various stages of construction to ensure nothing is missed. That means peace of mind for the homeowners. Together, we are changing industry standards to give you a safe and durable home that's built to last. When you choose a Holmes approved SalDan home, you're getting a home built my standards, and that's making it right.

SalDan Construction Group is now endorsed by one of Canada's most revered personalities in the building and construction industry.

Mike Holmes, host of the popular television show Holmes on Homes, recently announced that the construction and development company with roots in Sault Ste. Marie, Ontario, is the newest partner in the Holmes Approved Homes program, a designation that comes with Holmes' own stamp of approval.

SalDan Construction Group Vice President Joey Biasucci is proud to partner with Mike Holmes and the Holmes Approved Homes program, which only has a little more than 30 construction companies on its roster nationally.

The Holmes Approved Homes program runs each of its partners through a detailed, third party inspection process at critical stages of construction prior to receiving an 'approved builder' designation.

The company was started by Joey's father Sam Biasucci, president of SalDan Construction Group, and will celebrate its 40th anniversary next year. It has grown and expanded from the Sault to offices in both Sudbury and Toronto – earning a glowing review from Mike Holmes himself. The company proudly boasts a motto of "on time, on budget".

Contact **SalDan Construction Group** today for your residential or commercial work, new construction or renovations.

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