



# HOME IN THE HIGHLANDS

WITH COLIN + JUSTIN



**PARISH & STRANO**

TAKING REAL ESTATE  
TO NEW HEIGHTS

JULY 2020

## YOUR GUIDE TO COTTAGE COUNTRY



BUILDING  
MATERIALS TO  
**AMP UP**  
YOUR COTTAGE

TAKE IT **OUTSIDE**  
ESSENTIAL IDEAS FOR  
OUTDOOR PARTYING

**BRILLIANT  
BUNKIES**  
HOW TO, WHAT TO  
AND WHERE TO

**BRANCHING OUT**  
TREE HOUSE STYLE



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# Up River Trading Co.

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Up River Trading Company is a premier shopping destination with locations in Minden and Haliburton. We're more than shopping for amazing gifts, art and cottage accessories – we're a truly unique Haliburton Highlands experience.

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## CANADA'S OWN IPHI CERTIFIED PASSIVE HOUSE PREFAB PANELS



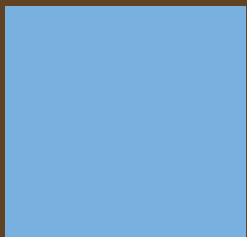
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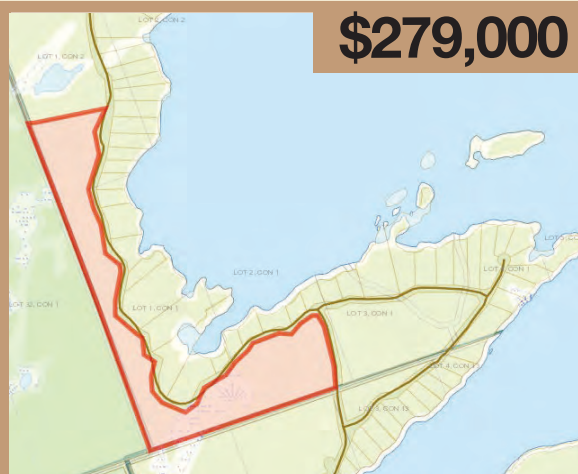
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**\$279,000**

### WEST SHORE RD KENNIS LK

- 72 ac of forest /trails, also trail 2 Buckskin
- Portage 2 Redpine Lk, for canoe routes
- Snowmobiling, ATVing, biking, horse riding
- Build a home, and 2 accessory dwellings



**\$399,000**

### DESIRABLE KENNIS LAKE LOT

- 118 feet of waterfront, With NE exp
- Small cove on the left side of property
- Gorgeous Canadian Shield & Mature Trees
- Building site has already been cleared!



**\$499,000**

### HWY COMMERCIAL LOT WEST GUILFORD

- On well travel Kennis Lk Rd, commercial area
- Well and Hydro, level easy access for everyone
- Great spot for your new business
- 244 ft frontage, 1.8 acres per MPAC



**\$749,000**

### NORTH WESTERN KENNIS LK

- 3 Bd / Ensuite+4 Pce Bath, Lg Octangular LT/DR
- Open Kit/DR, Lots Of Windows, Carpet, Spacious
- Wrap Deck, Deck At Water, Deep Entry, N W Exp
- Sand mid summer, Spectacular view, turn key



**\$1,095,000**

### KENNIS - LARGE SAND BEACH

- 120 ft of Sand beach, Level grounds, Long View of lake,
- 3 bdrm, 2 bath, den, family room, Haliburton room.
- 3<sup>rd</sup> bdrm is private & walkout to beach, lg docking system
- Open concept Kit,DR,LR, All Glass Across Front
- Close To Haliburton Forest, Shopping, Medical



**\$425,000**

**SOLD!**

### STARTER COTTAGE-LITTLE REDSTONE

- 3 season 2 bdrm cottage, level lot, open concept
- Wood Stove, no septic and running water
- Cottage sits close to the lake, spectacular views
- Beautiful for your dream cottage, easy access



**\$619,000**

**SOLD!**

### LITTLE KENNIS FURNISHED COTTAGE

- 3 bd cottage, 4 pc WR, Lg guest 1/4s/2pc WR
- Pine & drywall finish, Angel stone fireplace
- Sunken LR, eat in kitchen, plenty of cabinets
- Private level lot, sand and deep water, Lg decks



**\$995,000**

**SOLD!**

### REDSTONE -NW EXP-SAND

- Yr Rd, 3 Bdrm, Den, Haliburton Room, W/O Lower
- 2-3pc 1-4 Pc Bath, Propane FP, Wood, Oil Furnace
- Priv, Level, Sun & Shade, Sandy, Walkin To Swim
- Lg decking, boat to 3 other lakes, 20 mins to town



**\$639,000**

**SOLD!**

### PARADISE ON BITTER LK

- 3 Bds, 2 Bath, Ensuite, Open Kitchen/LR /DR
- Priv, Shallow Entry To 12 Ft At Dock, Granite
- Turn Key, WI FI, 1.5 Garage, 4 Season
- Access Off Lake For Sleds, 20 Mins To Town

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*Gloria Carnochan*

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Granite Realty Group Ltd.

BROKERAGE



# Welcome!

It's official: Haliburton is rapidly becoming the place to be for anyone who wants to enjoy clean air, sparkling water and natural topographical beauty. There's a renewed confidence in these parts, as people begin, once again, to breathe, to take stock and to plan their futures, while expressing their individuality, of course, via the places they call home. And to that we say hoorah!

Meeting the people who 'make' the county, in this issue we're showcasing Cam and Lauren Green of the Fort Treehouse Company, whose love of construction and design led them to specialize in the creation of tree houses. Aye, it's fair to say, if you'll excuse the pun, they're branching out...

We'd also like to draw your attention to celebrated artists Chris Hanson and Hendrika Sonnenberg , who moved from Brooklyn, New York, to settle in Minden, some six years past. Widely lauded for their polystyrene sculptures – their fascinating Zamboni effigy graced the Minden Arena two years ago – their unique home style smudges the lines between art, design and utility, and their oft' whimsical body of work is guaranteed to raise a smile.

To help optimise your guest space, we've rounded up an arsenal of top tips on building a bunkie. Throughout, we explore design and atmosphere, while recommending the best course of action to amplify the lifestyle quotient in your tiny living quarters. Further on, we appraise the building materials no self-respecting home exterior should be without, before concluding with our guide to throwing a great party. Safely, of course, and socially distanced (as and when required) so the remaining months of summer can be filled with joy.

Yup, it's all one long, glorious party at the lake. Happy reading and happy vacations. And stay safe, everyone. More from us next time,

*Colin & Justin*



## HOME IN THE HIGHLANDS WITH COLIN + JUSTIN

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## HOW TO BEAT THE HEAT THIS SUMMER

Hi everyone. I'm Kieran Gillooly – the proud owner and operator of Northern HVAC.

Talk about hot! The heat can affect people in many ways: hot, unfiltered air can exacerbate respiratory problems, allergies, heat-induced stress, sinus problems and affect those with limited mobility. It can also affect mood and your overall level of comfort. People who suffer from some of these conditions find filtered cold air alleviates their discomfort and even some allergy symptoms.

Searching for options to cool your home is easy when you are working with a qualified, certified and reputable HVAC contractor. They will be able to determine the correct size of the unit needed for your dwelling. Over-sizing or under-sizing a unit has a great effect on how it operates.

If you over-size your AC unit, it will be too powerful for your home. The unit will quickly cool your home but it starts up and shuts down a lot more, something known as short-cycling, because the unit is running for only a short time to meet the thermostat setpoint. Doing this frequently throughout the day will lead to a shorter lifespan for your equipment and will increase your energy bill. Over-sized units won't condition the air in your house properly - they will "chill" the air, also known as the refrigeration effect.

Under-sizing a unit can also have its downfalls. If your A/C is undersized, it will take too long to cool your house, which means it will run for a long time and stop only briefly. This means your undersized A/C will be experiencing a high rate of wear and tear, leading to a shorter lifespan.

For those who do not have ductwork for an A/C coil to adapt to their furnace, there are other options on the market - and ones we have been installing weekly! Mitsubishi heat pumps are ranked among the most energy-efficient and cost-effective ways of heating and cooling your home. They are less invasive to install because they don't need ductwork. The dual-purpose on Mitsubishi heat pumps is an awesome feature for both heating and cooling. They're especially designed for energy efficiency, performance, and control over your personal comfort! The indoor unit is a sleek, stylish design that will blend seamlessly with any décor, and the outdoor unit is designed with a small footprint to maximize your space. Mitsubishi also makes just a cooling unit, if you choose not to have the dual-purpose application of both heating a cooling.

Environment Canada predicted this summer may be hotter than normal. BEAT THE HEAT with Northern HVAC keeping your home comfortable, with our reliable, dependable and reputable service.

**Kieran Gillooly**

Owner of Northern HVAC

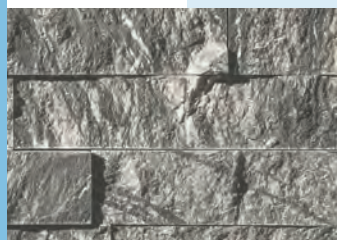


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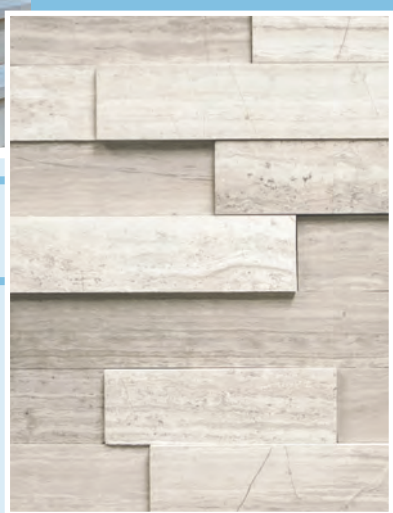




Timber details add height, presence and a natural feel



Revolutionized screened rooms with smart, vinyl window bug-screen system by Sunspace.



Texture creates a feeling – wonderful stone finishes by Erth Coverings.

# Material world

**There's a wealth of new building materials out there to help make your cottage totally individual, say Colin and Justin.**

Oh, how the humble Canadian cottage has changed! Once the uncomplicated preserve of vacationers hell-bent on spending naïve, familial time in the great outdoors, the typical holiday respite has slowly transformed to satisfy the lifestyle (and increasingly style-literate) needs of today's design-savvy consumer.

These days, the rustic idyll upmost in people's ambition (and escaping the city a bigger consideration than ever before), the typical cottage aesthetic, across myriad destinations, has evolved *dramatically*.

The first place at which we stayed (will you forgive us if we whisper Muskoka?) was an uncomplicated pile: all rustic pine, mismatched furniture and worn, shingled roof. It was homely, sure, but we remember thinking how it *could* have been, had it been even just a little more, shall we say, 'maintained'. That's, ahem, 'diplomatic' parlance for: "tired old heap with about as much appeal as a damp dishcloth..."

But then, of course, the urban (and indeed the suburban) property market began to ramp. This vertiginous ascent triggered an increased demand for leisure homes, at which point real estate values in the rural space were positively impacted.

As the market jostled, so too did the way properties are dressed – inside, but more than ever before, across exterior planes too. Yes indeed, in the world of cottaging, the smartest abodes had a do-over!

This in mind, we've rounded up a few key 'layers' which, arranged correctly, will amplify your real estate value, whilst making your home or cottage more enjoyable in the meantime.

## Siding

Whether horizontal cedar, vertical board and baton, metal, vinyl or even cement cladding (much of which is designed to look like wood),

new siding won't only update your home, it'll leave it better equipped to deal with the vagaries of Mother Nature as her seasonal arsenal revolves. Some variants – wood and lightweight metal – can be DIY installed, but in our experience, heavier applications are best left to the pros. HardiePlank ([jameshardie.ca](http://jameshardie.ca)) is a dream product that's partly cement based, but composed with real wood fibres. On the several occasions we've specified it, it's been hugely successful.

## Stone finishes

Every good exterior should serve a perfect balance of complimentary finishes: perhaps wood and glass, painted elements and a little stone detailing to add schematic verve. While remodeling our beach-front cottage, we added real stone detailing by Erth Coverings to update a previously wood-clad chimney: its addition provides SO much texture across an essentially grey painted aesthetic. It's worth noting that



this is genuine stone, as opposed to ‘composite’ or ‘cultured’ stone. And take it from us: you see (and feel) the difference.

## Metal roofs

Metal roofs have become a crucial part of the renovation industry, not just in our business but across the wider construction community. Available in a host of styles (raised seam is our favourite, but you can specify wood look or metal shingles) and colours, they’re a go-to across many of our projects. Pricy? A little more than regular shingles, sure, but they last much longer. Noisy? No: even when rain is pounding, sound disturbance is minimal.

## Decking and pergolas

Western Red Cedar is our lumber of choice: proudly Canadian, and derived from sustainably managed forests, the wood genus takes on a beautiful grey patina as time rolls forward. We tend to leave ours unfinished, negating the need for annual re-staining or varnishing.

## Railings

Framed or unframed? Glass or metal? Or simply wood? There are benefits to each category, but our preference mixes sparkling clear glazing with jet-toned metal frames. We call it the gallery effect: imagine a piece of art framed out in a complementary, image-enhancing

surround. That’s what this look is all about: the vista to Mother Nature’s deft work, contained in a slick outline. Simple, huh?

## Screen idols

Screens, once clunky and oppressive, have travelled the long road to discretion and are now much less obtrusive. Our favourites are by Sunspace whose WeatherMaster Plus system is a surefire winner. Composed of crystal-clear vinyl ‘glazing’ panels that slide up and down in front of a permanently positioned (almost invisible) bug baffling mesh, they’re widely regarded as market leaders. Flexibility the operative word, they’re the perfect solution to enclose formerly open patio spaces or to ‘extend the season’ in previously lesser outdoor rooms.

## New windows

Installing new windows isn’t just a fantastic way to update your home, it’s also a sure-fire method to battle the elements, improve thermo qualities and save on fuel bills. We’ve worked alongside euro + glasshaus for many years, and for good reason: their products are supremely well constructed, customizable and available in a host of fashion-forward colours and styles. Just imagine how a spot of large-scale fenestration could modernize the appearance of a previously dated exterior while adding welcome light indoors.

Single-paned windows by euro + glasshaus allow for unobstructed views.



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CRYSTAL LAKE WATERFRONT HOME! \$1,999,000

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COUNTRY BUNGALOW \$249,900

On 1.2 acre lot, located just minutes to village of Gooderham. Open concept living, dining & kitchen. newly renovated kitchen with new light grey cabinetry. Updated laminate floors. Main 4 pce bath has also just recently been update w/ new fixtures. Master bdrm has patio door overlooking the pond & very well treed lot, & also has 2 pce updated ensuite & walk-in closet. New propane forced-air furnace in 2015, update plumbing & electrical, new pump 2 years ago. New drilled well in 2018 & dug well that feeds the pond which is stocked with "rainbow trout". Full walk-out concrete block basement w/ room to park atv or snowmobile. Property backs on to greenspace. Located on year round township maintained road.



EXCELLENT 48 ACRES OF PRIVACY! \$299,900

Great spot to build dream home away from the city!large spring fed pond approximately an acre in size. Excellent clearings for building, w/ lots of trails throughout property. Union Creek runs through the rear portion of the acreage. 2 bdrm. Cabin in usable but poor condition, overlooks the pond. Large mobile trailer used as bunkhouse, & garage style shed. Picturesque and very private, lots of wildlife. This property makes great getaway, or place to build your future home. Located on a year round paved municipal road with services & easy access to Bobcaygeon, Fenelon Falls,& Kinmount.





# PARISH & STRANO

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### MOUNTAIN LAKE - \$1,310,000

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### STUNNING DRAG LAKE 1,499,000

**SOLD!**



337 ft of waterfront on beautiful Drag/ Spruce Lakes w/Western exp. Gorgeous 1900 sq ft bungalow w/stone fireplace, Haliburton Rm, and custom kitchen. Turn key bunkie w/2 bdrms. Large dock and pontoon boat included! Move in and



### DRAG LAKE - \$899,000



Drag Lake Beauty! 329 Feet of Sand & Rock Shoreline With 2.4 Acres of Supreme Privacy! Deep Water off the Dock with Big Lake Views. Sandy Beach Area for the Young Ones to Swim. Flat Level with Lots of Room for Family to Entertain & Kids to Play. Year round Home or Cottage Fully Winterized with a Drilled well, Propane Forced Air Furnace, Stone Fireplace with Wood Insert. Drilled Well. Original Homestead with 2 Bdrms Plus Office & Sunroom. Miles of Boating & Fishing on this 2 lake Chain. Just 10 Min to Town on a Year Round Municipal Road. Truly a Rare Find on Beautiful Drag Lake!

### HALIBURTON LAKE - \$919,000



Over 300ft of waterfront on South Bay with SW exp. Yr round private road. 3 bedroom + den 1.5 story home/cottage Open concept liv/kitchen/dining, two main floor bedrooms w/3 piece bath, cozy woodstove, cathedral ceiling, upper master suite w/5 piece bath Lower level boasts a studio/den, cold room/pantry and plenty of storage space. Upgrades including brand new dock, new FAP furnace, water system and more! Detached 3 car garage w/metal roof. 2 story dry boat/bunkhouse at the water's edge! Finding the perfect cottage so close to the water's edge is rarity! Lovingly cared for by it's owners.

### CANNING LAKE - \$1,499,000



Custom built year round retreat on Beautiful Canning Lake. 4 Bdrm, 2 Bath Dream Retreat. Custom kitchen, open concept, propane fireplace and hardwood floors, Cathedral ceiling w/lakeside views. Attached garage, and awesome deck for entertaining. Miles of Boating and Fishing through the Five Lake Chain!

### REDSTONE LAKE - \$2,499,000



Redstone Lake- Imagine Owning Over 1 Mile of Shoreline and 58 Acres! 7 Water-front Lots Already Subdivided. Multi Sun Exposures, Clean Sand & Rock Shorelines With Deep Waters. Towering White Pines, Granite Outcroppings, Well Treed Private Lots. Smooth Rock Shelves. Great Investment Opportunity with the Possibilities of Further Lot Development. Don't Miss this Rare Opportunity on one of Haliburton's Finest Lakes!



### PEDDLEBOAT LANE - 284,900

4 Season Cottage with Deeded Access to Peaceful Tamarack Lake. Private, treed setting, Firepit Area & deeded access beach. Cozy Cottage With Open Concept Design, Bright & Cheery Livingrm Finished in Pine, Woodstove for Chilly Evenings & Walkouts to Deck. 2 Bdrm + Office, 4 pc Bath. Solar Power/ Backup System, WiFi Connected Thermostats. Winterized Water. Comes Fully Furnished! Just move in and Enjoy Year Round!



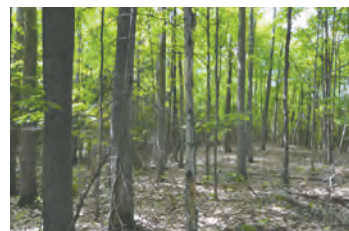
### HALIBURTON VILLAGE 285,000

Lovely 3 bdrm home w/upper loft. Plenty of upgrades including new modern kitchen, updated bathroom, FAP furnace, block foundation, water system & pump, & laminate flooring. Main floor has two bedrooms, 4 piece bath, laundry & mud room. The upper loft with a bedroom is an added bonus for a great studio/office space. Private yard with summer garden shed. Walking distance to amenities!



### SILVER BEACH HOME - \$549,900

Lakeside Luxury Maintenance Free Living in Haliburton's Premium Lifestyle Community! This Bungalow unit is detached with a double garage. and a private backyard. This bungalow has been tastefully upgraded with superior Finishings. Lg Main Fl Master with Walkout. Walk to the Beach on Lk Kashagawigmog.



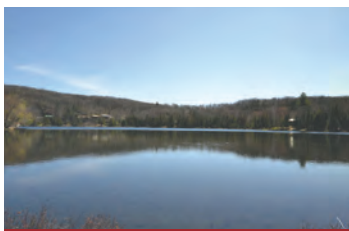
### WIGAMOG RD LOT 59,900

Great building lot in a nice private area. Close to lake Kashagawigmog. Year round Municipal Road. Hydro available. Close to Haliburton.



### HORSESHOE LAKE - 739,000

Fantastic cozy and winterized cottage on 160 ft of sand/rock shoreline w S/W exposure on beautiful Horseshoe Lake. Open living/kitchen/dining with awesome lake views. Two propane fireplaces for the chilly fall and winter nights. Flat level lot with lots of trees for privacy. Great boating and fishing. Don't wait, this one won't last!



### SHARON LAKE - \$159,900

Great building lot for your year-round home or cottage on peaceful Sharon Lake. Hydro & telephone are available. Easy access off Hwy 35 Enjoy this quiet, no motor, spring fed lake. Good fishing for Bass, Perch & Pickeral.



LOT 1  
LOT 2  
LOT 3  
LOT 4  
LOT 5  
LOT 6  
LOT 7

\$360,000<sup>+HST</sup>  
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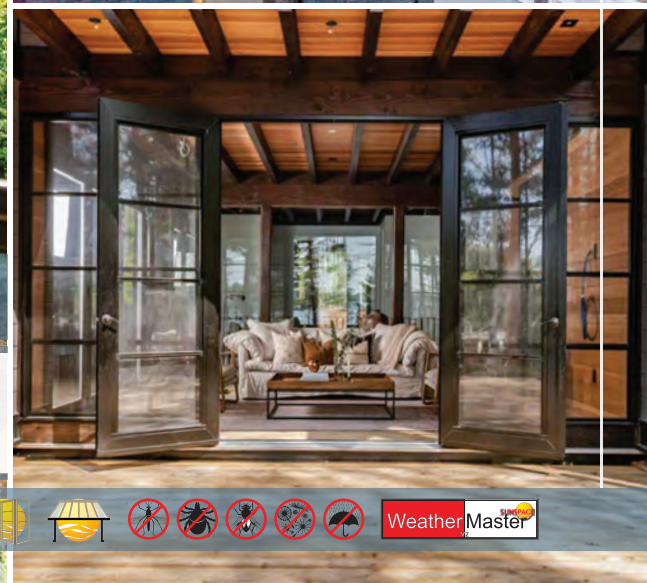
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Experience the enjoyment and quality of your cottage space without worry of wind, rain, stinging insects and harmful UV rays. Sunspace provides an array of products to add beauty and family comfort, while increasing the value of your cottage. Installing directly onto existing patios, decks and even under existing roofs.

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# BIG KID TREE HOUSE

Cam Green began building tree houses when he was a kid, banging them together out of scrap wood taken from the garage or burn pile. But while for most of us it was just a passing phase, Cam has never lost his love of building homes in the branches. Now he and his partner Lauren have turned that passion into a business. Fort Treehouse Company is the couple's brainchild, a custom tree house design and build company.

If you can dream it, they can make it, up in a tree. And how better to showcase their skills than to build a tree house as proof of concept? Over the last eight months, Cam and Lauren have worked night and day to complete this super-stylish tree house, which rests in the branches of two maple trees on their property. The building is fully insulated, has a bathroom complete with shower, and electrical power courtesy of a solar panel.

Cam's pioneering spirit and Lauren's design flair have pushed the project to completion in record time. Help from a host of local contractors and a financial boost from the Haliburton County Development Corporation have enabled the couple to begin marketing their dream. They are in discussions with their first potential client and hoping to confirm their first build right here in Haliburton County very soon.

A tree house, or a house in a tree? This wonderfully quirky building is classed as a bunkie. It maxes out the size limit of 370 square feet allowed in Minden Hills and tops out at 33 feet above the ground. Fort Treehouse Co owners, Lauren and Cam, wanted to showcase just what can be achieved when they really set their mind to building a luxury tree house.



Lauren and Cam, 34 and 37 respectively, have lived in Haliburton County since 2007 and Minden for almost a decade but their attachment to the area and each other began years before when they were both attendees and then camp counselors at Camp Wanakita. The couple have two boys: Arlo, who is two, and little Sidney, born just days after this picture was taken. "I hope the boys will love the tree house," says Cam, "but hopefully they'll build their own, just like I did when I was a kid."

The couple formed Fort Treehouse Company in May 2019, and, with help from the local development corporation, plus assistance from many local contractors, they have built this project to promote their business and demonstrate their expertise.

■ TEXT BY WILL JONES

■ PHOTOS BY DANIELLE MEREDITH



This is not your average tree house and as such it isn't macgyvered into the trees in some ad-hoc fashion. The tree house attachment bolts (TAB to those in the business) are a proprietary system designed and built by Oregon-based tree house guru and engineer Charles Greenwood. Minimal insertions into the tree, along with sanitization protocols almost akin to that of an operating theatre, mean the bolts that pass through the tree are super clean and the wound created while installing them heals healthily. "The tree is the most important part of our whole project and so we want to totally protect it," says Cam. "As well as 'working clean', we covered the exposed roots in wood chips and plywood to reduce ground compaction and accidental damage during the construction process."



Every kid wants to have a sleepover in their tree house, don't they? Thankfully for Lauren and Cam, when Arlo and Sid badger them to do just that they'll be able to get a good night's rest. Shrouded in natural light, the sleeping space is also wonderfully airy, thanks to a Big Ass Fan (yes, that is the supplier's name). The tree houses that Cam envisages building in the future are strictly for the 'big kids' among us and he sees them as the perfect, and extremely cool, addition to the cottage: "A place for your favourite guests to stay, or for you to escape when the family visits!"

Overlooked by the giant window, the main living space is a joy to be in. Lauren has adorned it with the best in soft furnishings and the whole space is temperature controlled by a wall-mounted HRV system (heat recovery ventilation) that removes stale air and introduces fresh heated or cooled air, depending upon the time of year. "One of our challenges was to find products and systems that were scaled down to use on a compact project like this," says Cam, "and the stove plus HRV both fit that bill perfectly." The HRV is not pictured, partially because no one will notice it when they visit, simply enjoying the forest-fresh air as they lounge on a sofa amidst the trees.



While Cam is the mastermind behind the construction of the tree house, Lauren takes over with the interior design. She has continued the warm, woody theme but ensured the space has a modern vibe. The walls are clad in Baltic birch plywood, while the floor is an environmentally friendly concoction of white sand, white clay, straw and water, produced and laid by local firm Beyond Plasters. Lauren's choice of flat black mini wood stove comes from Norwegian manufacturer, Jotul. It matches the finish on the ladder that leads to the mezzanine level, which was fabricated by Black & Smith Ironworks, from Cavan, Ontario.

*Cam and Lauren are grateful to their local suppliers: Mountain Customs, MX Metals, Al Hough Plumbing, Haliburton Electric, Haliburton Solar & Wind, Haliburton Landscaping & Septics, Beyond Plasters, Wilbee Roofing, Northern Image Windows & Doors, Nortech, Cottage Country Building Supplies, Highland Electric.*



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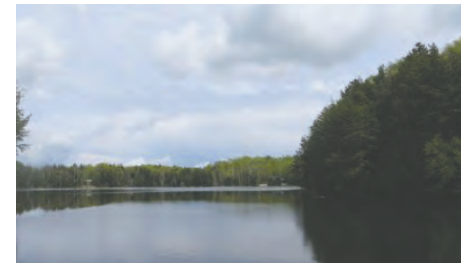
4 season, 3 bedrooms, 2 baths. Beautiful view of Gull Lake. One of our premier lakes, great boating, fishing & more!

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**CARNARVON CHURCH \$249,000**

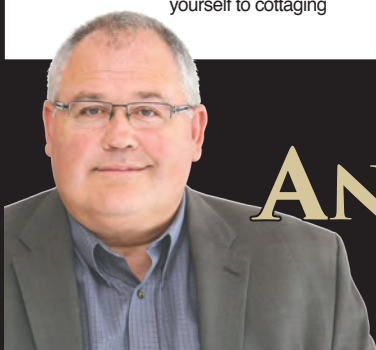
Historic property in a prime location bordering on Hwy 35. Located in between Minden & Haliburton Village. Shopping & restaurants are nearby

**SUNNYSIDE ST \$79,900**

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**DOWNTOWN DORSET \$199,900**

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**Party time?  
Summer 2020  
has bags of  
remaining  
breath, so step  
outside, say Colin  
and Justin, and –  
mindful of social  
bubbles – let the  
good times roll.**

# Party

Today, courtesy of unstinting optimism (that the sun will endure!) we're turning our attentions to the great outdoors. Here's our sunshine guide which, studied carefully, will help transform your garden, deck or patio into the perfect party backdrop.

## Guest lists

Whilst ad-hoc parties are fun, we prefer a lil' organization ahead of time. This in mind, work on the perfect guest list to ensure everyone will get on. If you have warring neighbours who've been engaged in a battle over the positioning of a potting shed, perhaps it's best to invite one half of the battle to a *subsequent* gathering. Just saying!

## Menu

Check, ahead of time, with all guests, to avoid food allergies and so on. It's rewarding for you, as host, to know you've catered safely (and deliciously) so that no one is left in a corner, glumly sucking on a bread stick, as everyone else tucks into glorious party fodder. And remember, bite-sized snacks are far easier to negotiate than full-blown Jurassic-scaled handfals.

## Griller thriller

Ensure you've sufficient propane (or charcoal) to get you through the day or night. If we had a buck for every party where the hosts ran out of fuel *before* everyone was fed, we'd be rolling in it!

## Lighten up

Now's as good a time as any to s your garden, deck or dock: choo- hue rugs, cushions and textiles feels light and breezy. Hang sola to proffer sparkle as daylight yie If you have grass, haul out your clipped lawn, after all, suggests what better place to enjoy a long than against a Wimbledon-perf Strawberries and cream, anyone

## Booze

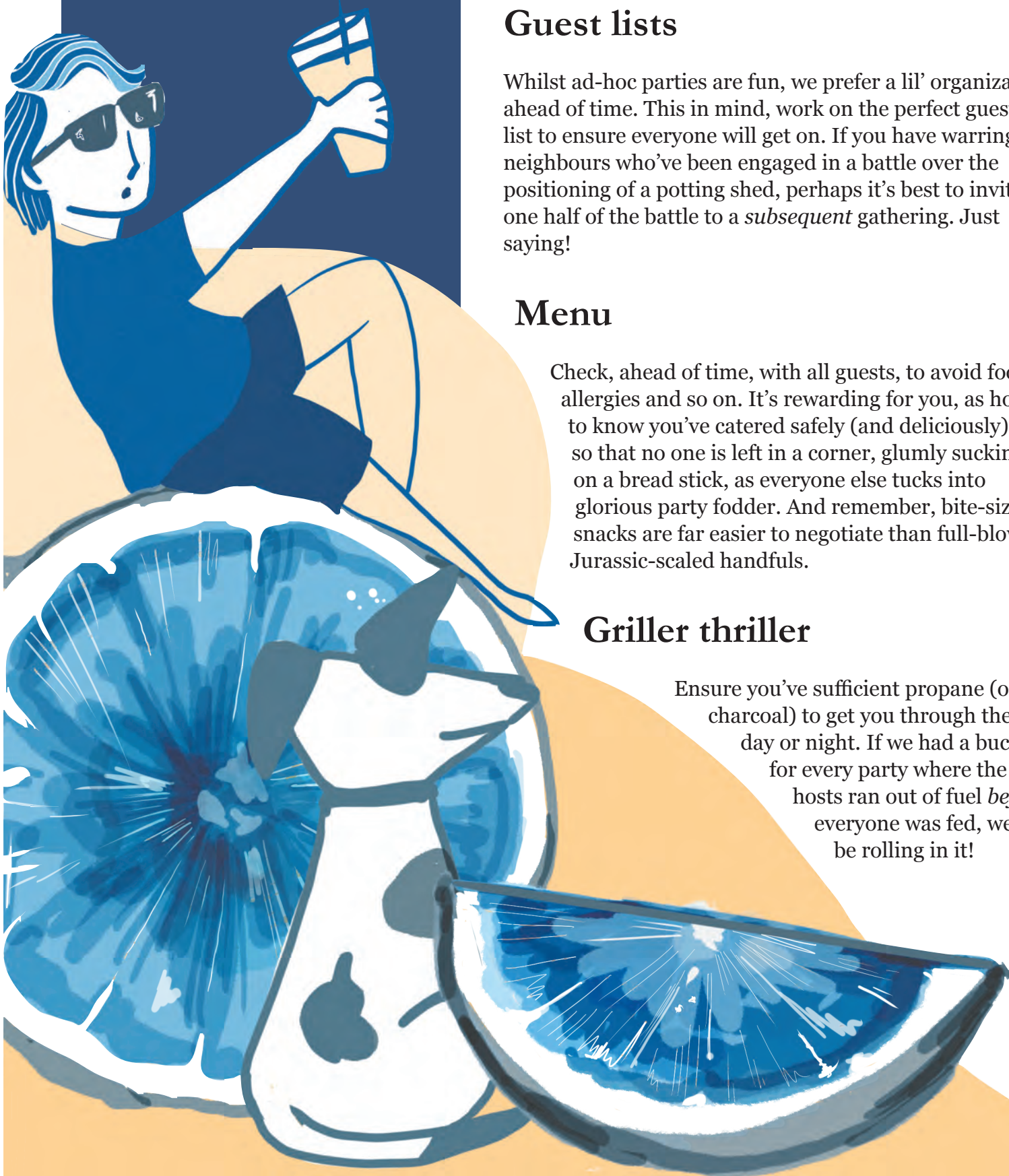
Don't be shy about asking every though it makes sense to stock u and basic spirits to mix those G sodas. Ensure, too, there's lots o and pop for kids or designated o make sure you have TONNES o in drinks and to chill bottles and worse than a warm beer on a ho

## Music playlists

When hosting, we ask attendees to nominate a couple of songs th resultant playlist keeps everybo ensures the event hits all the rig

## Freshen up

Before even thinking of furnitur ensure your space is spick and s washer to remove grit and grim won't simply clean, it'll reveal y patio's original tones so your ga As much as you'll be plying your summer cocktails, they'll be jud – whether you like it or not – as those Aperol Spritz.





# Outside

## Garbage disposal

To avoid your porch, terrace or garden becoming a hot mess of post-party clutter, use colour-coded crates, marked clearly (one for garbage and one for recyclables such as plastic or paper plates) so guests can see where to leave their empties. Yup, a little order during (and after) your party will make life for you, as host or hostess, much easier.

## Bloomin' lovely

Bright potted flowers add drama; nowadays you needn't be an expert to achieve great results – even big-box stores have horticulture bred to challenge even the least green thumb. Hanging baskets, too, will add pop, but remember that on hot days they can become arid in less than an hour. So wield that watering can to avoid a dry basket before your party posse descends.

## Flicker

Tuck tea lights into storm jars and use citronella candles to keep bugs at bay. Wouldn't it be hellish to find an army of yellow jackets sucking the life out of your walnut dressing as you serve up that achingly cool grape and spinach salad? Stung tongue, anybody? *Thought not.*

## First aid

Not that you *expect* any drama, it's always useful to keep a first aid kit close at hand. Include Band Aids, bug spray, antiseptic wipes, antibacterial hand wash and perhaps antihistamines and Tylenol. Basic stuff, sure, but having it nearby is reassuring.





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## Redstone Lake



Quality-built, 4-bdrm, 3 bath cottage. This level 1.2-acre property is perfect for all ages to enjoy. It sits in a quiet bay w/ sand and rocks shoreline. 185 feet of frontage and beautiful western sunset views. Spacious, open-concept living, cathedral ceilings, and hardwood flooring. Bright kitchen. Large dining room and screened-in porch. Master bedroom with ensuite overlooks the lake. Finished lower level. Move in and start to enjoy your summer! \$999,000

## Otter Lake



Privately situated on 67+ acres sits your dream custom built waterfront home or cottage. 4 bdrm, 3 bath home finished w/ high-end finishing's. 462ft of frontage. Cherry cabinetry, granite counter-tops, large island and oak flooring throughout. Main floor master w/ 5pc ensuite. Lovely living room w/ grand cathedral ceilings & granite fireplace. Full finished lower level. Excellent property for children and pets to run and enjoy nature. \$979,000

## Wenona Lake



Looking for a quiet, calm and peaceful four season cottage or water-front home? Look no further. This 3 BR, 3 bath immaculate cottage sits on a private lot. Large open concept living, excellent for hosting family gatherings. 125ft of frtg with stunning western views. \$662,000

## Kennisis Lake



It's all about the lot!! Enjoy the gorgeous sunsets from this west facing level lot. Amazing rock shoreline, deep water entry is great for the avid swimmers. 125 ft frontage and year round road. Looking for a fixer upper this one is for you! 3 bdrms 2 with balconies. 3 product pellet stove and back up solar system. \$569,000

## Long Lake



Choose to build your dream cottage on this stunning property overlooking Long Lake or renovate the existing building which includes 2 BR and 1 full bath. Extensive 650' of water frontage. Private seasonal access and beautifully wooded 54+/- acres provides ample privacy. Endless possibilities. \$445,000

## Little Kennisis Lake



lot and 161+/- ft of frontage provide ample privacy. Situated on a quiet part of the lake. Large lakefront deck. Floor to ceiling windows in the living room and woodstove. Sitting deck at the water's edge is a bonus. When you walk on the deck you really feel you are immersed in the woods and truly at the cottage. \$639,000

## Negaunee Lake



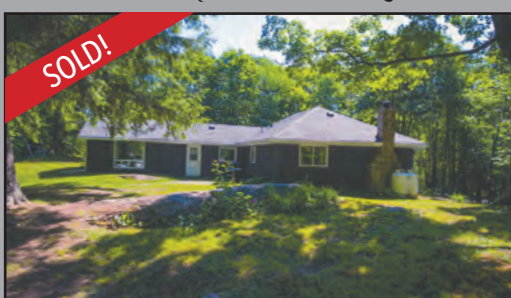
This 3-bdrm, 1 bath cottage plus neighboring vacant waterfront lot are being sold TOGETHER. With a combined total frontage of 306 ft. Double detached insulated garage with studio loft. Level to sloping yard. Bright open concept living Stunning lake views. Bunkie located on the additional vacant waterfront lot. Negaunee is a no motor lake. This package won't last long. \$529,000

## Monrook Lake



It's all about the lot! 101 ft of frontage. Gorgeous western views, level to sloping land. Traditional 3-bdrm, 1 bath seasonal cottage being sold "as is." Choose to build your dream cottage on this stunning property or renovate the existing building. Additional storage shed, bunkie and sauna. \$335,000

## Little Hawk Lake Road



What a perfect place to escape. Situated on a 2.54 acre lot with great privacy. 2 bdrm, 1 bath. Large windows. Character and charm are a theme throughout, from the barn board accent walls, to the white washed ceilings throughout, to the now-decorative old stone fireplace. Located within walking distance to Elvin Johnson Park, close to beaches, boat launches and more. \$294,900

## Mark Deep Bay Road



The perfect cabin in the woods! Cozy 2-bdrm seasonal cottage. 6.13 acres. Open concept living space. Beautifully wooded grounds, backs onto thousands of acres of crown land. Easily accessed year-round from paved municipally maintained road. Stunning views of Gull Lake from scenic lookout located at the top of the property. Boat launch to Gull Lake very close by. 179,000

## Miskwabi Lake



Seasonal 2 bdrms, 1 bath cottage. Open concept living. Porch to enjoy bug-free living. Super project for the handyman some finishing needs to be done. Drilled well with a heated water line and septic. Located a stone's throw away (across the road) is your 1/9th interest (ownership) in lot 19 waterfront lot with sand shoreline. Great fishing and swimming lake. \$129,000

## Vacant Lots

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- WEST LAKE 369,000 0.94AC
- DRAG LAKE \$349,900 3.51 AC
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- COLBORNE LAKE \$289,000 4.83AC
- PADDYS BAY \$259,000 45.72AC
- HARBURN ROAD \$89,888 44AC
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# Furnit-art



Chris Hanson and Hendrika Sonnenberg moved to Minden from Brooklyn, New York, about six years ago, and now work out of their studio off Booth Street. Perhaps best known here for their polystyrene sculptures – their Zamboni graced the Minden Arena a couple of years ago – they’ve exhibited across Canada and the United States.

If you get a kick out of home furnishings with a story to tell – items that revel in a kind of delicious ambiguity between art, design and utility – their work will raise a smile. Chris and Hendrika consult with homeowners to create one-of-a-kind pieces. You can find out more at their website: [bucketofblood.info](http://bucketofblood.info).

■ TEXT BY SIMON PAYN

Looks like a mattress, feels like polystyrene. “The Beds We Make and Where We Lie” is sculpture – place it next to the real daybed and you’ll chuckle each time you walk by. Even the stitching is made from polystyrene.

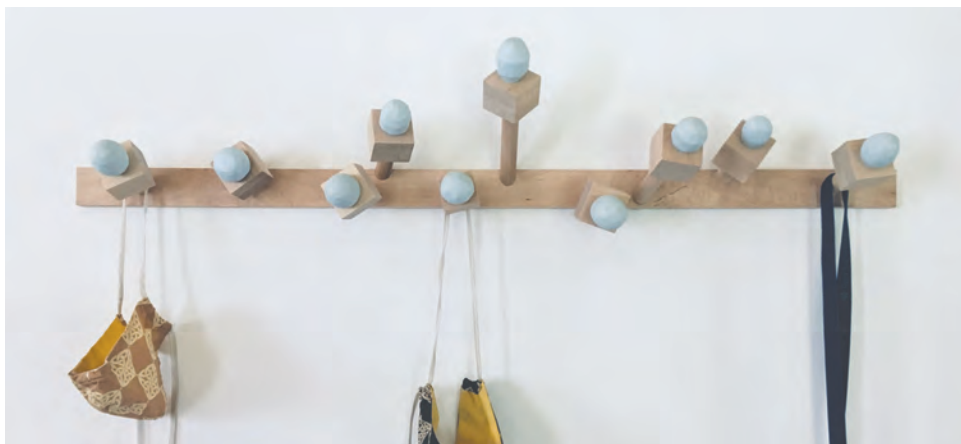


A nail-sized dot of discoloured wood is one of the few clues this bed is made of wooden pallets. Chris and Hendrika collected discarded skids from around Minden, then meticulously cleaned, planed and assembled them into a bed that gently yet deliberately hints at its origins. Those discolored dots are from the nails that kept the pallets together. Re-loved skids or finely-crafted furniture? You decide.





Part reading lamp, part street furniture. This piece is made from cedar reclaimed from an old dock. It's inspired by Chris and Hendrika's sculpture of streetlights in Halifax, called "Got Drunk, Fell Down and Fountain." Smooth to touch and adjustable, its days floating on the lake are a misty memory.



Think of a crowded press-conference, all mic-ed up by network TV. That's the inspiration for this maple coat rack. Holes are drilled at angles, then the microphone-hooks are slotted in. Want to change it up? Just play around with the painted mics to get the look you want.



This lamp is made of metal street signs, bolted together then painted – or left as-is to tell their highway story. Wired up, light seeps through the gaps. Un-wired and turned upside down, you have a bucket that revels in its leakiness.



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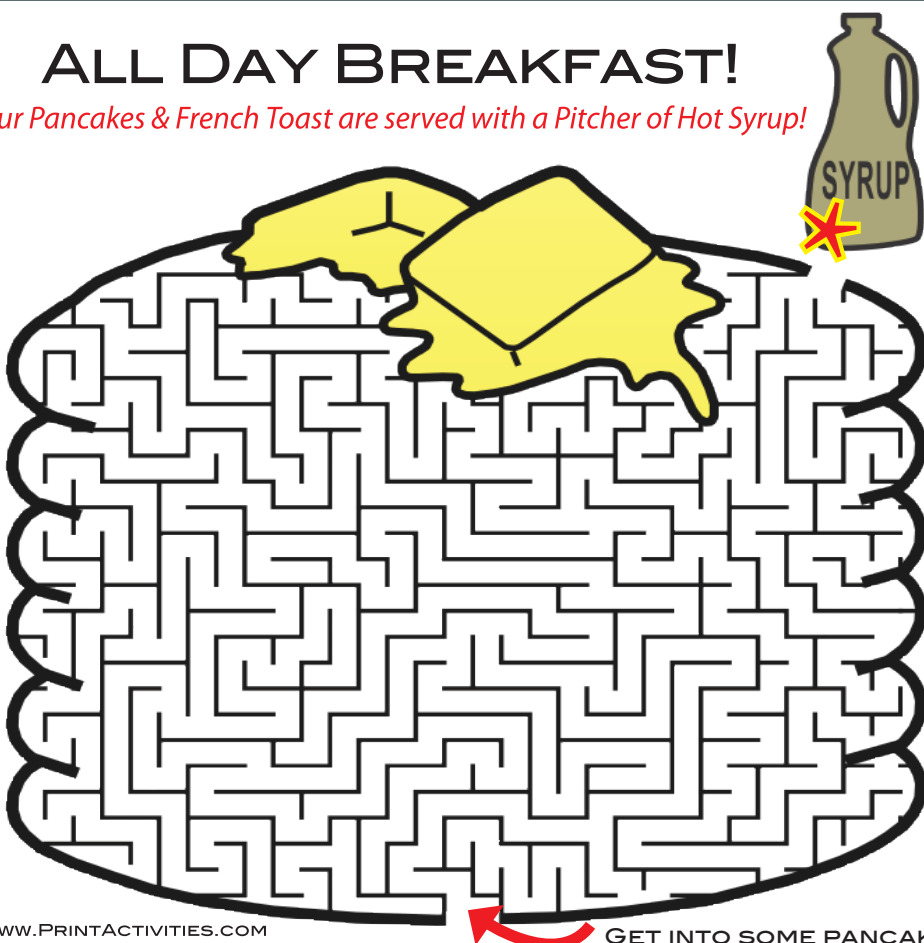
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# Be our bunkie guests



A seating area and coffee station make this bunkie a real home from home.

**Ah, the great Canadian bunkie: all things to all people. A party room, yoga studio, office, sleeping zone or simply an extra escape in which to enjoy a good book. Here's Colin and Justin's guide to brilliant bunkies.**



Whatever you want your bunkie to be, use it to improve daily life so it becomes invaluable. We've designed many bunkies in many different guises, but they've all shared one aspect in common – they've all been super comfy so we (or our guests) never feel annexed or in any way banished from the main house.

## Identity

First things first: decide what you need, then appraise the best position for your proposed structure. Location is everything, as is function, so consider aspects your main house might be lacking and ensure your bunkie ticks all the boxes. For example, if your house doesn't get sunsets, and there's a spot on your land that does, position your building there (consents permitting) and start enthusing about your new escape. If adding beds, think about stylish ways to increase head count. Perhaps built-in bunk beds make sense? Or 'roll under' trundle beds? A little planning goes a long way: don't just pile it all in and hope for the best!

## Three or four-season?

An increased size and sophistication quotient normally equals an increase in spend, so if you're simply looking for a lil' summer overflow, a neat one-room cabin could be perfect. If small and without a bathroom, costs will be lower – you can purchase plans from timber yards, buy a kit bunkie or get your local contactor to

build from scratch. Hey, you could even use a shipping container to create your ideal retreat. If planning more space (and a shower room) costs will grow and you'll need to consider heated water lines, extended electrical service, heating and A/C, or even putting in a new septic to accommodate the new structure.

## Building permits and restrictions

The Ontario Building Code requires a permit for structures greater than 108 square feet, and with various codes and regs in place (often unique to each municipality), it makes sense so talk with your local township office before starting to build. Running your ideas past the planners saves both time and money and will make sure your new addition is fully legal. Things to consider include: shoreline setbacks – find out how close your bunkie is allowed to be to the water; proximity to boundaries – don't get too close to your neighbours; and rules for just how big your bunkie is permitted to be – no greater than 484 sq. ft.

## Relationship to main building

We enjoy positioning bunkies close to the main cottage and 'joining' them visually with a deck or timber pergola detail. This keeps the building close enough to the main

house so guests don't have travel too far (especially if your bunkie doesn't have a bathroom) and can also make your overall building appear bigger – great if you're reno-ing to flip.

## Bunkie style

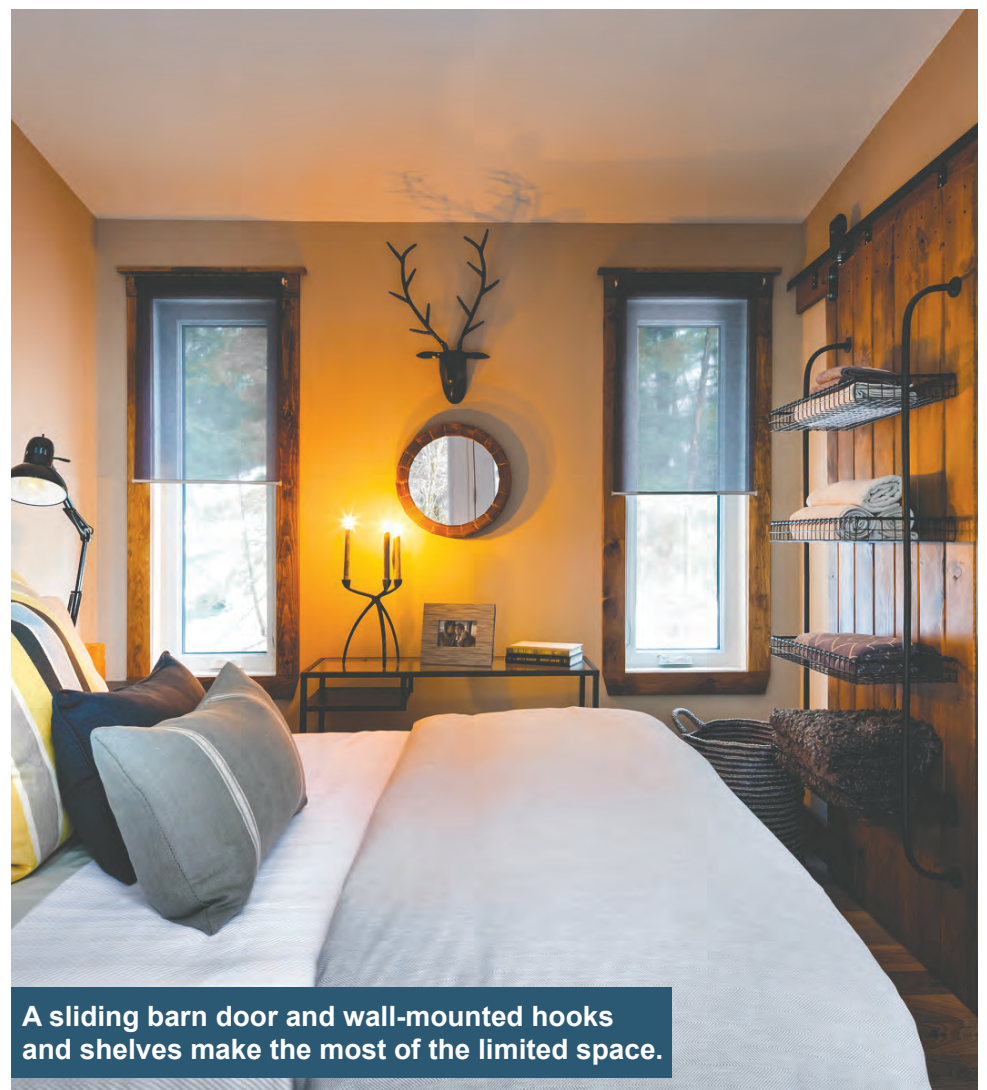
When it comes to windows, you just can't get too large as far as we're concerned, especially if you have great views or a small space that would benefit from extra light. We've cut out entire walls, glazing them thereafter, to create connectivity with the forest. Think 'tiny house' – add wall hooks, shelves and under-bed storage (rather than wardrobes) and install sliding patio doors to take up less floor space than conventional swing doors. If you've a timber bunkie, be mindful that wood is the ultimate neutral backdrop, so don't be afraid to add colour with artwork, soft furnishings and accessories to make the space pop.

## Comfort, comfort, comfort

When it comes to hosting guests, *little* things add up to a *big* welcome: this in mind, add lots of blankets, cushions and throws, a coffee machine and mini fridge so friends can start the day the caffeine way, and ensure your wi-fi extends so folk can surf social media to tell the world what an amazing host you are and just how awesome your bunkie is!



Bunk beds are an ideal space-saver. Here, four beds fit comfortably.



A sliding barn door and wall-mounted hooks and shelves make the most of the limited space.



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## LOG-BUILT HAVEN



You'll love watching the wildlife from this one-of-a-kind log home that sits on 57 acres of privacy. This custom-built property has an open-concept main area with a walk-out to a full-length porch. There's a spacious sunroom and a full walk-out basement. You'll find plenty of space for your vehicles and toys: the detached double garage is fully insulated so you can use it all year, and there's a separate storage building too. The entire property, in the Tory Hill area, is protected with a gated entry. More info from Ken Barry, broker, at [kenbarry.com](http://kenbarry.com). \$599,900.

## QUALITY ON 42 ACRES



Character oozes from this timber-frame, custom-built cottage on prestigious Redstone Lake. The home has three fully finished levels, giving 3000 sq. ft. of living space, along with four bedrooms and two bathrooms. This property feels like a cottage, with its exposed wood beams and expansive views out onto its 42 acres, with trails and lookouts over the lake. Walkouts from the main rooms lead to 600 ft. of shoreline on this premium body of water. More info from Andrew Hodgson, broker, at [andrew-hodgson.c21.ca](mailto:andrew-hodgson.c21.ca). \$1,590,000.



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