



The three-storey home was built in 1922. Below, the master bedroom on the second floor.



PHOTOS BY FRED LUM/THE GLOBE AND MAIL

Above, details of the main bathroom with glass shower. Below, the dining room. Left, the main staircase at the centre of the home.



HOME OF THE WEEK / REVAMPED ROSEDALE MANSION BY EDEN SMITH

BY JANE GADD

What: An arts-and-crafts-style mansion built by architect Eden Smith in 1922, updated to modern demands by master craftsmen and technicians.

Where: 2 Cluny Dr., Rosedale

Amenities: Five bedrooms, four fireplaces, mahogany-panelled library, cantilevered deck overlooking a private ravine with walking trail, covered colonnade link to coach house.

Asking price: \$5.5-million

Taxes: \$19,042 (2005)

Agent: James Warren, Johnston & Daniel division of Royal LePage

The property: This grand house on

a leafy lane in venerable west Rosedale is a prime example of how modern market demands interplay with heritage-preservation values.

Constructed in 1922 by British-born architect Eden Smith, a close associate of William Morris and the arts and crafts movement, the three-storey, 6,200-square-foot mansion once featured inglenooks, parlours, a closed staircase to the top-floor servants' quarters and small leaded windows that lent a cozy atmosphere but didn't let in much light.

In 2005, it was gutted, rewired, opened up by having fewer, larger rooms and stuffed with smart-house technology that make all of its systems operable by remote control — from Muskoka or Florida.

New, larger windows have been added, with leaded panes to harmonize with the remaining originals. The ceilings are studded with halogen pin lights.

Two of the four fireplaces have been converted to gas, extra bathrooms with expensive yet neutral finishes have been added, and an old coach house has been reconfigured as a potential exercise room.

The stone exterior has been largely maintained, in keeping with the home's official heritage designation, which strictly limits external changes.

An investment enterprise by niche development company Fairmont Properties Ltd., real estate agent James Warren and interior designer Kathy McGoey, the renovation has been done with an eye to the materials and functions expected by buyers in this price bracket.

The partners hired their own stonemason to build a limestone mantle for the wood-burning fireplace in the dining room and a slate hearth for the living-room fireplace, which has been converted to gas.

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They commissioned their own cabinetmaker to line the walls of the library with thick mahogany shelving, to build a solid mahogany kitchen island and to handcraft the solid wood cabinetry in the kitchen, and to create a wall of oak wine racks in the 360-bottle-capacity wine cellar.

The three-level reverse staircase in the centre of the home has been opened up (servants are no longer housed upstairs; cleaning staff are expected to arrive by subway from their own apartments), and a massive window allows light to beam to every floor and makes the cherry-wood banisters gleam.

The floors are of dark quarter-cut oak, with interesting zebra-stripe patterns revealed by the diagonal cutting process.

In the foyer, the oak boards have been cut and laid out in a herringbone pattern bordered by lines of maple and walnut.

Most of the rooms have crown mouldings and tall, English-style skirting rails instead of merely functional baseboards.

The bathrooms are all white or off-white, with matte slate or marble floors and subway-tile walls. The master suite's bathroom has a steam shower and a cast-iron, two-person oval bathtub set in front of a window overlooking the ravine backyard.

The concept is simple, tasteful and likely to date well, Mr. Warren says.

"We've tried to incorporate what people want today," he adds, "and they want more and more."

For now, that includes media rooms, CAT-5 computer-ready wiring, under-floor heating in the bathrooms, solid nickel faucets in the kitchen and solid-core doors dressed on both sides.

Thought has even gone into the toilets — all of which have hydraulic seats that don't bang if dropped suddenly.

The house sits on the edge of a private ravine, where some trees have been cleared to make way for a wood-chip walking trail. Overlooking it is a cantilevered deck and a stone terrace with a fountain. To one side is a colonnade linking the house to the coach house. "An art collection would look great here," Mr. Warren notes.

In counterpoint to the natural and cultural themes, the property also has a circular driveway with room for six cars.

jjgadd@globeandmail.ca