



KIM & DAVID'S Renovation Adventure

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When it comes time to downsize from a large family home, many folks think about the space they're giving up. Not Kim and David Smith. With their newly renovated digs, they're quite satisfied with less space to clean and better space for living.

Kim, longtime OUR HOMES account representative, and husband David are passionate about building and renovating homes. Over the years, they've built four custom homes from the ground up, completed and redecorated three model homes and totally renovated three older homes. For this renovation, David has come full circle – back to the Tiny Beaches area. "I grew up in this area but left in the 1970s," he says. "I found that I missed the water, sunsets and mountains." The couple travel extensively, have been to many countries and have lived in several homes over the years, but they both say they are most at home with the beauty of life on the shores of Georgian Bay. They were attracted to this property because of the expansive views of Nottawasaga Bay, Collingwood and Blue Mountain, that, on a clear day, are breathtaking.

Continued on page 34



The exterior of Kim and David Smith's home was completely redone, with new stone and Maibec siding painted Amherst Gray by Benjamin Moore. They also added a new porch, new front door and new landscaping. David built the storage bunkie. **ABOVE:** David and Kim can't wait to entertain and enjoy summer on the water after another full-home renovation. **OPPOSITE:** Everyone receives a warm welcome at the Smiths' waterfront home.

feature



Both Kim and David were involved in every step of the renovation process, from inception to finishing touches, and while they think this beautifully renovated home on Woodland Beach might be their forever home, David says “never say never.” They purchased the home – an unremarkable two-storey with four cramped bedrooms on the upper floor, a bathroom door that always hit the toilet and a “scary” unfinished basement – in 2016 and started right away, gutting the entire space. After many, many long days of hard work, they moved in a year later.

The beachfront location was perfect; the septic and drilled well were in good shape but restrictions on waterfront building meant they had to plan the renovation around existing waterfront setbacks. The original plan, designed by **David and Adrian Worton of Daymark Design Inc.**, had a large addition on the back of the house but at the last minute the couple realized that their plan to downsize wasn't really in line with the extra space, so they nixed it.

Kim says, “Originally, we were going to put an addition on the back of the house but since it's just the two of us we thought, do we really need this?” Instead they built out only a few feet in the back, giving them a generous foyer space and a new staircase to the upper floor that wasn't as steep as the original. They also reorganized the upper floor into three more generous-sized bedrooms rather than the original four small ones. Building out also added deep window ledges in the kitchen and dressing room closet above. Kim particularly likes the addition of quartz to the kitchen ledge. *Continued on page 36*



TOP LEFT: A cream buffet from Simply Home Furnishings fits perfectly in the hallway off the entrance.

ABOVE: Tongue-and-groove pine was added to the ceilings and painted white. The warm and inviting dining room has a walkout to a huge new deck. **LEFT:** This beautiful armoire has followed the couple to every new home and has place of pride in the living room. **OPPOSITE:** Kim's style is timeless. The nesting tables are custom from Northern Iron and the chairs are from Catherine Staples Interiors.

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The nicely designed and spacious kitchen is the hardest-working room in the home. The quartz and granite counters are from Discount Granite Plus.

The kitchen is one of the couple's favourite rooms. Kim says, "Although this home is much smaller than our last we were happy to be able to fit a fairly large kitchen into the space." The gleaming white tile backsplash offsets the leathered granite countertops perfectly. The quartz and granite counters

are from **Discount Granite Plus** and all tile throughout the home came from **Desert Tile**.

The waterview from the original home was practically nonexistent, with tiny windows near the ceiling and few exits to the waterfront. The couple put in large windows, kept the colour scheme monochromatic and

added texture instead of colour to walls and ceilings in the form of creamy white panelling. Doors and all trim came from **Barrie Trim & Mouldings Inc.** They purchased tongue-and-groove pine for the ceilings from **Breen's Lumber** in Moonstone and installed and painted the ceilings themselves, with a little help from family members. **Duane Janes** of **D. Janes Construction** completed the

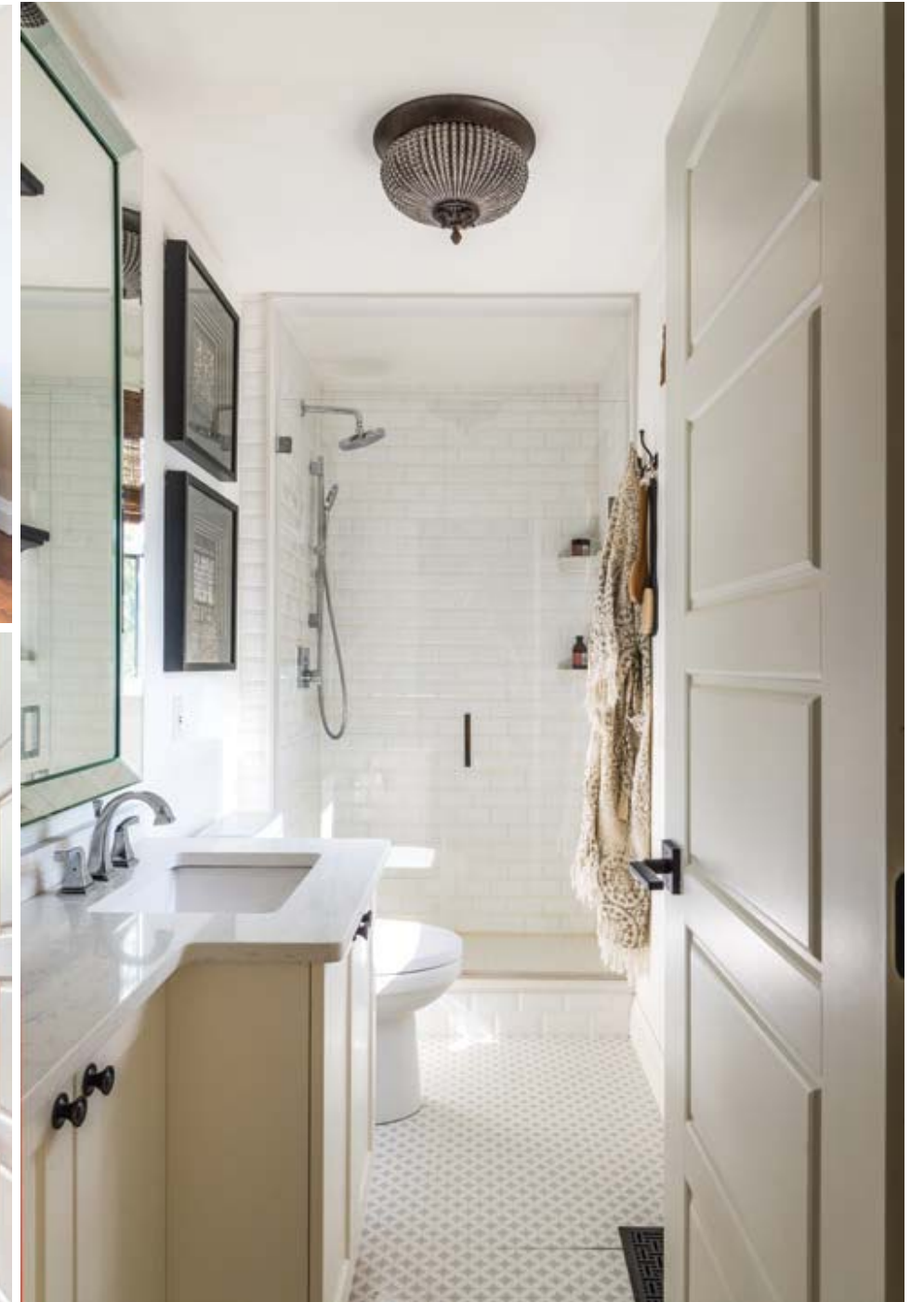
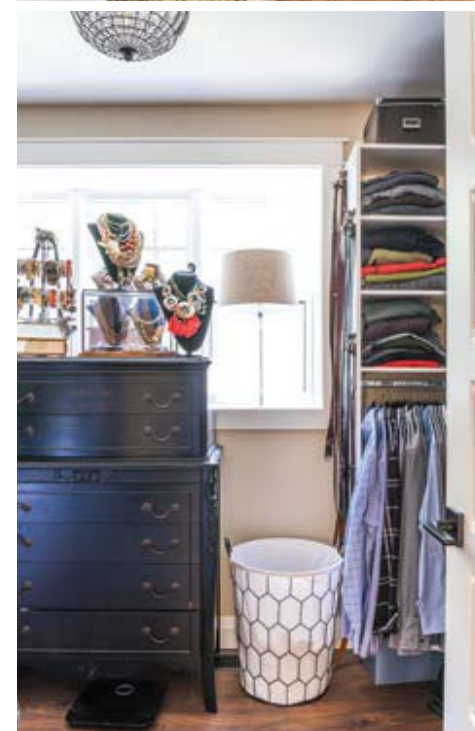
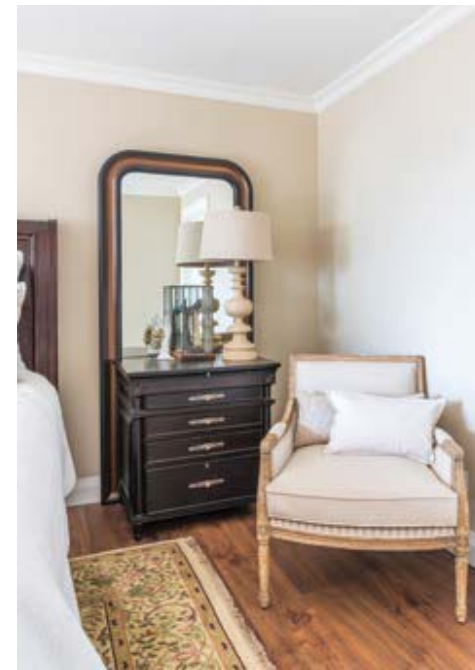
exterior stone work.

Although Kim and David are skilled renovators, they both learned a thing or two during the creation of their home. Kim became adept at using saws, especially tile saws, and David learned to use a Bobcat for the heavy lifting required by the landscape design.

When the lifting forks kept falling out of the front of the Bobcat and, since David,

Continued on page 38

BELOW LEFT: This lovely chair fits nicely next to the bed in the master suite. **BELOW:** The new master en suite received a glass-framed shower and a quartz-topped vanity. All tile is from Desert Tile. **BOTTOM LEFT:** A walk-in closet in the master is a signature in all of the Smiths' homes.





the operator, was locked inside, Kim had to keep fitting the forks back into the machine. David laughs and says, "I felt like that robot from Lost in Space with the arms flailing everywhere. After I finished placing the rocks I was surprised at how heavy those arms were and that Kim was lifting them fairly easily." Kim returns the compliment, "For an IT consultant, David has pretty impressive building skills and is open to attacking just about any project."

The original home had a severe mouse infestation in insulation that was stored in the attic but even that didn't faze the couple. The whole family, including grandkids, donned hardhats and helped with the demolition. Their contractor, **Riley Holt**, handled projects that were out of the couple's area of expertise, like installing windows and wood siding. The final result gave the couple 2,500 square feet on three floors of living space.

David built two bunkies on the property – one for storage and one for the grandchildren to sleep in during hot summer evenings. The expansive deck just off the dining room is perfect for entertaining, but why have just a couple of friends over for deck beverages when you can provide entertainment for dozens with your very own garage band of former college mates?

David indicates the large deck and says, "See how expansive this 'stage' is? We thought

Continued on page 40



TOP LEFT: A rustic chandelier from Dwellings hangs in the stairway. **ABOVE:** A guest room is always ready for a visit from the grandkids. **LEFT:** The powder room downstairs is beachy sweet with an amazing porcelain encaustic octagonal tile on the floor.

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TOP: You can't beat this waterfront space. A massive deck is a perfect stage for David's band. **RIGHT:** The bunkie accommodates guests and the view over Georgian Bay to Blue Mountain is priceless.

They were attracted to this property because of the expansive views of Nottawasaga Bay, Collingwood and Blue Mountain, that, on a clear day, are breathtaking.

why not get our music friends together and put on a performance." David, who plays guitar and sings, is just one of many family members and friends passionate about music and he wants to make an evening of music an annual event. Dubbed *Woodland Jam*, last summer's event was held primarily in the garage due to bad weather but the Smiths are hoping this summer's Jam will be fully open air.

The flooring throughout the home is a Swiss laminate, industrial grade, to withstand beach sand and water tracked in (by grandchildren and musical guests) over summer months. They had to wait three months for the flooring to come directly from Switzerland. The furniture is casual yet modern and was sourced at **Catherine Staples Interiors**. Bespoke nesting tables in the living room, with wood tops and iron bases, was custom designed and made by **Northern Iron**. Lighting was sourced at **Glass Lighting Gallery** and **Dwellings** and the blinds and paint came from **Wasaga Beach Decorating**.

The property juts out on a small point, creating water views from the side of the property and the bunkie. Kim says they make a pretty good team, with her in charge of planning, purchasing and budgeting while David covers implementation. Kim adds, "I have the ability to see past the limitations of the house we purchased to envision a home that we actually enjoy living in." The need to be even more creative with space when it's at a premium is definitely something both David and Kim excel at. It's no wonder they think they might have one more build or renovation in their future. **OH**



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