

## 298 Clemow Avenue

The renovation story began with a windstorm that took out a 100 year old tree (part of the tree damaged the fence, corner of the home and the homeowners' car). When the tree was removed, the house became very hot in the summer leading to the owners having Perspective Renovations come in to talk about installing air conditioning, which led to opening walls to redo the kitchen and the renovation grew from there.

The homeowners' goal was to maintain the character of the house but to make it feel fresh, bright and more functional. It was important that the original footprint was kept in order to save the beautiful garden.

### **General notes**

Homeowners have lived in the home for 15 years

Renovation by Perspective Renovations (began December 27' 2018).

The windows are new wood windows to match the era of the home.

Oak trim throughout the house is original and was repurposed from various areas of the house and restored

New hardwood floors on first floor (oak) and third floor (birch)

Tile in the front entrance, mudroom and powder room is Ermes Vintage Calce tile

### **Living Room/Dining Room**

- French doors original to the house
- Fireplace originally flanked by lead glass book cases with stained glass over top. In order to bring more light into the room, they were removed, windows added on either side of the fireplace. The bookcases and stained glass were placed on the dining room wall.
- Mantle was extended on both sides to wrap around since it would have ended at bookcases
- Vintage lights over mantle from Yardley's Antiques
- Dining room was part of screened-in porch before renovation
- Corner cabinet in dining room brought from England by homeowner's great grandparents
- Ceiling medallion from Wayfair

## **Stairway**

- Original stairs and banister
- Window on landing is also original

## **Second floor bathroom**

- Redone about 7 years ago
- Original stained glass window now in Master Ensuite on 3<sup>rd</sup> floor

## **3<sup>rd</sup> Floor Master Bedroom**

- Previously served as a family room
- Closet and built-in dresser custom made by Perspective Renovations
- New floor (birch)

## **Master Ensuite**

- Stained glass is from 2<sup>nd</sup> floor bathroom
- Shower is Pasicos Beloc tile
- Fixtures from Boone Plumbing (including sconces)

## **Kitchen**

- Formerly the dining room
- Inset framed cabinetry to match the original era of the kitchen custom design, build and install by Perspective Renovations
- New crown molding and baseboards (all made of wood); milled by Perspective to reflect the original details
- Window seat fabric chosen by homeowner and custom made
- Island top is cherry handcrafted by a local artisan working with Perspective Renovations
- Knobs ordered from Home Depot (US) are in champagne bronze
- Pendants lights above island are "Fifth Avenue" from Capitol Lighting
- Countertops are Bianco Canvas Hanstone Quartz from Eurotile
- Kitchen backsplash is ivory beadboard from Saltillo Tile and Stone
- Strip lighting under the counter is integrated so as not to show wiring

## **Powder Room**

- Countertop is Royal White Zenith Quartz from Ottawa Granite Pro.
- Sink from Wayfair
- Fixtures from Boone Plumbing (including sconces)

## **Basement**

- Extra 8 feet from the extension
- French doors (pocket doors) separating fitness room from family room originally from upstairs
- Fireplace moved from 3<sup>rd</sup> floor to basement (previously there had not been a fireplace in the basement)

## **Basement bathroom**

- Redone in 2017
- Tile from Home Depot

## **Back Garden**

- Perennial garden created by homeowner
- Pond dug by owners
- Fence made by homeowner's father
- Beehive is new this year
- Stone patio is new installed by Perspective Renovations.

## **Curb Appeal**

- Brand new stone front stairway
- Retaining walls
- Front landscape all completed by Perspective Renovations

## **Scroll Down for Paint Colours**

Room	Ceiling (flat finish)	Walls (eggshell finish)	Trim (semi-gloss finish)
Mudroom	White Dove // OC-17	Cliffside Grey (no wainscot) // HC-180	Including Wainscot : White Dove // OC-17
Study	White Dove // OC-17	Glacier White // OC-37 East Wall : Harbor Haze // 2136-60	White Dove // OC-17
Powder Room	Chantilly Lace // OC-65	Winter Ice // 866	Including Beadboard : Chantilly Lace // OC-65
Hallways & Stairwell (main)	White Dove // OC-17	Glacier White // OC-37	White Dove // OC-17
Living Room/Dining Room	White Dove // OC-17	Calm //OC-22	White Dove // OC-17
TV Room	Chantilly Lace // OC-65	Decorator's White // OC-149	Chantilly Lace // OC-65
Gym	Chantilly Lace // OC-65	Decorator's White // OC-149 South wall : Horizon // OC-53	Chantilly Lace // OC-65
Basement Bathroom	Chantilly Lace // OC-65	Horizon // OC-53	Chantilly Lace // OC-65
J's Room (back west)	Distant Gray // OC-68	Calm // OC-22	Distant Gray // OC-68
Guest Room (back east)	Chantilly Lace // OC-65	Bavarian Cream // OC-123	Chantilly Lace // OC-65
Lounge/Scotts Office (front west)	Distant Gray // OC-68	Decorator's White // OC-149	Distant Gray // OC-68
Master Bedroom	Alabaster // OC 129 or	Alabaster // OC-129	Chantilly Lace // OC-65
Ensuite	Chantilly Lace // OC-65	Winter Ice // 866	Chantilly Lace // OC-65
Kitchen	White Dove // OC-17	Seapearl // OC-19	White Dove (casing, crown, wainscot) // OC-17
Blue room	Colour Match	Colour match existing blue : BEHR Beachside Drive M460-2	Colour Match