



## HOME OF THE WEEK / GEORGIAN MODERN



BY CAROLYN LEITCH

**W**hat: A newly built Georgian-style home with five bedrooms and six bathrooms designed to blend in with its leafy north Rosedale surroundings on a 50- by 145-foot lot.

**Where:** 39 Whitney Ave.

**Amenities:** This house was made to look old, with quarter-sawn oak hardwood floors, egg-and-dart cornice mouldings and claw-foot bathtubs, but hidden behind the cherry-panelled walls are many "smart home" technologies.

The house uses Category 5 cabling, for example, which allows the owners to carry a laptop from room to room and surf the Internet without needing to plug it in.

Lights, heating and music adjust automatically throughout the day. The media room — with a 120-inch projector screen — is soundproof, and the nearby wine-tasting room has heated limestone floors.

The kitchen can handle some serious cooking with a Wolf 48-inch, six-burner gas stove, two dishwashers and a butler's pantry with wine fridge.

A great room overlooks the garden and, for entertaining al fresco, the choices range from the colonnade off the kitchen to the private third-floor balcony.

**Asking price:** \$4.35-million

**Taxes:** \$12,160 (2004; to be reassessed)

**Agent:** Royal LePage Real Estate Services Ltd., Johnson & Daniel division (James Warren)

**The property:** People who live in an area as lovely and historic as Rosedale tend to resist change. So when homeowners in the area want to renovate without too much opposition from their neighbours, they call in John Emery.

About 25 years ago, Mr. Emery left the world of high finance — where he had a hand in building the Toronto-Dominion Centre and other behemoths — to form Fairmont Property Corp. Ltd. and follow a dream of buying and restoring neglected historic houses. As Rosedale's denizens watched him work, they began wooing him to work on their own houses.



Mr. Emery has gained a reputation as the developer who "won't mess up the neighbourhood." He also has won a wall full of awards, including best renovation in Canada in 1999 and another for best in Ontario in 2002.

But at 39 Whitney, Mr. Emery found a rather rundown former

rectory that simply couldn't be saved.

"Sometimes a house just wears out," he says. "This house had worn out."

Mr. Emery set out to build a new house that fit in with the character of the established homes. The Georgian style is classic and will

never go out of fashion, he says.

Despite the dazzling technology and high-end finishes, Mr. Emery's favourite aspect of his latest project is not the way it stands out but the way it steps back.

"I love the street appeal," he says. "The street presence of that house fits in so well."



Very top, left to right: the master bedroom, the breakfast area, a vestibule with a view toward the back of the house, and the master bathroom. Left, the family room. Above, the dining room; below, a window looking out on the leafy streetscape.

