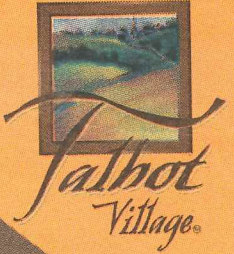


Friday,
March 5,
2004

H new Homes

SETTLER'S GRANT!



**cover
story
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Taking wing

Mike and Milena Harasym expect their clients' lives will take flight when liberated by this home. Perfect for the sandwich generation, the Manhattan has separate living quarters for the generations.

**inside
new developments
page 7**



COVER PHOTO BY JILL WORTHINGTON

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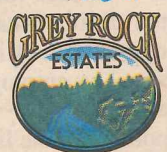
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The West Wing

cover
story

Like the White House, the Manhattan model home has private living quarters separate from the rest of the home

Story and photos by Jill Worthington

What do you and President Bartlet have in common? The ability to retire to your own wing of a big house for down time and privacy.

Like the star of the show West Wing, you have decisions to mull and world (or family) peace to keep and having a completely separate place to do so is the perfect answer for members of the sandwich generation, according to Mike Harasym of Harasym Developments.

The Manhattan model sits on one of 14 lots offered by Harasym Developments in the Neighbourhoods of Sunningdale. Lot frontages average in the 58 to 65 foot range and can be as deep as 168 feet. Harasym Developments also offers some smaller lots in what is called the campus plan.

Corlon Properties, the developers of Neighbourhoods of Sunningdale,

has finished infrastructure in phase three of the first stage of the project, according to company vice president Dave Schmidt. Roads will soon link it to Sifton's Richmond Hill. "Many of the lots in phase three back onto the green belt that runs from MacGarrell Drive to Plane Tree Lane," says Schmidt.

This model is a three-bedroom, two-and-a-half bath, one-storey home. It has a two-car garage and sits on a corner lot. The Manhattan offers 208,500 square feet of living space. Not quite as large as the White House but big enough to include a west wing.

Entering the home, one is greeted by a large, open space filled with sleek

lines and innovative design features. For instance, right at the entrance, the builders have taken extra care to add visual impact by abutting ceramic flooring to hardwood flooring with a graceful curve rather than a hard line.

The flooring establishes the cool tones warmed with hits of rich brown and vibrant reds, as Milena Harasym (Mike's wife and business partner), who decorates the models for Harasym Developments and works with customers to pick out finishes, seeks to reinforce the modern usability of this home.

When designing the Manhattan, Mike recognized the difficulties in co-habitation experienced by the sandwich generation. Those that can afford the nearly \$429,000 price tag of this home can solve that dilemma in style. This model's base price is \$310,000.

Twelve-foot ceilings and windows in every direction, with transoms over the windows, make the common living areas large, open and bright.

Near the front door is the entrance to the basement. It also serves as a divider for the formal dining area. This design feature further emphasizes Mike's quest for a bright interior space by employing glass block planted in the walls.

Stepping into the living room area, visitors are warmed by the gas, in-wall fireplace that Mike designed to look like the one on the T.V. show Fraser. It's curved line echoes those in the entranceway floor and the kitchen area's floor.

The kitchen invites all the family cooks to work together. An intergenerational food preparation space, it has a 12-foot long, curved

island with raised breakfast bar. The sink resides here.

Warm, maple cabinetry topped by crown moulding gives ample storage room, as does the large pantry closet in the kitchen. Since guys appreciate gadgets, Mike smiles as he demonstrates the pop-out ventilation fan above the stove.

Harasym has obviously enjoyed designing this house, including some 'fun' features. For instance, the ceiling over the powder room at one end of the kitchen serves as a plant or art shelf and has recessed lighting. He jokes that it's his answer to the New York skyline.

The next-door way leads to the main floor laundry area, which is also the entrance from the garage.

The kitchen's intimate eat-in area offers a view of the neighbourhood with patio doors that lead to the deck. "You can get to the deck through any of the rooms at the back of the house," explains Milena.

The wall that divides this space from the west wing features three transom windows to light the hallway and provide visual interest on both sides of the wall.

Accessed through a separate entrance, the west wing hosts two bedrooms and a full bathroom along its hallway. Bold teen or groovy granny will love the red walls and three windows in the room at the end of the hall.

The master suite is located east of the main living space. It features a large bedroom, ensuite bath and walk-in closet. Milena has used stylish, metal-look roller blinds by Labadie in the master bedroom.

The ensuite is as intriguingly up-to-date as the rest of the house with a shower stall extraordinary. A curved glass block wall separates the large stall. This and a slanted ceramic tile floor keep the rest of the bathroom from being drenched - no shower door or curtain needed.



The west wing: Two bedrooms and a bathroom can be accessed by a separate entrance to the home. Mike Harasym's design is focused around twenty-first century, sandwich-generation families. "If the parents need to live with the owners or adult children move back home or there are older teens, this is the perfect arrangement to give everyone privacy," he says. Transom windows over all doors and in the hallway separating the two living spaces ensures that the home's whole atmosphere is open and airy.



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London's Finest Homes... Guaranteed!

cover story

Another thoughtful feature – the toilet is housed in a mini room of its own as part of the ensuite.

A double sink vanity is enclosed in furniture-like cabinetry. With this extraordinary, luxurious large space to enjoy, the couple occupying it will appreciate having a wing to themselves.

Mike came by this innovative design flair naturally. He's part of a home-building legacy. Mike's dad, also named Mike, was a Ukrainian immigrant who came to Canada after the Second World War. A tailor by trade, he built a home for his growing family. When offered \$17,000 for it – more money than he'd ever possessed, according to Mike – the elder Harasym decided that home construction might be the right field for him. He progressed from building starter homes to more lavish domiciles and brought his two sons into the business.

Alec and Mike, the younger, later worked together building homes, and now Mike partners with his wife Milena in the business.

Working on both sides of the city at one time, Harasym is also building in Warbler Woods West and will be offering lots there later in the spring. ■



Above Right: They have to eat sometime! So the lucky folks who eventually own the Manhattan will see the teens that inhabit the west wing once in a while. The kitchen's 12-foot-long breakfast bar provides ample workroom for several cooks who all want to get into the act. It overlooks the living room and is adjacent to both an eat-in area and the formal dining space.

Right: Common living areas unite the family, while each generation is afforded privacy. Pictured here, the living area of the great room features what Mike Harasym calls the "Fraser" fireplace (because it's similar to the one occupying the T.V. character's upscale apartment). Twelve-foot ceilings and numerous large windows give this large space an open and airy feeling. "Earth-tone tiles define the entryway with a gentle curve against the hardwood," according to Milena Harasym.

Far right: Lighting up the skyline of your home just like Manhattan's skyline sparkles is how Harasym jokingly describes the recessed lighting in the plant/art shelf.

