

## Life / Homes

### House of the Week

Attention has been paid to each detail during the recent renovation of this South Riverdale townhouse.



By: Allison Harness Real Estate Reporter, Published on Fri Apr 12 2013  
SOUTH RIVERDALE

Located in a trendy neighbourhood, this executive modern townhouse was once a classic Victorian rowhouse and was originally built in 1888. It has been completely renovated in a contemporary fashion by designer and builder Alan MacMinn of Redux Renovations.

“When we took this project on, previous alterations to the home had removed nearly all the original details, so it was an easy decision to renovate the house in a modern style and build a third-floor addition,” says MacMinn. “The home’s 21st-century design aesthetic was inspired by European minimalism.”

After MacMinn designed the glass awning over the front door, it seemed a natural progression idea to carry the glass theme through the home.

“This approach worked especially well in the kitchen and bathrooms. It was an interesting challenge sourcing the materials needed to add texture and interest to this unique home,” he says.

The house, close to the new Bridgepoint Hospital and the Old Don Jail, is ideally located near a new park.

“One of the driving factors behind this top-to-bottom renovation was the proximity to the new hospital and the historic Old Don Jail redevelopment at the top of Hamilton St.

“By the end of the summer, there will be landscaped gardens and a parkette that will connect to Riverdale Park. I wouldn’t be surprised if this little pocket known as Bridgepoint, that borders Riverdale and Chinatown east, becomes the next Leslieville,” says MacMinn.

There are many state-of-the-art features and finishes used to design this four-bedroom, three-storey townhome, such as custom glass, stainless steel and glass tile flooring.

The home’s front facade is stucco with a high-end commercial-grade anodized aluminium front door with a transom window above. There is a clear-cedar privacy fence on the front porch with a stainless steel mailbox from Bloom of Germany and an illuminated doorbell from the Seattle design firm Spore.

The front walkway and front porch have been clad in charcoal-hued natural stone from India. A distinctive feature of the home is a one-of-a-kind glass and stainless steel awning over the front door.

The foyer features a double closet, a glass tile floor and pot lights. Adjacent to the foyer is the open concept living room and dining room, boasting light-grey stained maple floors and a central back-lit wall-hung gas fireplace.

At the rear of the house is the eat-in kitchen with highlights such as European-styled cabinetry with high-gloss finish, large-tile ceramic floor, pot lights, solid quartz countertops, a two-seater breakfast bar, a custom backsplash designed from a single piece of red glass, and a cook-top backsplash that has been crafted from one piece of stainless steel.

The kitchen also boasts a recycling/garbage carousel with three bins, high-end stainless steel appliances, and a sliding door walkout with built-in blinds opening to the spacious back deck.

The oak stairs leading to the second and third floors feature stainless steel and glass railings with a convenient removable section of railing near the second floor landing for moving furniture.

The second floor features three bedrooms. The front bedroom has a double closet and hardwood floors. The middle bedroom also has hardwood and a double closet. The third bedroom overlooks the backyard, has a hardwood floor and could be used as a den or office. The four-piece main bathroom boasts glass tile and a sliding pocket door.

The master bedroom retreat is on the third floor and features hardwood and a free-standing wardrobe. A sliding glass door opens to a rooftop deck with privacy fencing. The three-piece ensuite features a sliding glass door, a heated floor, glass tiled shower stall with a flush-mounted ceiling shower head and a red glass “window” that allows light in from the third floor stairwell.

The basement is partially finished with a bright laundry area and ample storage space.

The back deck expands the width of the home and the yard features of 600 square feet of garden area.

Other upgrades in the home include a heating and cooling system that can be controlled remotely from a smartphone or iPad.