

THE UPTURN



A photograph of a modern kitchen interior. The kitchen features light-colored, possibly white or cream, cabinetry with brass-colored hardware. A stainless steel range is visible on the left, with a subway tile backsplash. The floor is made of light-colored wood. The overall aesthetic is clean and contemporary.

of the CENTURY

A TWO-STORY BRICK HOME RECEIVES
AN EXTENSIVE RENOVATION

by Nelia Raposo

Photos by Simon Tingle, Craft Photography

To move or not to move? That was never a question for one Dundas, Ontario family who chose to renovate their house with M Berman Homes instead of selling to upsize. “You have a family that is growing, they needed more bedrooms, more living space. They wanted to stay in the area. It’s a beautiful lot in a beautiful location,” says Mark Berman. “So, we expanded and got them some more space.”

The house at 31 Witherspoon Street, west of Hamilton, is a two-story red brick century home that Berman suspects was relocated to Witherspoon Street long ago, according to its wonky foundation. This discovery, and the work it took to make the foundation safe, was a challenge. “The original house was moved from another site at some point and was placed on the foundation, and they did not do a very good job,” he says. “There were a number of structural issues, challenges that we had to overcome and fix to make sure they were safe before we could go forward with the renovation.”

Completed last year, this project was a full gut of the existing house. Within 10 months, Berman’s team, along with architectural firm Smpl Design Studio, completed the rear and side addition turning a two-bedroom house into a beautiful four-bedroom layout.

The back of the house features a three-tier waterfall and pond that’s framed by a serene ravine. This home feels like a forest →



pond and connect the interior and exterior – to get those beautiful views from the living area and the kitchen,” Berman says.

The second floor vinyl windows are from Arcana Windows & Doors while the first floor high-end aluminum systems are installed by House Tune Up.

Standing inside the living room, one can look out into the ravine through the windows or walk out into nature through one of the doors that lead to the back and side yards. “They wanted a lot of glass,” Berman says of the homeowners. They wanted to be able to access their backyard off of the living room, so we installed a door on either side of the fireplace, plus additional doors at the back. It’s kind of their side sitting area and barbecue area. It made sense for the flow of the house to be able to get in and out wherever needed. The windows also bring in so much light.”

A distinctive look that combines new and old, modern and traditional is evident throughout the inside of this home. Archways delineate where the new house meets the old one, creating an open-concept connection. A large arched entry connects the kitchen and the dining room. There is a second archway leading to a cozy reading nook. This space may also be used as a home office. “Our in-house team did a flawless job with that (the arches),” Berman says.

The kitchen was installed by local millwork outfit Hamilton Holmes. Look closely or you might miss the refrigerator that hides behind matching millwork blending in seamlessly with the taupe-coloured cabinets. Appliances are from Peter Martin Appliances. It’s a panel-ready refrigerator, which is an option that many of the higher-end brands have, Berman explains.

The homeowner chose and sourced all the light fixtures and created the interior design, layout and finishes. She even suggested the arches. “She wanted to make it her own. She did a really great job,” Berman says.

Aloft Group from Burlington painted the walls white providing a clean, fresh backdrop for the neutral-toned furniture including upholstery in beige and light grey accents. Wood flooring from Fuzion was installed throughout by Lennox Stairs and Wood→



→retreat within walking distance of urban life conveniences.

The exterior of the new build is prefinished wood siding by Maibec giving it a cottage vibe. It’s recognized for its ability to capture the natural wood grain.

Several glass doors on the lower level provide uninterrupted views and access to the luxurious back gardens. Windows and doors were installed by House Tune Up, an Oakville company. “That was to really accentuate that backyard feature of the landscape and the

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→ Flooring. Score N Snap of Burlington completed the full tile scope on the project.

Berman has been in business for himself for 12 years. His work is mostly through word-of-mouth recommendations. “I enjoy the industry. It’s always something different.

I enjoy working with families. It’s wonderful when they’re moving in, and they’re excited about the space.”

Working in construction is a natural fit for Berman who worked in the trades to help fund his undergraduate degree in business from the University of Ottawa.

He enjoyed his student jobs on construction sites so much that he pursued a college degree from Fleming in sustainable building and design. His team tends to work with the same core group of sub-trades on every project. “On these high end projects, everyone needs to be on board to deliver the best quality product for the client. I believe a consistent team of talented and dedicated individuals allows us to deliver the best results. I enjoy that team atmosphere and working towards a common goal to create something beautiful for our homeowners to enjoy for many years.”

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THE ARCHES. SHE
WANTED TO MAKE IT
HER OWN. SHE DID A
REALLY GREAT JOB.”

