

REBRANDING AN EXISTING DEVELOPMENT

The Impact

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DONE DEALS



Clarington
20 Eagle Ct.
Asking price: \$775,000
Selling price: \$750,000
Taxes: \$8,891 (2003)
Days on market: 29

This new four-bedroom, stone-and-glass executive home evokes an alpine flavour on almost 2½ acres of verdant meadow. And it's loaded with pretty much every specialty space conceivable, including a separate one-bedroom loft with kitchen for guests.

It's among the first homes to be built in an exclusive 40-lot rural enclave located in the rolling hills of Clarington, about 40 minutes east of Richmond Hill on Highway 7.

Listing agent Richard Ling isn't shy about comparing it to Toronto's well-heeled Bridle Path and notes that the local Durham Region cognoscenti are currently staking out claims in the Westlake Estates community in the Solina Hills.

"The home took about a year to build because top-notch materials were used. And the view is magnificent," Mr. Ling says. "The house is beautifully landscaped on over two acres. It has these soaring ceilings coming from different angles that go as high as 20 feet, allowing the sunlight to wash through. It also has a very unique light well on the side of the house, and a multitiered stone terrace."

The main floor lives up to its billing as a sprawling and dramatic open space. The floor in the foyer is of porcelain tile, which leads to expanse of oak floor.

The gourmet kitchen opens to the dining room, which in turn leads to the living room with its stone fireplace. French doors, with transom windows, open to a 900-square-foot deck and surrounding terrace.

Most of the doorways sport transom spaces where new owners can add their own signatures, such as stained glass. The kitchen also is floored with porcelain tile, and equipped with high-end, built-in appliances and white cabinetry.

The master bedroom at the end of the east wing



has a private cedar deck, reached through French doors. It also boasts three-panel windows, a walk-in closet and a six-piece, ceramic-floored en suite bathroom. It is naturally lit through a glass-block exterior wall and a skylight above an oversized soaker tub. Skylights are also featured in the main four-piece bathroom.

A den/family room on the west wing has state-of-the-art acoustics, and there is a separate home-theatre space in the basement that can accommodate the largest electronic toys.



There's also a den in the basement lit by a two-level light well. It has a private patio at the side of the house. The space is big enough to accommodate a bank of built-in cabinetry and shelving, as well as a billiard table.

A sauna and three-piece ceramic bathroom also are located on the basement level.

The home has an attached double garage. It has a septic sewer, and draws water from a drilled well.

Harvey Kalles Real Estate (Richard Ling)