



15 Georgina Drive

15 Georgina Drive

The Designer's Perspective

As stately and expansive as 15 Georgina Drive is, this home manages to sit on the site with a presence and perfectly balances with the natural setting. My overall objective was to make the setting part of the total interior design. Initial discussions centred around designs that were classical in nature. As a beginning point, we embraced the concept, but sought to soften the look, making it more casual to suit the setting.

The original architectural plans were altered in an attempt to refine spaces and create a grandeur that I felt was missing. Widening the main hallways on all levels and adding circular windows at the end of these hallways enabled us to achieve impressive focal points. The staircase was redesigned to partially float, mostly in front of the window, and elongated so the descending or ascending was a more graceful experience, with deeper steps and smaller risers. The experience is dramatic both in the impact of the three storey space and how one experiences the circulation of the space.

As an open concept design was the direction, the main living area is open concept, living is casual, while a formal dining room allows for graceful entertaining. With such an open concept feel, the design had to be continuous. The panelling is custom designed and flows through the entire home, pulling it together and creating a cohesive experience. Nuances of traditionalism are sharpened, made more modern and linear, offering an edge to the traditional experience. Herringbone, noted as a traditional element, was re-introduced into the flooring. Made of exotic Acacia wood, the floor is less heavy in colour and allows the texture to show through. The stone mimics this pattern, adding texture, but remains clean and to the point. Most of the finishes in the home flow with the light and clean feeling of the home. Lighter marbles and stones do not compete with the textures of the paneling and flooring. Different versions of classical stone and tiles are used to design the bathrooms of the home, each having different interpretations of classical design, balanced with a modern edge of clean lines.

The study is an experience all on its own, copying the paneling throughout the home, but stained as in the traditional sense. Rich in colour, texture and depth, this area is the contrast to the rest of the house. The warmth of this room envelopes and cradles the owners, in the rich colours and finishes.

Whimsical touches are strategically designed throughout the home. A bit of wit makes the home more approachable. The playful spheres of the staircase ornamentation, the wood bowl sink in one of the bathrooms and the custom carved mantel in the den, embellished with bulrushes, align the classical design with its natural setting. Careful consideration was given to creating rooms that took full advantage of the natural setting. For example, the master bath was re-designed so that while taking a bath, the view became the backdrop. The unique window coverings that completely disappear into a recess in the wall when open is yet another example. The overall goal was to achieve unobstructed views that leave you inspired and relaxed.

Mechanically this home is state of the art. Sophisticated heating and cooling systems, lighting and feature controls and a fully equipped gourmet kitchen are a few of the modern touches of this home. The lighting is overwhelming, designed to be controlled to create various moods and tones. The lighting was specifically selected to enhance any art collection. Uplighting, stair lights and other strategically placed fixtures allow for the mood and tone of the home to be adjusted to any occasion and to enhance the dramatic spaces designed throughout.

This three year experience allowed us to be thoughtful to so many facets of this home and I am reminded of all the complexities and solutions that were developed to make this a truly stunning home; a true architectural masterpiece.

Mike Niven, Designer, Mike Niven Interior Design Inc.

15 Georgina Drive: Overview

Elegant, Inspired and Peaceful. The Eyrie is an Architectural Masterpiece. A shining example of what can be achieved when the most treasured natural materials found on the globe are placed in the hands of the most gifted artisans.

Exterior and Waterfront Details:

- Prestigious address minutes from the City of Barrie's vibrant downtown core, Highway 400 and state-of-the-art Regional Airport, 60 minutes to Toronto's Pearson Airport
- Gated entry with hand sculpted acorn finials and decorative wrought iron fencing
- 115' of shoreline on Kempenfelt Bay, Lake Simcoe. Staircase to viewing deck overlooking the lake and dock
- Mature treed lot with stone hardscaping and perennial plantings. Irrigation system throughout the property
- Unistone driveway and insulated triple car garage with heated floor, electric openers, workshop, mechanical room, inside entry and yard access
- Owen Sound Limestone block and stucco exterior. Limestone columns
- Steel roof and aluminum trim
- Creative exterior up-lighting and "moon-lighting" casts a moon-like glow over the lawn and accentuates the towering trees
- Doors and windows custom made and milled by Marvin Windows

Property Features:

- 9,440 square feet of interior living space
- 6 bedrooms, 4 with ensuites, and 6 1/2 baths
- Numerous walkouts
- Three gas fireplaces (study, living room and master bedroom) with mantels hand sculpted by artist Livio Veroni
- Extra high ceilings throughout enhance the spacious, open, elegant feeling of the home

Flooring & Millwork:

- Acacia hardwood flooring laid in an overscaled herringbone design throughout (excluding bedrooms and baths)
- Exotic Acacia Seyal is the wood believed to have been used to build the "Ark of the Covenant"
- Natural stone laid in a herringbone pattern in the main foyer and lower level foyer. Quarried from the earth, natural stone products are hand selected from the best, most consistent sources and are more durable than artificial products
- All bathroom floors are Carrera marble from Italy. Bathroom floors are honed
- Wool carpet throughout all guest bedrooms
- Lower level hallway is a ceramic facsimile of the natural stone featured in the foyers
- Extensive paneling, moulding and trim throughout custom milled. Custom interior doors with handcrafted hammered metal hardware
- Built-ins throughout custom made by Creative Custom Furnishings of Toronto
- Paneling and built-ins in the study are made of bird's eye and tiger maple with a cognac finish
- Dramatic walnut staircase with handcrafted wooden spheres and onyx accent pieces sculpted by Livio Veroni. The partially floating staircase transcends function and helps achieve the light, open feel of the entire home while creating a graceful experience

... Page 2>

Kitchen and Dining Room:

- State of the art kitchen appliances (three dishwashers, commercial grade Wolf gas cooktop, dual wall ovens, garburator and sub-zero refrigerator with double freezer drawers)
- Kitchen island countertops are honed black granite, also utilized on the custom, built-in server/buffet with temperature-controlled wine fridges featured in the dining room. Caesarstone on kitchen cupboards
- Custom oversized windows throughout have been strategically placed to maximize the views of the trees and the water and to connect the inside of the home to the outdoors

Master Suite and Lower Level:

- Jet bath, steam shower, dual vanities, separate make-up vanity and private water closet in the master bath. Honed marble countertops match the Carrera marble on the floor and walls
- Stylish dressing room offers custom closet organization system and large centre island providing smart storage solutions
- Lower level games room boasts a custom built-in wall unit with honed black granite countertop, wet bar and fridge. Walkout from games room to patio and hot tub overlooking the grounds and the lake. Separate family room/home theatre
- Spacious exercise room with rubberized flooring and large glass windows that visually connect the gym with the adjacent family room, games room and outside. Sumptuous spa with sauna

Mechanical Systems and Home

Automation Features:

- In-floor heating throughout, including garage, terrace and master bedroom loggia
- Heating and air conditioning system divided into zones that are controlled at a display pad within the zone or in the lower level mechanical room

- Dual boiler system, independent of one another with back-up capability
- Air handlers control and operate the air conditioning system with air handlers that support back up forced air heating. Circulation is achieved via discrete vents in the ceiling
- Humidification monitored electronically
- Premium, ultra-quiet elevator installed by Concord Elevator Inc.
- Living room, dining room and master bedroom feature electric blinds that are recessed into a discrete ceiling cavity and are digitally controlled
- Drilled well and purification/softening system. "Eco-flow" Class IV septic system

Interior Lighting and Smart Home

Integration System:

- Handcrafted light fixtures, including the sconces in hallways, over billiards table and card table, were hand picked and carefully placed not just to add light but also to enhance the beauty of the home
- Lighting is controlled by an integrated Crestron system developed by Crestron Electronics. Every light in the house is connected to a central computerized control hub, achieved by fibre optics wiring throughout
- An infinite variety of scenes (e.g. "evening") where lights come on at desired levels can be created by the homeowner
- All audio visual and electrically operated blinds are integrated into the system and can be controlled by state of the art touch screens located on each floor and at the front door

Approximate Annual Costs:

- Taxes: \$19,778 (2014)
- Hydro: \$ 8,370 (2014)
- Gas: \$ 4,685 (2014)

Measurements for 15 Georgina Dr

Krista Alkerton



All Measurements Should Be Considered Approximate Until Verified By Buyer

MAIN FLOOR	FEET	METRIC
Grand Foyer	16'11" x 9'9"	5.16m x2.97m
Mudroom	10'0" x 8'5"	3.05m x2.57m
Powder Room	6'7" x 2'10"	2.01m x0.86m
Gallery	48'11" x 7'4"	14.91m x2.24m
Study	18'4" x 16'2"	5.59m x4.93m
Living Room	21'1" x 19'4"	6.43m x5.89m
Kitchen	16'5" x 13'3"	5.00m x4.04m
Breakfast Area	14'11" x 12'7"	4.55m x3.84m
Dining Room	19'11" x 14'6"	6.07m x4.42m
Square Footage	2,835	263.48
SECOND FLOOR	FEET	METRIC
Master Suite	23'3" x 18'10"	7.09m x5.74m
Ensuite	16'6" x 7'3"	5.03m x2.21m
Dressing Room	15'5" x 11'3"	4.70m x3.43m
2nd Bedroom	16'3" x 11'4"	4.95m x3.45m
Bathroom	8'3" x 5'11"	2.51m x1.80m
3rd Bedroom	13'7" x 11'11"	4.14m x3.63m
Bathroom	9'4" x 6'10"	2.84m x2.08m
4th Bedroom	13'1" x 12'11"	3.99m x3.94m
Bathroom	9'7" x 4'10"	2.92m x1.47m
5th Bedroom	13'7" x 10'10"	4.14m x3.30m
6th Bedroom	13'7" x 10'9"	4.14m x3.28m
Bathroom	9'9" x 7'3"	2.97m x2.21m
Square Footage	3,675	341.55
LOWER LEVEL	FEET	METRIC
Pantry	12'3" x 5'8"	3.73m x1.73m
Laundry	14'1" x 10'8"	4.29m x3.25m
Utility Room	19'11" x 12'4"	6.07m x3.76m
Spa	19'10" x 8'6"	6.05m x2.59m
Lower Foyer	17'6" x 13'0"	5.33m x3.96m
Exercise Room	17'6" x 15'8"	5.33m x4.78m
Billards Room	28'7" x 14'8"	8.71m x4.47m
Family Room	19'7" x 14'1"	5.97m x4.29m
Square Footage	2,930	272.31
TOTALS	FEET	METRIC
Square Footage	9,440	877.35
Garage	38'0" x 19'7"	11.58m x5.97m
Workshop	13'2" x 6'3"	4.01m x1.91m
Mech Room	12'9" x 6'3"	3.89m x1.91m
Terrace	27'5" x 14'1"	8.36m x4.29m
Covered Balcony	14'11" x 7'2"	4.55m x2.18m

SURVEYOR'S REAL PROPERTY REPORT
(PART 1) PLAN OF SURVEY OF PART OF
LOT 6
AND PART OF
GEORGINA DRIVE
AND ALL OF
LOT 5
REGISTERED PLAN 1561
AND PART OF THE
WEST HALF LOT 1
CONCESSION 1 E.P.R.
GEOGRAPHIC TOWNSHIP OF ORO
TOWNSHIP OF ORO-MEDONTE
COUNTY OF SIMCOE
SCALE 1 : 250
CDN LAND SURVEYORS INC.

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- 1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 - 2) THE SURVEY WAS COMPLETED ON THE 21st DAY OF OCTOBER, 2009.

OCTOBER 23, 2009
DATE

P.T.R.
PETER T. RAKES, B.Sc., OLP, C.L.S.
ONTARIO LAND SURVEYOR

BEARING NOTE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED THE WESTERLY LIMIT OF PART 2, AS SHOWN ON PLAN 51R-28869 HAVING A BEARING OF N132°30'W.

**SURVEYOR'S REAL PROPERTY REPORT
(PART 2) REPORT SUMMARY**

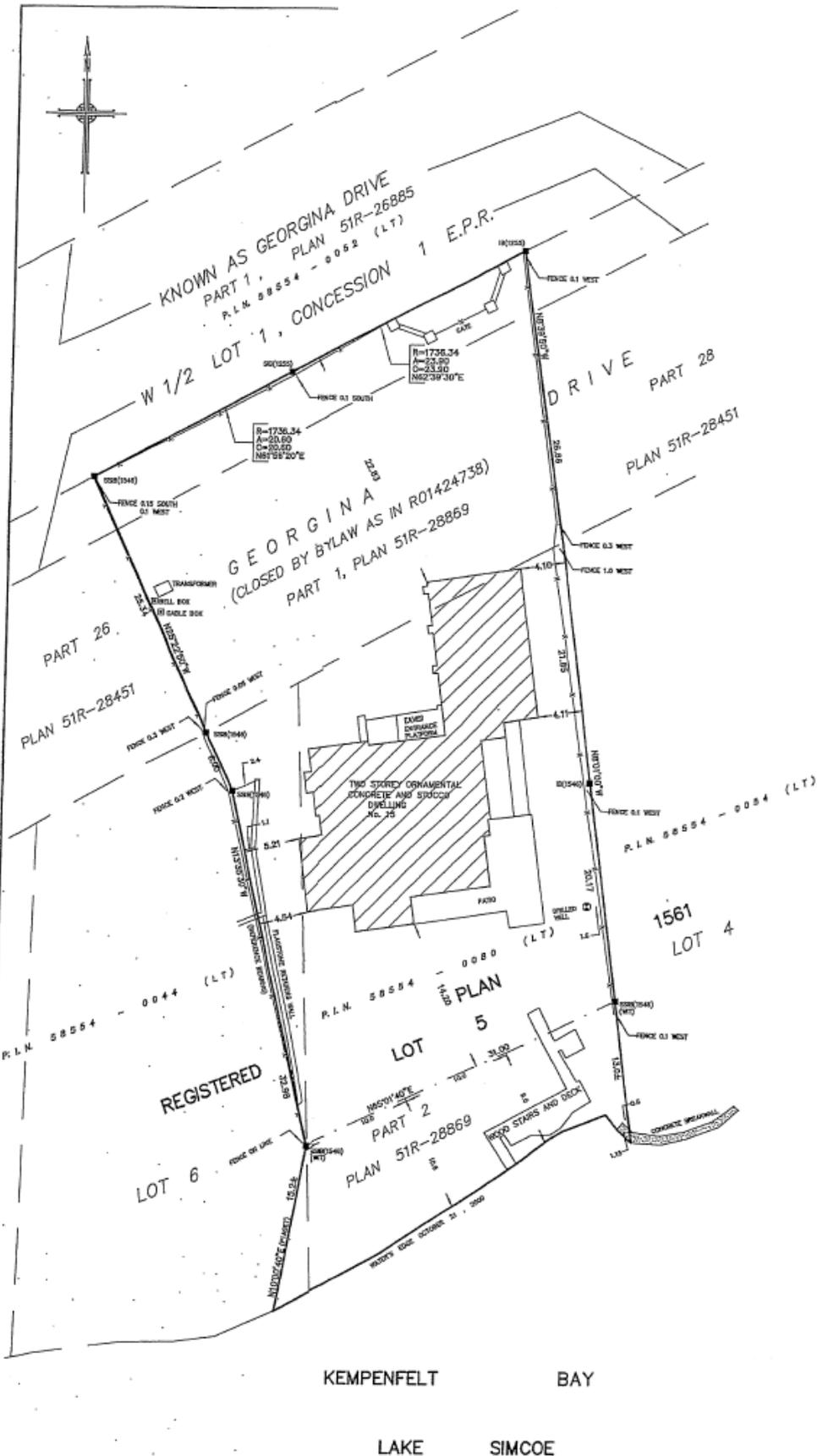
Description of Land
ALL OF LOT 5 AND PART OF LOT 6, AND PART OF GEORGINA DRIVE REGISTERED PLAN 1561 AND PART OF THE WEST HALF OF LOT 1 CONCESSION 1, E.P.R., GEOGRAPHIC TOWNSHIP OF ORO, TOWNSHIP OF ORO-MEDONTE, COUNTY OF SIMCOE
Registered easements and/or Right-of-Way
NONE ON CURRENT TITLE
Encroachments
NONE
Compliance with Municipal Zoning By-Laws
Not certified by this Report.
Additional Remarks
NONE

THIS REPORT WAS PREPARED FOR ROGER GATLEY AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

LEGEND

- ★ DENOTES FOUND SURVEY MONUMENT
- SB DENOTES STANDARD IRON BAR
- IB DENOTES AN IRON BAR
- X—X— DENOTES STEEL FENCING
- (S25) DENOTES RAKES SURVEYING LTD.
- (1640) DENOTES RUDY WAK SURVEYING LTD.
- (P1) DENOTES PLAN 51R-28869

METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
1 7 2 8 3 4 4



THIS PLAN IS NOT VALID
UNLESS IT IS AN UNDOUBTED
ORIGINAL COPY
ISSUED BY THE SURVEYOR



Ontario Land Surveyors
Canada Land Surveyors
88 BIG BAY POINT ROAD
BARRIE, ONTARIO L4N 8M6 (705) 732-3045
E-MAIL: MAIL@CNLSURVEYORS.COM

DRAWN BY: RJH CHECK BY: PTR FILE No. 0993