



# flawless FIT

STORY **DENISE WILLSON**  
PHOTOGRAPHY **JASON HARTOG**

Sometimes there's a special bond between builder and homeowner, a connection that creates magic. Sometimes, when a son and his parents share the same vision for their home, there's an obvious synergy. Sometimes, when talented tradespeople come together, all these puzzle pieces fit flawlessly. This is when a house becomes a masterpiece. For those involved in creating this home in the Mineola neighbourhood of Mississauga, the pieces fit perfectly.



**ABOVE:** The custom staircase was crafted to blend seamlessly with the oak hardwood floors.  
**OPPOSITE:** The exterior is reminiscent of a modern English cottage. The home was strategically placed to retain the lush, mature trees.

In 2016, when Ash Mahboubi and his parents, Fatemeh and Masood, fell in love with this corner lot's mature trees and proximity to downtown amenities, they had a clear vision of their future home. "My life is very busy," says Ash, owner of several quick-serve casual restaurants, "But when I'm home, I want open space

and sunlight to energize me. I want a place where I can relax and think." They wanted a traditional facade that would blend with the architecture of the neighbourhood, and envisioned an interior with traditional elements like crown moulding, coffered ceilings, rich hardwood and muted tones with modern furniture and design elements.

*Continued on page 111*

**“WE ALL WANTED A LARGE KITCHEN ISLAND AND OPEN DINING AREA WHERE FAMILY AND FRIENDS COULD GATHER FOR GOOD CONVERSATION AND FOOD.” –Ash Mahboubi**



**LEFT:** The kitchen was designed to be the nucleus of the home. Luxe finishes like marble and walnut add depth and warmth. **BELOW:** The dinette area takes advantage of sunlight and is framed by panoramic views to the outdoors.



The lower level would be Ash's domain, a space fit for a bachelor with a business to run. The upper level would be enjoyed by Fatemeh and Masood, a quiet place to spend their retirement years. The ground level would provide the homeowners with an open-concept living area and kitchen, perfect for entertaining. "My parents wanted space to lounge, to relax and we all wanted a large kitchen island and open dining area where family and friends could gather for good conversation and food."

With a clear plan in mind, the homeowners turned to **Peter Giampuzzi** of **Ornella Homes** to build their vision. "Working with Peter was seamless," says Ash. "He's young but knowledgeable, and his insights and ideas surpassed our expectations." The

family visited houses built by Ornella Homes. "His builds were really impressive. Everyone told us Peter was great to work with, and that his team knows their stuff."

Peter knows expert trades are an invaluable piece of the puzzle. **Richard Kossak** of **New Age Design** was critical in capturing the vision for the home. He brought the 4,000 sq. ft. home to life on paper, incorporating exterior features like iron-ore windows by **Ostaco Windows and Doors**, off-white cedar shakes, and locally quarried stone from **Owen Sound Ledgerock Ltd.** It took four months to clad the exterior with natural bedrock stone hand-cut on site. "Our goal was to create a modern English cottage similar to those found in the Kingsway area," says Peter, "But with modern touches."

*Continued on page 113*

**“WE REALLY LIKE THE HIGH-END TOUCHES. THE FINISHES MAKE THE HOUSE PERSONAL AND UNIQUE.”**



As a corner lot positioned on the southeast side of the road, the house gets almost a full day of undisturbed natural light – something Richard jumped on. “Keeping the trees was priority number one, even if it meant using a hydro-dig around the tree roots, which is essentially blasting high-pressure water to remove ground material without compromising fine root systems. We also installed special drainage and underlay membranes beneath the driveway and walkways to minimize the impact on existing trees.” Ornella Homes completed the landscaping using limestone pavers spaced between the grass and natural dry-stack walls along the driveway and entrance. The traditional English garden is a nod to the home’s exterior. “Richard was able to combine old-world charm with all the bells and whistles of a modern beauty,” says Peter. “Looking at the house today, nestled between magnificent sugar maples, you wouldn’t know if it’s been around for 10 years or 100 years.”

Interior must-haves included homeowner favourites such as vaulted

ceilings, natural white-oak and walnut focal points, and double-framed cabinetry in whites and greys. The millwork, done by **Magnum Millwork Inc.**, makes the kitchen a family hot spot. Ash and his parents love the size of the island, and how every inch of the main floor –including the stunning view outside the windows – can be seen from this one spot. “The kitchen was designed to be the nucleus of the house,” Peter says. “Every other room branches from the kitchen.” Calacatta marble from Tuscany adds depth and warmth to the island, backsplash and rangehood while complementing the graphite marble and walnut mantel that surrounds the gas fireplace in the open-concept living room. For a seamless look, the stainless steel elements carry over into the kitchen. The tile work, provided by **Rivalda Tiles**, has the look and feel of marble without the absorption issues that cause scratching and dulling. **TUBS** supplied the kitchen and bath fixtures, and Magnum Millwork built the bathroom cabinetry, including in the master en suite. *Continued on page 114*

**LEFT:** A vaulted ceiling adds a little drama to the living room. Open to the kitchen, both areas share wood and metal elements for continuity. **ABOVE:** The open plan allows the family to move effortlessly from one space to the next.

The engineered eight-inch white oak floors from Italy imbue warmth while hiding regular wear and tear. The flooring was provided by **AA Floors & More Ltd. Victoria**. **Strong Manufacturing** supplied the interior doors and trim, and **Pro-Stair & Railing** built the elegant stairways with iron spindles. "We really like the high-end touches," says Ash. "The finishes make the house personal and unique."

*Continued on page 116*

**RIGHT:** This bedroom's waffle ceiling makes great use of height and adds drama and dimension. **BELOW:** Dark and light elements in varying textures come together to create an en suite that is luxe yet serene.



20% off Bath Accessories & Free Delivery\*



## Design Your Perfect Space

View our fall/winter lookbook and featured kitchen and bathroom designs at **[lookbook.tapsbath.com](http://lookbook.tapsbath.com)**

Visit a TAPS showroom for a free consultation.

**TORONTO**  
1020 Lawrence Ave. W.  
Toronto, ON  
M6A 1C8  
416-785-0224

**MISSISSAUGA**  
3050 Vega Boulevard  
Mississauga, ON  
L5L 5X8  
905-569-1262



\*Promotion pricing valid until November 30, 2020. Some exclusions apply.

[tapsbath.com](http://tapsbath.com)



**“THE FINISHED PRODUCT IS EVEN BETTER THAN WE ENVISIONED.”**

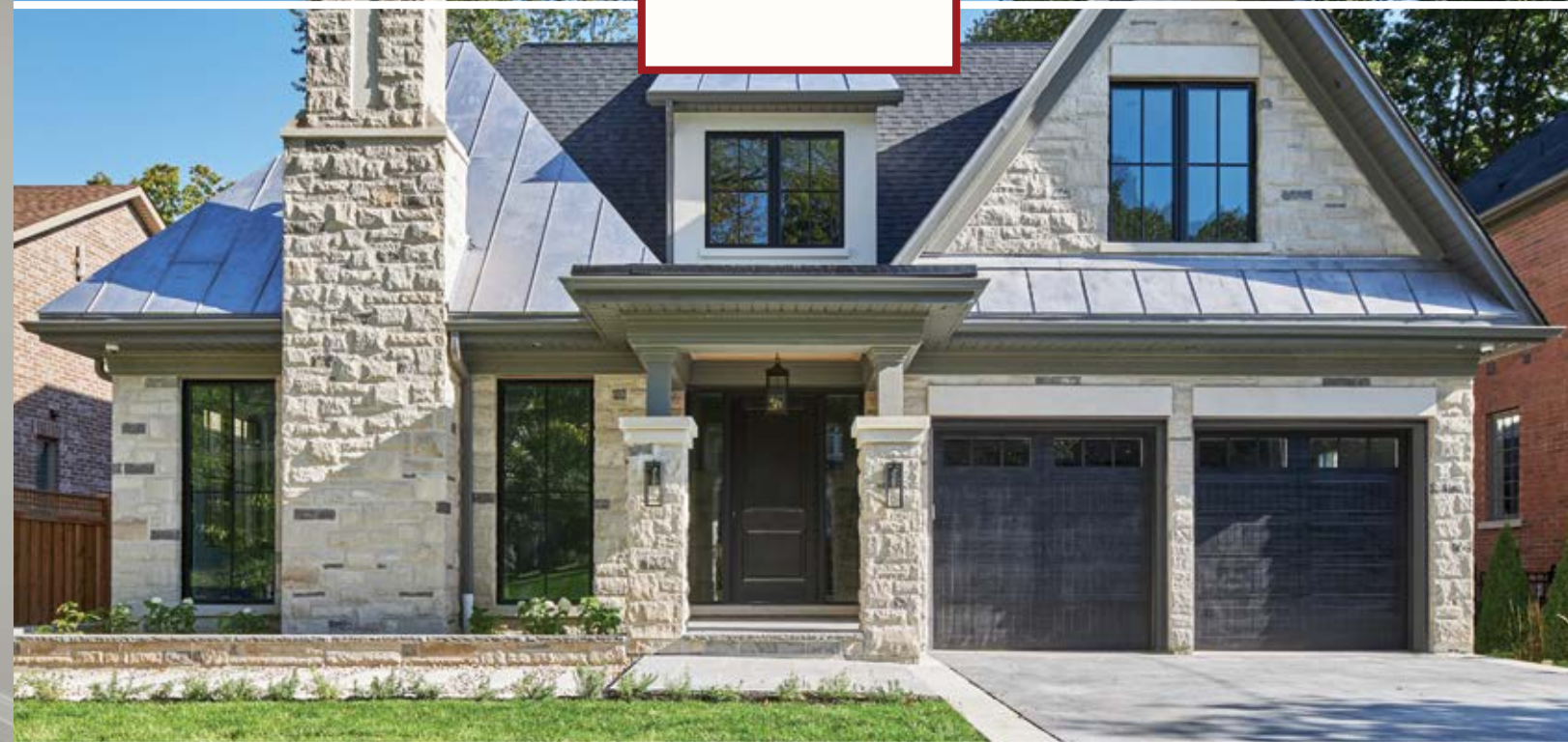
**TOP:** A lower-level bar area makes it easy to relax or entertain at the end of a long day. **RIGHT:** Soothing hues mirror those found throughout the home.

There is no doubt this home was built with an array of puzzle pieces that worked well together. “It can be challenging and time-consuming to build a home,” says Ash. “But when I come home, relax, eat a nice meal, watch a movie, and reenergize for the next day, I realize it is worth every minute. The finished product is even better than we envisioned.” That’s what it feels like when the pieces fit. **OH**

Experience  
THE ORNELLA DIFFERENCE



647-283-0016  
OrnellaHomes.com



Full Service  
ARCHITECTURAL Design Firm



905-602-0354  
newagedesign.ca