

CHANGE OF PLANS

Builder **Shane Van Barneveld** of **Team Shane** found himself in a sticky situation two years ago when clients, who had commissioned a duplex, suddenly had their circumstances change.

“The couple intended to build the two-unit property with their son,” Shane recalls. “Many months into the process, their son could no longer move to Hamilton, and the couple were left in the lurch. Well, I really liked what we were designing, and wanted a property where we could showcase the best of what we could offer as builders.”

So, Shane bought the unit and developed a luxurious, modern smart home in one of Hamilton’s most up-and-coming neighbourhoods, just off Locke Street.

The grey exterior is simple and sleek with large windows. The grey brick is different from your standard brick, utilizing individual bricks that are longer and thinner, creating a more modern facade. Black window frames, metal and porch roofs offset the grey for a dramatic effect. Large concrete landscaping tiles are inset in the front lawn and create a walkway to match the grey exterior. The roof by **Artisan Metal Roofing** can withstand extended exposure to Canada’s harsh weather conditions. Rain quickly drains to reduce risk of moisture or water damage. Metal roofs can also provide premium protection from strong winds and hailstorms that often cause damage to traditional asphalt roof shingles.

“I wanted the exterior of the house to feel unique to the unit on the other side,” Shane says. “We made the other unit five feet taller and placed the floors at different levels so it didn’t just feel like a mirror image of the home next door.” *Continued on page 73*

STORY **DENISE O’CONNELL**
PHOTOGRAPHY **JASON HARTOG**



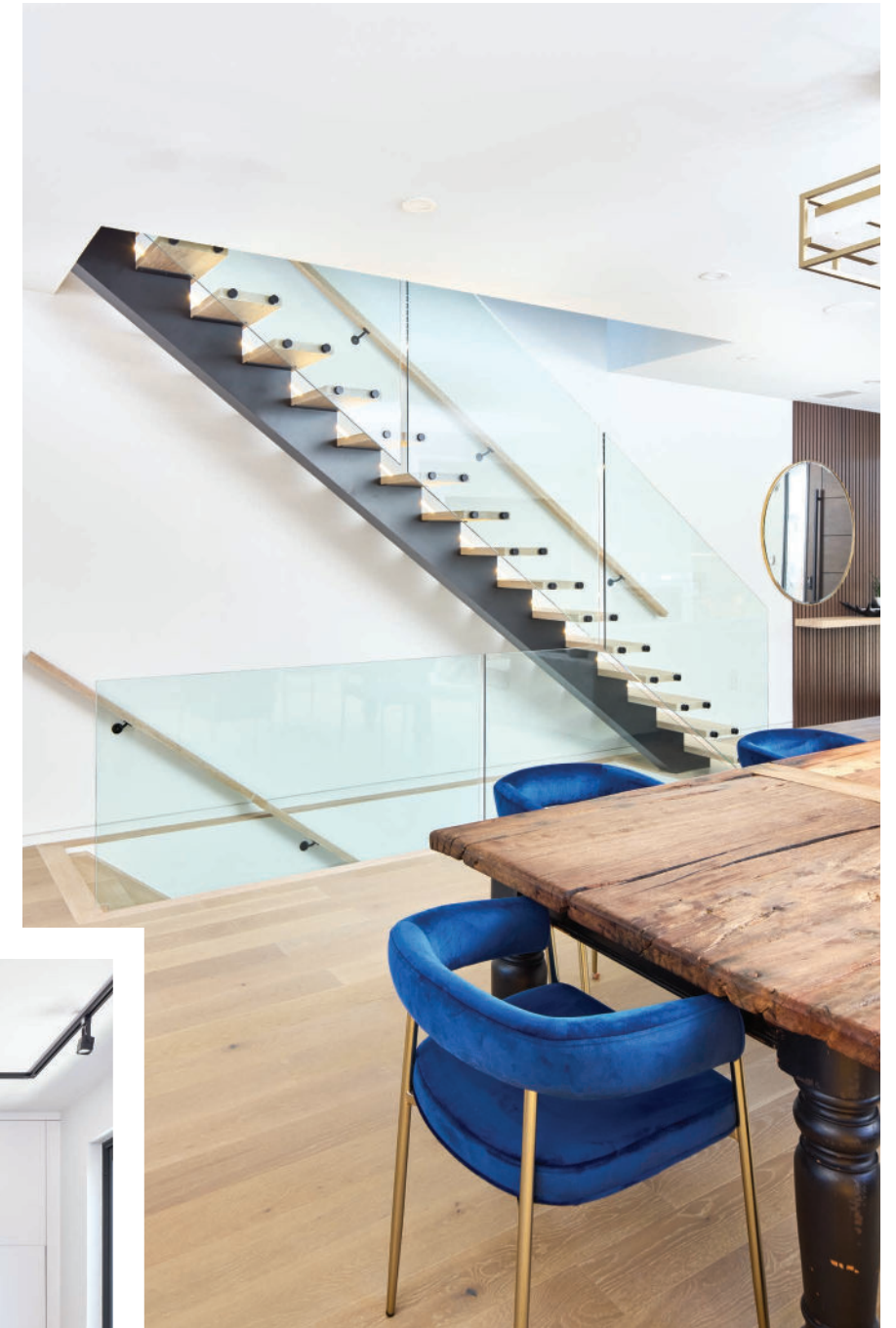
A number of lighting styles and fixtures were used throughout the main floor to differentiate each space. **OPPOSITE:** Shane Van Barneveld, builder and owner of Team Shane.



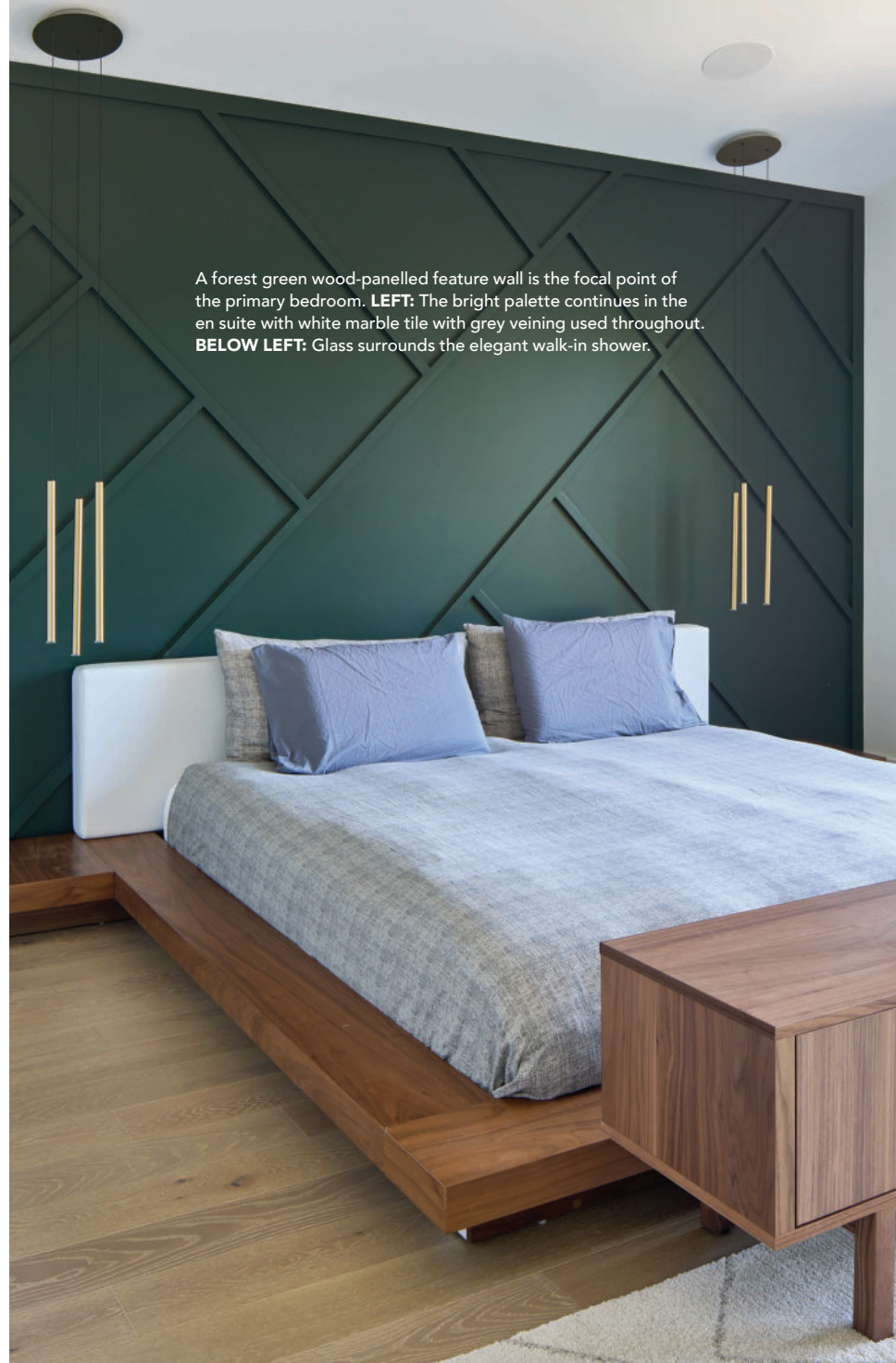
Walking in through the fibreglass door by **Custom Window Designs**, the clean, white open-concept first floor leaves an impression of the home's aesthetic. A feature slat wall sits to the right and wide plank engineered oak flooring, matte and soft underfoot, is carried throughout the home.

Directly in front is one of Shane's favourite features of the home: the floating staircase, encased with frameless glass railings by **Lennox Stairs and Wood Floors**. Instead of double stringers, Shane went with a single stringer down the middle of the staircase, creating a monorail effect. Inset LED lighting is functional but also striking.

Immediately to the left sits the living space. When Shane was designing, he knew he wanted a fireplace to make the space cosy, but he also wanted room for his family to enjoy a big screen TV. Often, designers will stack one on top of the other, compromising space for both. But Shane decided to buck the trend and provide most of the wall for the flush TV, while setting the fireplace by **Chadwicks & Hacks** off to the side in a beautiful marble floor-to-ceiling surround by **Sarana Tile**. There was just enough space on the wall for inset built-in shelving. *Continued on page 74*



ABOVE: The mono-stringer floating staircase was encased in glass to eliminate visual barriers. **LEFT:** Inset LED lighting was used to draw the eye in multiple areas, including the wine wall, staircase and underneath the cabinetry. **OPPOSITE, TOP LEFT:** The modern smart home is located in one of Hamilton's most desired neighbourhoods, steps from bustling Locke Street. **TOP RIGHT:** A slat wall complements the fibreglass front door by Custom Window Designs. **BOTTOM:** Clean white walls blend with the floor-to-ceiling marble fireplace surround.



A forest green wood-paneled feature wall is the focal point of the primary bedroom. **LEFT:** The bright palette continues in the en suite with white marble tile with grey veining used throughout. **BELOW LEFT:** Glass surrounds the elegant walk-in shower.

As the open-concept continues, a dining room distinguishes itself with a wine wall. The wine wall is not just a big wine rack. This is one of the prominent features of the home, with LED lighting that creates the focal point for the first floor.

“The idea for the wine wall came when we knew we needed a good solution to hide HVAC duct work,” says Shane. “I always wanted a wine wall, and this was a perfect opportunity.”

The minimalist kitchen features flat-front, pull-free white cabinetry by **The Wright Kitchen**. The only exception? The built-in fridge from **Coast Appliances**. Granite countertops from **Custom Granite** draw the eye. To create interest, a 20-foot island in black was designed with two levels: a counter-height level for working, and a table-height level for eating and entertaining. Shane also preferred track lighting

around the kitchen to typical pendants hanging over the island. This provides ample light, differentiates the space in the whole open-concept area, and continues the simplicity.

Upstairs in the primary bedroom, a forest green wood-paneled feature wall gives dramatic flair to the room.

“Because I’m a builder, I tend to think of creating spaces that speak for themselves,” Shane relays. “I want the room itself to be the focus, rather than the furniture or décor.”

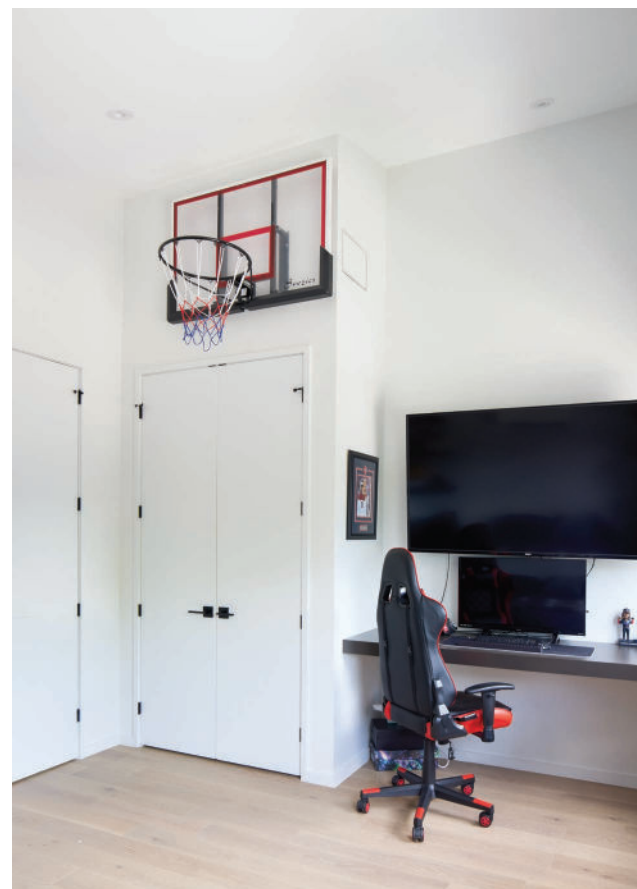
The en suite is elegant with white marble tile and grey veining throughout, by Sarana Tile. A double-sink vanity in black and gold by Kubebath sits across from an expansive shower. Plumbing and fixtures throughout were supplied by **The Ensuite Bath & Kitchen Showroom**. *Continued on page 76*



Through the tri-panelled patio door, also by Custom Window Designs, the backyard is a serene oasis, with a small veranda featuring floating and illuminated concrete steps, and a simple large-slab tile patio area, all by **Rock Crest Landscapes**. A walkway leads to the external garage and garden beds with slender silhouette sweetgums lining the horizontally-oriented fence.

When Shane built the home, he planned for a stand-alone basement unit that he could rent. However, the basement turned out so well that one of his children has moved in and taken it over. Shane wanted the unit to feel completely different from the rest of the home, as it was its own separate space. So, Shane chose to make the space more vibrant and eclectic, but still as luxurious. To reduce any damage from moisture, Shane opted for luxury vinyl tile that is perfect for a basement, as it withstands any moisture damage. The basement was also given a separate walk-out entrance for future income-property potential.

The home has become a functional living space for the family, but also quite a showpiece for what Team Shane can accomplish. “As a design/build company, we work directly with our in-house designers and coordinators to create beautiful homes that have premium finishes and functional interior design,” Shane says. “It really was teamwork that made the creation of this home seamless and successful.” **OH**



ABOVE: The basement was designed as a future income property, equipped with all amenities and separate walk-out entrance. **RIGHT:** High ceilings in the bedrooms allow for more natural light.