

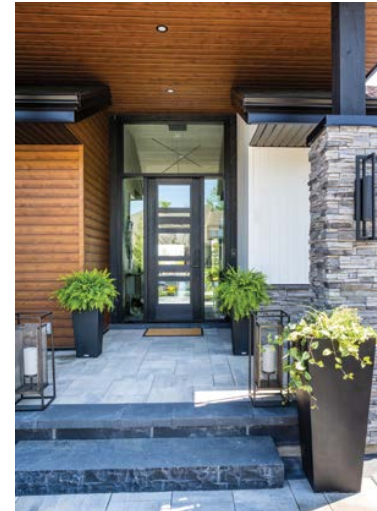
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# Easy Living AT LORA BAY

STORY **LORI DAVIS** | PHOTOGRAPHY **SANDY MACKAY**  
GREENERY & FLORALS **KETTLEWELLS**



A fire pit patio overlooks the 18th fairway of Lora Bay Golf Club. Landscaping for the home was completed by Precision Grounds Landscaping & Contracting, which also supplied all hardscaping and plant material. Michelle Venning created the design for the landscaping.



DAVID AND KIRA CZARNIK KNOW THEY'VE FOUND A PIECE OF PARADISE AS THEY SAVOUR THE BREATHTAKING VISTA FROM THE PATIO OF THEIR FOUR-BEDROOM BUNGALOW. THIS NEW HOME BACKS ONTO THE BEAUTIFUL LORA BAY GOLF CLUB AND FEATURES AMAZING VIEWS OF THE NIAGARA ESCARPMENT AND GEORGIAN BAY.

With retirement on the horizon, the couple, originally from the Kawaratha Lakes area, knew they found the ideal spot to custom build their 4,500 sq. ft. family home. "The community is very welcoming and friendly and we loved the property," says Kira. "The view is stunning, like artwork, and we are close to the Blue Mountains for skiing and the golf course is right in our backyard."

They met builder **Tim Clancy**, president and owner of **Clancy Builders Ltd.**, through a friend and immediately knew he was the right fit. "We had a good feeling during our first meeting," says David. "He was very open and honest. Tim was organized, very fair, kept us informed and his workmanship was excellent."

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Builder Tim Clancy with homeowners Kira and David Czarnik, along with dogs Cosmo and Cooper.

**TOP LEFT & RIGHT:** Eldorado Silver Linings stone from Shouldice Stone was used for the skirting on the home and the front entrance pillars and was installed by Yanny's Masonry. Garage door by Peninsula Overhead Doors. The front porch ceiling was dropped to hide the supporting beams. The standing seam steel accent roof was supplied by Agway Metals Inc. and the Timberline charcoal shingles were sourced through Miller's Home Hardware Building Centre.

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**ABOVE:** The flat-panel cabinetry for the kitchen was designed by Kiera Spielmacher of House Rules Design Shop and custom crafted by Exquisite Wood Designs. The oversize Lepage Lift and Slide patio doors from Cedarport Window & Door Centre Inc. frame the view of the golf course. **BELOW LEFT & MIDDLE:** The foyer floor has a herringbone tile inlay trimmed with wood. The front door is Mastergrain from Decola Windows + Doors. The mirror over the console table reflects the barn-style door to the home office. The flowers, vases and links are an eye-catching vignette. **BELOW RIGHT:** The walk-in pantry is well equipped for morning coffee. The subway-tiled backsplash, from House Rules Design Shop, is highlighted with black grout. Walnut open shelves offer storage and display for beautiful housewares.



HanStone quartz supplied by Exquisite Wood Designs tops the island and perimeter counters and lines the backsplash. Thermador appliances are from TA Appliances & Barbecues. Walls and ceilings for the home were painted by Adam's Professional Painting with Benjamin Moore Chantilly Lace, supplied by Grey Bruce Paint & Decor. Invisible fencing keeps Cosmo and Cooper safely on the property without the need for barriers.



Tim is a second-generation builder with more than 20 years of experience. His company is a family-owned business founded in 1988. He enjoyed collaborating with the Czarniks, residential designer **Greg Williamson** and the decorating team. "Dave and Kira's level of organization quickly became evident, which a builder always appreciates," says Tim. "For example, we ordered all the windows and doors six months before construction even began." This foresight prevented delays during the height of the pandemic.

Tim skillfully incorporated the couple's taste for modern finishes and clean lines. An interior glass railing has a hidden support structure. A dropped front-porch ceiling hides supporting beams. The standing seam steel roof was supplied by **Agway Metals Inc.**, the Timberline shingles were supplied by **Miller Home Building Centre** and the garage door by

**Peninsula Overhead Doors.** Other unique touches include minimalistic Aria vents in the hardwood and tile flooring, matching drywall vents, custom-routed cold air returns, a built-in sauna in the basement and a herringbone tile floor with a hardwood border in the foyer.

Kira wanted a modern, minimalistic look with clean lines and easy-care furniture and fabrics. She hired decorator **Kiera Spielmacher** of **House Rules Design Shop** to help execute her vision. "House Rules was so helpful, always there if I had any questions," Kira recalls. The couple have two Portuguese water dogs, Cooper and Cosmo, so furniture and area rugs have to be dog friendly and easy to clean. They also wanted landscaping that was easily maintained. "We don't want a lot of yard work so we have a small lawn, decorative shrubs and a sunken fire pit area that overlooks the golf course," says David.

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In the great room, a distinctive Urbana fireplace, from **Chantico Fireplace Gallery**, clad in a Dekko concrete panel surround towers floor-to-ceiling but slightly off centre to create an interesting visual. "It's unique and looks like concrete," says David. "We wanted something different instead of stone." Floating walnut shelves hold family pictures and decorative accents while linear built-ins flank the fireplace. Three huge Lepage Lift and Slide patio doors, supplied by **Cedarport Window & Door Centre Inc.**, filter natural light throughout the open-concept main level. White oak hardwood flooring provides an attractive contrast to the neutral colour palette.

David and Kira wanted a modern, spacious kitchen where family and friends could visit comfortably around the island. "Everyone gathers here so I wanted plenty of room to move around," she says.

A built-in convection and steam oven, an induction cooktop, glossy HanStone quartz countertops, under-counter lighting and a pantry to store extras ensure functionality with a minimalist look.

Although Kira envisioned the dining area as part of the kitchen, she wanted it to maintain a distinctive identity. Contrasting black and walnut cabinetry and an area rug create a striking definition between the two spaces. *Continued on page 56*



**ABOVE & LEFT:** The glass railings from MCR Industries, installed by Dennis Risk, have a hidden support structure under the flooring and LED strip lighting under the steel handrail, offering a sleek, uncluttered quality. The Urbana fireplace, from Chantico Fireplace Gallery, is clad in Dekko concrete panels with its position in the space adding to the unique look of the room. **OPPOSITE, TOP:** Pullout shelves in the flat-panel walnut cabinetry in the dining room by Exquisite Wood Designs conceal a well-stocked bar. **BOTTOM:** The fluid continuation of the custom cabinets from the kitchen into the dining area delineate the two zones, giving distinctive personalities to each space. The Kuzco light from House Rules Design Shop follows the lines of the cabinets.

**“IT’S MY LITTLE SPACE WHERE I LIKE TO SIT BY THE WINDOW OR IN FRONT OF THE FIRE AND READ A BOOK.” ~Kira Czarnik**



Kira’s favourite room is the primary bedroom, a masterpiece of simplicity and comfort. A three-sided Urbana gas fireplace, installed by Chantico Fireplace Gallery, warms an inviting sitting area. Two armchairs nestle near the fireplace on a grey area rug from Stevens Omni. Large patio doors flood the room with natural light and a pastoral view of the golf course.

The en suite exudes a spa-like ambience. A spacious walk-in shower features ceramic accent tile that resembles wood. Airy Concrete Caesarstone quartz counters are beautifully offset by sleek dark vanities supplied by **Exquisite Wood Designs**. “Exquisite did a really great job but all the trades were fantastic,” says David. Contemporary pendant lighting from Kuzco Lighting softly illuminates a luxurious soaker tub. An adjoining walk-in closet provides plenty of storage and eliminates the need for dressers and shelves.

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**LEFT:** An area rug in the primary bedroom from House Rules Design Shop defines the space around the Urbana fireplace from Chantico Fireplace Gallery. **BELOW LEFT:** The deep soaking tub is surrounded by an accent wall and floor, both finished with ceramic tile that resembles wood. Minimalistic Aria vents put cooling and heat where and when it is needed but the visual almost disappears into the floors and walls of the home. **BELOW RIGHT:** The glass shower’s black fixtures were purchased from House Rules Design Shop and installed by Acton’s Plumbing & Heating Inc., which completed all the plumbing for the home. **OPPOSITE:** David and Kira wake up to the incredible view of the golf course and when the trees have shed their leaves you can see Georgian Bay. Window coverings for the home are Hunter Douglas, supplied and installed by Salnek’s Custom Window Treatments.



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**TOP & BOTTOM LEFT:** The ceiling in the main-floor bathroom has a gold trim that defines the line between the black ceiling and the white walls. Trim for the project was supplied and installed by Wood & Wallworks. The custom vanity is from Exquisite Wood Designs. **TOP RIGHT:** Cosmo and Cooper wait in the dog shower to have their feet rinsed. Cabinetry from Exquisite Wood Designs is topped with Caesarstone quartz. **BOTTOM RIGHT:** A guest bedroom on the main level at the front of the home is a welcoming oasis. Flooring for the home is Craft White Oak eight-inch-wide plank and was sourced through House Rules Design Shop. Security for the home was supplied and installed by Georgian Bay Fire & Safety Ltd.



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Every room appeals to David. "I love the whole house," he says. "Whether I'm watching television in the bedroom or sitting in front of the fireplace in the great room, it's all amazing." OH



**TOP LEFT:** The custom sauna room on the lower level lets David and Kira relax and unwind. LDS Electrical wired the home. Interior doors in the home are painted Benjamin Moore Wrought Iron.  
**ABOVE & LEFT:** The lower-level family room has a Valor fireplace from Chantico Fireplace Gallery surrounded by built-in storage from Exquisite Wood Designs. Smart home automation is Elan Home System, installed and purchased at Pre-Tel Services Inc.  
**RIGHT:** Autographed sports memorabilia hangs on the walls around the pool table.



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