



AN URBAN TWIST ON WEST COAST CONTEMPORARY

WORDS BY JESSICA KRIPPENDORF
PHOTOGRAPHS BY JOSHUA LAWRENCE

+ FEATURE HOME THE 'VUE'

BY ABSTRACT DEVELOPMENTS
VICTORIA, BRITISH COLUMBIA

HOME BUILDER Abstract Developments Inc.

HOME DESIGNER Kis Designs

INTERIOR DESIGN Nygaard Interiors

STYLE West Coast Contemporary

SQUARE FEET 3,396 sq ft

BEDROOMS 4 | **BATHROOMS** 3.5



H&L'S FEATURE HOME



Staggered angular rooflines create a vivid architectural landscape against the open sky at 325 Windermere Place or *Vae One*—one in a series of seven stunning custom homes in the Vue Development in Victoria. Each home is distinct in shape and aesthetic, creating a collection of West Coast contemporary buildings that both complement and stand apart from each other. A bold mixture of materials and nested exterior surfaces moves the eye all over the home, where the features don't compete but rather, layer and mingle with exquisite styling and effect.

Builder Abstract Developments Inc. operates on the principle that a person's home is often an expression of their self-worth and self-esteem, making it paramount that all Abstract homes are built to a superior standard. "We think of every home we create as a work of art, with leading-edge technology integrated with comfort and energy efficiency," says marketing manager Brandon Williams.

"An Abstract home offers all the sophistication and elegance of a resort. *Vae One* is a true demonstration of this belief, offering the finest features and finishing details combined with local amenities and its location in one of Victoria's most sought after areas."

The 3,396 square foot home's foundation is constructed of insulated concrete forms—ICFs—which are leading the green movement in custom residential building and can improve the energy efficiency of a typical home by as much as 75 percent.

The exterior is dynamic in its materials and footprint—looking upwards, natural slate stone work on the first of three stacked facades gives way to horizontal rough cut cedar siding on the next two levels. An exposed steel element on the centre level creates a distinct visual break, before generous glazing and extensive wood siding and soffits create warmth on the upper level. This design feature - the mixture of wood and metal, nature and industry - is a signature style of Keith Baker, home designer on the project.

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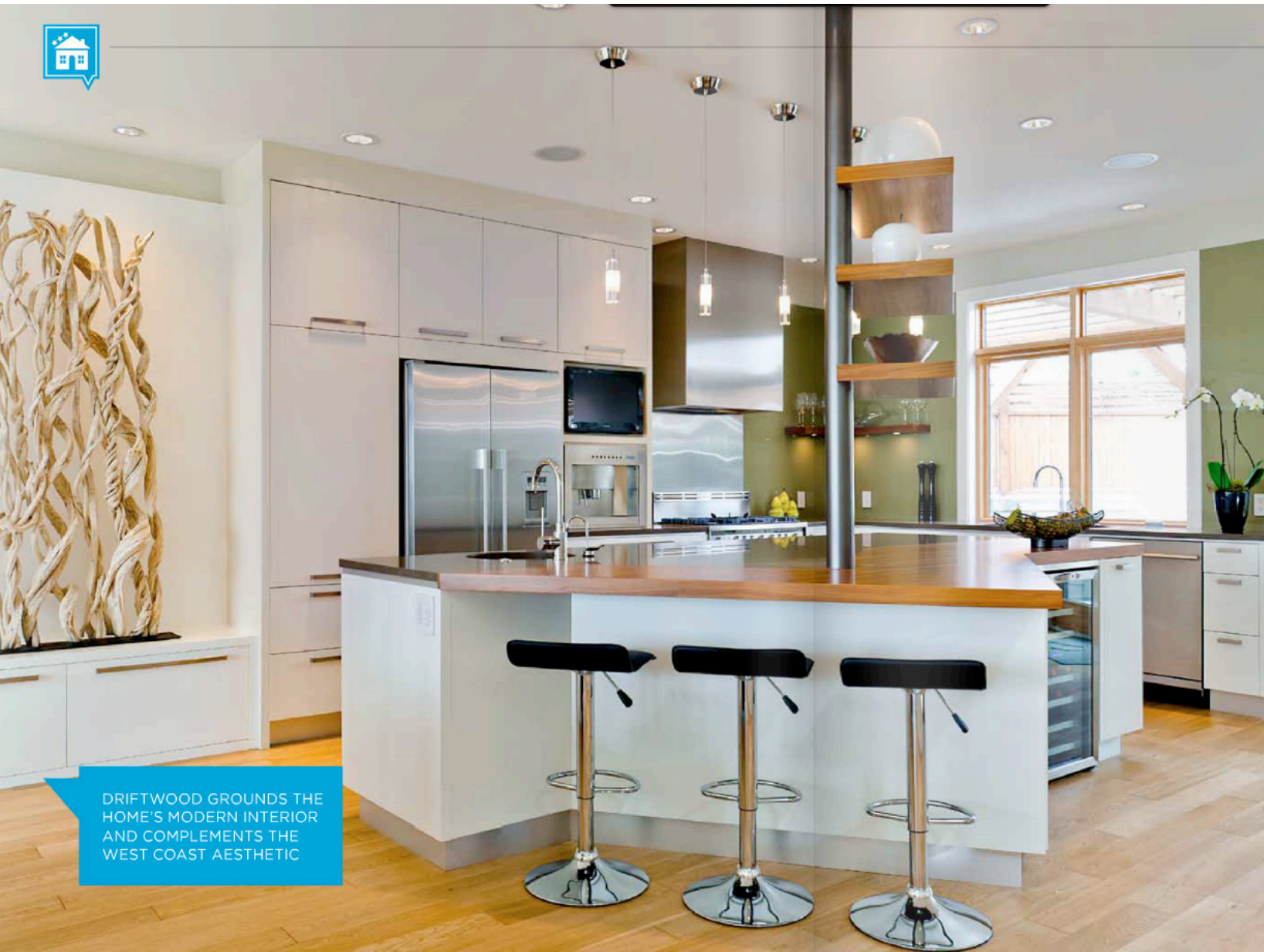
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DRIFTWOOD GROUNDS THE HOME'S MODERN INTERIOR AND COMPLEMENTS THE WEST COAST AESTHETIC



Terraced decks with frameless glass railings draw the eye around each level, and generous glazing creates balance along a stepped horizontal footprint leading to a solid fir door at the side entrance. Inset horizontal windows bring natural light and visual outdoor access to the entry way.

The landscaping, made mostly of decorative indigenous plant species, moves along the base of the home, creating fluid movement and a solid connection between the building and its natural environment.

The interior finishes are naturally based—solid oak doors, walnut accents, and generous multi-faceted stone work throughout—creating an airy, open space with an important connection to the vast and inspiring view.

On the entry level, accessible through the double car garage, an oversized barn style door on an industrial roller assembly opens to the media room where a black leather L-shaped sofa and tear drop glass coffee table set the mood in nouveau-retro styling. A TV is set against a leather panelled surround and a granite bar and polished concrete floor are perfect finishes in a room meant for entertaining.

To the left is a guest bedroom configured in a triangular shape, with modern, neutral finishes, driftwood elements, and black and gold artwork. Space is created in an adjacent bathroom with quartz counters on a floating lacquer and wood vanity. A frameless glass shower enclosure and ceramic tile throughout adds sleek lines with a hint of shine.

An engineered hardwood staircase with stainless steel kick plates ties the exterior styling with a central interior feature. The stairs run between the main and bottom floors, separated by a two-storey foyer. Custom wood cabinets at the entrance keep this important space clear and functional.

A slider window above the foyer cabinets opens to office space tucked above on the main floor. The result is a warm, open space that capitalizes on the natural light brought in through the front glazing. "The key was maintaining the ideal views," says Williams.



WEST COAST ARCHITECTURE - INFLUENCED BY FRANK LLOYD WRIGHT - IS A DISTINCTIVE BUILD STYLE THAT HARMONIOUSLY BLENDS NATURAL ELEMENTS AND MODERN LINES.

H&L'S FEATURE HOME



The main floor is an open, angular space with striking architectural features strategically configured to draw the eye to all the right places. Geometry is a subtle theme, with angular lines and solid shapes in the fixtures and architectural elements. The office space is a built-in desk with surrounding shelving millwork and, of course, the spectacular view through the window it shares with the foyer. This area is compact but highly functional and maximizes the irregular footprint. This melding of principles was behind the development's inspiration.

"The floor plan was designed for people who want a larger scale custom home with a smaller yard for less maintenance, but all of the amenities of a single family home," says Williams.

The dining area is an inviting space surrounded by windows and sliding patio doors that lead to a backyard oasis of stacked stone garden beds and an elaborate trough fountain system. A fire pit nestled under a pergola and surrounded by wicker furniture promises of warm nights outdoors.

Back inside, the dining space is divided from the hallway by a stainless steel post and wood shelving system backed with art glass.

A similar configuration on the irregularly shaped wood and quartz island stylistically connects the kitchen with the dining area. "It breaks up the two areas and provides visual separation, but is not prohibitive of space and light," says Williams. The island is topped with a deep grey-brown quartz speckle and white lacquer cabinets below create a striking contrast.

In the kitchen, a deep olive green glass backsplash is an elegant detail behind stainless steel appliances and quartz counters. White lacquer cabinet faces keep the lines clean and crisp, while dual ovens and dishwashers, and a built-in wine fridge and espresso maker make this spectacular space highly functional. Long stainless steel pulls and a deep under mount bar sink are industrial accents in an otherwise ultra modern space. Five rectangular pendants are suspended over the island, creating geometric continuity in the lightest of details.



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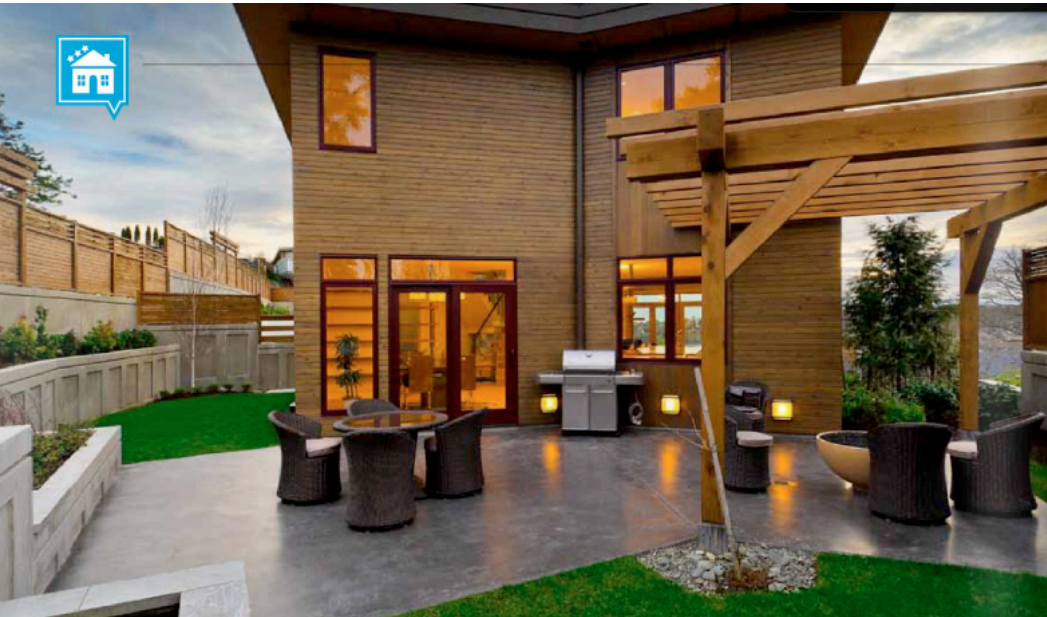
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VUE ONE SHOWCASES THE SIGNATURE DESIGN STYLE OF KEITH BAKER



In the powder room a raised vessel sink on a floating vanity lends a contemporary edge among natural stone inset tiles and laminate wall covering. On the back wall around the floating toilet, natural white stone tiles cover the entire top half of the wall.

Beautiful engineered hardwood flooring creates room and visual distance between glazing in the front and rear of the home. In the great room, the central feature is the fireplace, set into limestone and against a waxed and buffed Venetian plaster that creates a dynamic textured effect. Running underneath is a built-in shelving unit with a white lacquered top. Textures layer flawlessly in a rug made of shagged circular felt pieces, and in cushions and textiles draped on a black leather L-shaped sofa. White leather accent furniture, including a minimalist, round edged chair and layered white lacquer and wood coffee table bring the design and all of its elements together in this central space.

At the forward facing end of the space, high efficiency Pella windows with aluminum exterior frames and wood detail on the inside maximize the view and natural lighting and lead out to a protected patio. Driftwood and natural fibre artistic pieces throughout the home's interior bring a natural flare to the otherwise modern finishes and complete the West Coast contemporary motif.

H&L'S FEATURE HOME



The challenge with this home was similar to that of each one in the development. [Abstract's owner] Mike Miller is intimately involved with ensuring the best use of space. The biggest thing with this development was providing each home with a strong view and outdoor space on a limited footprint. Abstract definitely achieved that, because each home feels separate and not part of a development—they are completely unique.

On the upper level, a master wing-style room configuration offers a walk-in closet and spa like en suite bathroom. Ceramic tiles with a hint of sparkle lead to a square bathtub with a wood surround and sleek curving fixtures. Double stainless steel sinks are set into a floating vanity that alternates cubed taupe lacquer and wood laminate cabinets in a horizontal row. White quartz on the counter and a large frameless mirror create openness and crisp lines in the space, as does an open frameless shower with ceramic tile within.

In the master bedroom, exposed structural glulam beams in the ceiling recreate the ambiance of a mountain retreat. Extensive custom built-ins around the bed and a dedicated seating area make this a functional space for relaxing and enjoying the view through double glass doors that lead to a balcony overlooking the city and ocean.

Two additional bedrooms on this level leave plenty of space for family or guests. The first features a chic platform bed and accessories in a green and black palette, and the second room is made up in neutral grey, black, and earth tones. A laundry area with quartz counters and wood accents is also on this floor. In the main bathroom, a mirrored backsplash wraps around the window, serving dual purpose as a vanity and wall covering, while fresh, natural finishes complete the space.

Williams emphasizes that building your dream home can be an overwhelming experience, but one that Abstract Developments helps to smooth over with an accountable process, high craftsmanship, and quality work.

"Abstract Developments' ultimate goal is to build Victoria's finest homes, be they custom or an off spec development," says Williams. "We help customers realize their vision of home and ideal living space."

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