



European tilt-and-turn windows allow for maximum airflow and help regulate temperature in the master bedroom where clerestory windows add light and views.

mation, in-floor heating, astounding 360-degree views and a much, much more.

There is a brilliant flow to the home that was built around a central staircase. Open, yet connected, its circular layout clearly delineates a design that creatively separates living spaces with both visual balance and function. "The owners wanted to be bold in some areas and understated in others without compromising on curated specialty finishes, so there is a richness to the living spaces that feels both luxurious and playful at the same time," shares Paul Rogers, Vice President of Rescom.

Creating this sense of openness and connectivity amidst cozy, functional spaces required RLH's project team to collaborate closely with the design team on how best to ensure that the structural integrity of the home was not compromised, while affording each room appealing views of those adjacent. Douglas fir pillars, both within and without, assist this intention, affording attractive room divisions without obstruction.

Only recently completed, it is not surprising that cost escalations and delays as a result of global supply chain disruptions and product shortages challenged RLH's in helping the owners' source product from around the world, while adhering to their target expenditure. "We were fortunate that after 43 years of building in the ultra-luxury market we had these strongly established relationships with both local trade partners and international vendors, which played such a large role in ensuring that the budget and schedule were maintained," admits Paul. "Ultimately, the home was completed in ten months due to rigorous planning, carefully coordinated deliveries, and incredible collaboration with our subtrade partners."

Particular consideration was further given in preserving trees on the property and building the home with natural materials that would not affront, but complement its surroundings and enhance the integrity of Belgravia. "Together with R Luxury Homes' project team, we were mindful about engaging our neighbours throughout the process by sharing the home design and construction schedule in order build support, minimize disruptions, and establish open lines of communication," share the owners.

A builder that leaves nothing to chance, R Luxury Homes ensures intent behind every design element and that form and function are perfected. "No matter who are or how many times you build, there is always a little uncertainty, but we did our best to make



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sure our clients were happy with both the quality of the build and the experience as a whole. We do not strive to simply meet our sophisticated clients' expectations—a challenge, to be sure, in this market—but to find ways to exceed them," remarks Project Manager Ralph Fehlauer.

"Our friends and the entire family are beyond excited," admit the owners. "Our focus was never just about building an eye-catching house... we wanted to contribute to the vitality of the community by giving our family room to grow and offering our friends a place to feel equally at home."



A lofty retreat for the whole family, the third level hosts uniquely vaulted heights, floating bar cabinetry, and its own rooftop patio.



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A welcome display of light and refreshment, the wine and scotch display features vertical metal wine racks with integrated lights on each arm that illuminate the selections. The 10-ml. glass enclosure reveals fir accents next to the walk-in pantry that hosts a sliding barn door with hidden, flush-mount hardware.



Quartz bench seating joins with Rift White oak and Ultramatte perimeters in the mudroom where hooks, nooks, and touch latch cabinetry offer function and style.

