

# PARAGON

**When your lot mimics a small mountain,** it makes sense to consider mountain style architecture to flow with the topography and terrain. Design was of utmost importance to this young couple and they were absolutely methodical about each decision and selection. "For over a year, they gathered magazine cutouts and images from Pinterest and Houzz," explains lead designer, Ashley Jimenez of Ashley J Design, "Their inspiration focused on home design popular in the Northwest and Midwest mountain regions. We wanted to capture that vision for them."

## SPOTLIGHT

The design was one thing, but the actual construction presented an entirely different set of circumstances to deal with. From the outset, this residential build presented challenges, but our team specializes in working with slopes and

typography such as this, which is typical in lakefront communities trying to develop every last square foot of buildable land they have on the water. This home is 6,342 heated square feet and 9,264 under roof. It sits about 20 feet below street level and the steep

grade continues through the rear yard to the lake. Despite all this, our team did everything we could to minimize the use of retaining walls and the removal of existing hardwood trees on the lot.

▼ *Casual elegance in the dining room*









▼ *A bright and airy kitchen mixing textures, materials and artistry while keeping the atmosphere simple and inviting.*

are rustic in nature such as the reclaimed hardwood beams, riveted bronze finished copper range hood and shiplap on the island. Others lean more towards contemporary expressions, such as the white marble backsplash and modern fixtures from Restoration Hardware.

The walkout basement features 12' ceilings in the entertainment, music and golf simulator rooms. "We wanted the walk out basement not to feel like a basement and to let a lot of daylight in," notes Ashley. A special design feature is a sliding pocket window at the bar, so that the homeowner or a server can offer beverages to others outside in

In terms of styling, our client emphasized a casual feel. They wanted a formal dining room, but with relaxed design and restrained detail. There are high ceilings throughout the home;

11 ½ ft. on the main level with a vaulted ceiling in the living room. The kitchen is cool and crisp looking with a symphony of materials juxtaposed together harmoniously. Some details





the pool area; similar to what a country club or resort might offer around an interior bar that serves a dual purpose outside.

The home exterior features craftsman style burgundy colored windows that make the trim pop and contrast, which according to Ashley is trending for mountain or Nantucket style architecture. It is playful, warm and inviting.

In an era when simulated materials and veneers are readily available (and in most cases more convenient to purchase and maintain), this homeowner insisted on sourcing authentic materials as much as possible throughout the home interior and exterior. They preferred natural stone, cedar shakes and shiplap.



The master suite opens up to the deck with a view of the infinity pool all the way to the fire pit and boat dock. The master bath is elegantly simplistic, bright and airy with an oversized white marble shower and freestand-

ing soaking tub. The children's bedrooms, shared bathroom, guest suite and entertainment/ bunk room are on the upper level. A beautiful white painted shiplap hallway is anchored by a study corner with built-in desks



and cabinets. The feature that the homeowners are most proud of is the SONOS wireless sound system and the lighting key pads in every room. The house contains the latest in technology in terms of managing it's critical sub-systems

including security, interior and exterior Wi-Fi, living space scene lighting and music streaming. There is no doubt that luxury homebuilding is aligned with the demand for state-of-the-art technology. Systems that are as robust

▼ *A resort-like view off the master bedroom suite and the mountain cottage vibe of the exterior.*

and reliable as those installed in restaurants, offices and other commercial buildings.

One thing is clear: Our client did their homework and their hands-on involvement illustrates what great teamwork from the beginning can achieve and the feeling is mutual: "Building a one of kind home is exciting, because you truly do get to design the home exactly the way you want it. Grainda did a good job of dealing with us being so involved...if something didn't fit with the vision we had for the house they would work with us to get it right. It was great to work with everyone from the cabinet builder to the electrician. We really did get to know the team well throughout the process." ↻

## THE A-TEAM

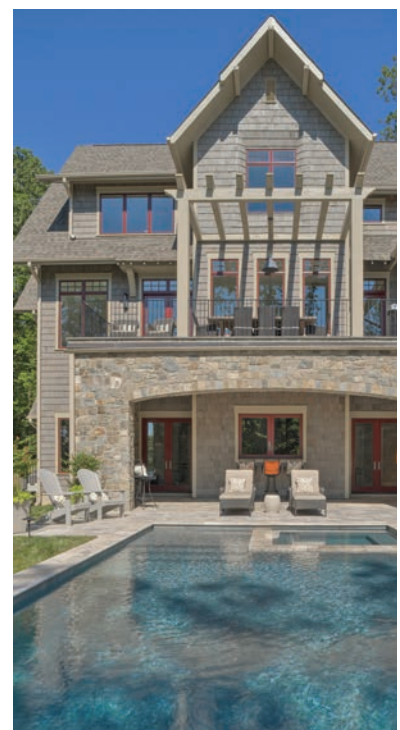
Design: Ashley J Design

Technology: SoundVision

Timbers: Southend Reclaimed

Kitchen Design:

Laura H. Wray Designs





# SLEEK LOOK

LINEAR FIREPLACES ARE ON THE SCENE

VOGUE



## JOE'S MAINTENANCE CHECK LIST FOR YOUR HOUSE

Replace furnace filters  
once a month.

Test smoke/carbon  
monoxide detectors and  
all GFCI outlets monthly  
as well as fire extinguisher  
pressure gauges.

Re-caulk exterior wood  
surfaces every 6 months:  
this will make wood  
products last the longest.

Every month, choose at  
least one major appliance  
to clean and inspect.

On a monthly basis, clean  
your sink disposal using  
vinegar and ice cubes.

Clean the oven range  
hood filter by letting it  
soak in degreaser and  
hot water.

Locate gravity drains and  
clear any obstructions.  
Adjust humidifier for the  
summer season.



Modern and linear designs are heating up the fireplace market, particularly for younger homeowners. "Several new trends are emerging that are really changing the way people are thinking about fireplaces," says Stephen Schroeter, senior vice president at Napoleon. "The younger generation of fireplace buyers want a quick-lighting fireplace that's easier to maintain,"

▲▼ *This remote controlled linear fireplace is 72" wide and offers various flame size and heat output settings.*

he says. These fireplaces are less of a trend and more of a fixture in the gas hearth category. The linear fireplace offers additional modern conveniences, including Wi-Fi capability to allow users to operate the fireplace from an app on their phone or tablet. 📱



# THE FUTURE IS HERE

## LUXURY LIVING MOVES INTO COMMERCIAL GRADE TECH SYSTEMS

### Q&A

**Q** How long have you been working with Grainda Builders?

**A** Oh, I've known Joe Grainda for 18 years from our national builder days and have been working with GBI's team for 15 years now.

**Q** As far as custom builders go, how does Grainda stand out to you as contractor?

**A** Well, it's fun to work with nice people, who also happen to be good business managers. Grainda is consistent with policies, procedures and watching the bottom-line. Their solid process-driven management means that you always know where you stand. Every home we work on together has the same system and approach in place. There are people out there that may be talented in construction, but they don't know how to run a business. That can be a slippery slope for craftsmen, contractors and homeowners.

**Q** What are the technology demands that you solve?

**A** On the networking level, simple routing systems are really ineffective for large homes or even homes that are built with upscale materials. The network weakens through distance, walls and flooring. We are creating commercial grade access points in these homes, which deliver high speeds of wireless service inside and outside the home (similar to what you would find in a hot spot, office floor or big box.)

**Q** Do access points change for interior and exterior applications?

**A** Absolutely. We have the abil-



*Mark & Kristen DiPietro, SoundVision  
'Simplifying Life Through Technology'*

ity to control the direction and distance. Interiors require circular points (imagine a big globe), whereas exterior applications often involve an arrow point, which we can extend 50 feet out into the water if desired.

**Q** What are other popular installations in GBI homes?

**A** Access to music is high on the list. Most of these homes are designed with entertainment and outdoor living as priorities. Wireless systems, like SONOS, that you can control for different living spaces from an app on your phone or tablet, are particularly all the rage right now. The days of a singular sound system in one room are virtually gone.

**Q** Explain the trend towards full blown automation in luxury homes?

**A** Homeowners have many choices when it comes to automation and of course their budget plays a role in how much they choose. Typically, a residential system allows a homeowner to

control music, lighting, temperature, network and security from a mobile device application. Automation happens at various levels. The first being what we call room 'scenes'. A room has a single keypad that replaces a multitude of switches that we in the industry refer to as 'wall acne.' The keypad offers pre-programmed atmospheres, which are on a gradual six second delay, so it is not a radical change to persons in the room. It is very convenient and cleaner looking in upscale homes.

Full blown automation takes everything to a whole new level. For example, if you have a nighttime routine, a whole house system can be programmed to dim lights in certain rooms, turn off the sound system and TV, adjust the thermostat, lock all the doors, turn on security lights and the alarm system. All you have to do is get yourself ready for bed. The rest is taken care of. Basically all sub-systems are being controlled by one app with pre-programmed routines based on your needs. Very soon homeowners will be able to edit these automated routines and add new ones without needing a tech coming out.

**Q** What is your advice to a homeowner who wants to integrate a tech system into their new home?

**A** My biggest advice is to involve our team in the planning and construction phase as early as possible. These are not the simple AV systems of the last generation. These are complex, design-driven technologies that touch almost every surface inside and outside the home. It is what makes a home enjoyable.

# SHIPLAP RENAISSANCE

THE ACCIDENTAL DISCOVERY THAT BECAME A NATIONAL OBSESSION

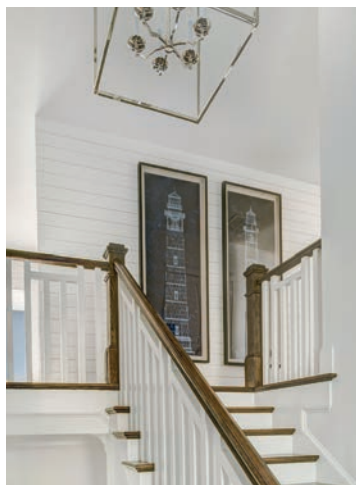
## TRENDS



▲ ▼ Views of a foyer and an upper level hallway featuring shiplap walls painted white for a casual, modern elegance.

According to HGTV, “It’s no secret that Chip and Joanna Gaines are fans of designing with shiplap, a rough-sawn pine paneling often used in barns and historic homes.” Many home designers and architects will confess that this design trend started when the Fixer Upper duo accidentally discovered this versatile material beneath crumbling wall paper in a home in Texas. It was common to use this paneling for insulation. Instead of removing it, they simply painted it for a new craftsman-style look.

Shiplap has actually been around forever and was once reserved for historical architecture. Now



shiplap is introducing character and texture to many fabulous modern, nautical, transitional, farm and craftsman style homes.

The movement from drywall towards this durable wood paneling for walls, ceilings and accent panels is well underway.

In his book entitled ‘Creating a New Old House’ Russell Versaci, AIA, explains the history: “Before the introduction of gypsum wallboard, interior partitions in early Texan German farmhouses were traditionally made of boards attached together to form a wall. The partitions were sturdy and long-lasting, the perfect solution for a thrifty German pioneer.”

Today, the appeal of wooden planks is an upgrade that is showing no signs of stopping.

## GRAINDA