

Downsizing Urban Style



An aging townhouse is transformed into a multi-level modern space

As many baby boomers decide to downsize from their current family home, they begin looking for a new one by visiting different neighbourhoods in search of a community connection. Often this involves moving to a more urban location, and often it means moving closer to the downtown core.

These boomers had decided to join the growing trend of people ready to downsize from the suburbs and locate in a more urban area. There were multiple factors in the decision to make the move

to a more urban setting. Their kids had grown; some had married and moved out on their own. It was time to move to a place that offered more social connectivity closer to home, and also the downtown area.

After living and raising their family in the York Mills area for more than 26 years, they wanted to try something dramatically different. They loved the idea of being able to live, work and play all within a few minutes of each other, with access to services, shops and more.



Before: A tired, outdated kitchen that did not meet the new homeowner's needs.



Opportunity Knocks

The homeowners spent more than three years looking for a site on which to build their smaller custom home. After an endless search for the perfect lot, they decided to purchase a 3,700-square-foot urban townhouse at Avenue Road and St. Clair Avenue, just a short stroll to Yonge Street and the trendy shops of Yorkville. Naturally, there was extensive work required throughout the 25-year-old house.

With the help of Mark Rosenberg of Mark Rosenberg Design Build Inc., they embarked on a redesign and renovation that was most suitable to their needs.

The three-storey townhome has three distinct living areas, which include private quarters for their son still living at home. The plan boasts a new, larger mud room off the rear lower level that leads to the double-car garage (sometimes a rarity in the city), a main floor designed for living and entertaining, as well as the master retreat on the third floor. Additionally, the home was wired with a sound system allowing music to be heard throughout.

Ideal Gathering Spot

The redesigned main level is ideal for their changing lifestyle. The original small galley kitchen was transformed into a large open-concept kitchen/great room and is the heart of the home where friends and family gather and linger over dinner or a glass of wine. All of the walls were removed in the rear of the home to create a modern, white kitchen/great room featuring Caesarstone countertops and a dark zebra stained island.

The kitchen now opens onto a large deck with a glass railing overlooking the lush zen garden. The huge expanse of windows across the back of the house, and marble wall surrounding the wood burning fireplace in the kitchen/great room, adds to the elegance of the home and its bright open space. Attention to detail and lighting were a must for these avid art collectors to showcase their favourite pieces.

Dark ebony-stained hardwood flooring in the kitchen/great room and dining room complement the honed marble tiles laid throughout the living room and



Horizontal wall panels with a painted finish visually expand the space and contribute to the modern vibe.

front foyer. The new, large single-storey traditional dining room was converted from a small, two-storey dining room to accommodate the gymnasium on the second floor above.

At the front of the house, the formal living room is ideal for privacy and enjoying a favourite novel. The unique, painted wall panels add to the formality of the living space, yet exude a very cosy and welcoming feeling.

BEFORE & AFTER

Perfect Retreat

Upstairs on the third level, a state-of-the-art, fully equipped gym and master ensuite make for a perfect retreat. The gym was an important feature for their active lifestyles and the home was designed around their plans for a fully functional workout area, complete with a large skylight, ceiling fan and flat-panel television.

The master ensuite spa, with its floating white vanity, porcelain walls, oversized glass shower and freestanding tub, offers the ultimate in relaxation. It's the ideal place to unwind after a busy day.

The master bedroom features a glass wall with views to the west and an elegant linear gas fireplace with built-in bookshelves on both sides. A large walk-in closet with stained wood doors can be



The custom staircase stretches to the third level which features a fully equipped gymnasium - a must for these active homeowners.

entered off the master.

A shared office with built-in bookshelves, and a new guest suite were added to conveniently accommodate family and friends staying overnight.



Cool contemporary fixtures and sleek finishes are tempered with the rich, natural colours of the wood and porcelain tile.

Each floor of this three-storey urban townhome was designed with the concept of having separate areas for privacy as well as a large main-floor area for all to enjoy. ■

Mark Rosenberg has been designing and building custom homes for over 30 years. His experience, integrity and hands-on commitment to building exceptional designs, along with his professional and friendly manner, bring the homeowners' dreams to reality. His eye for detail and design has won him numerous homebuilding awards.

Mark Rosenberg Design Build Inc. proudly responds to the homebuilding needs of people throughout the city, finishing fine custom homes in neighbourhoods such as Rosedale, York Mills, Forest Hill, and North Toronto.
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