

MODERN TRANSITIONAL LIVING

BY JESS BINNS

PROJECT CONSULTANT CATHERINE DE VINCENZO

PROPERTY COORDINATOR JUDY FOGARTY

PHOTOGRAPHER CHRIS BAKER





SMITHS PROPERTY GROUP 031 762 3885



Exposed red brick walls on the ground level bring character and texture to an otherwise polished interior.

BELOW: The striking engineered oak staircase and Scandinavian-inspired wall cladding on the fireplace surround were manufactured and installed by Inovar Floor SA using FinOak from Finfloor. Using natural elements as part of the design adds texture and warmth to the open-plan living room, creating a relaxed atmosphere.

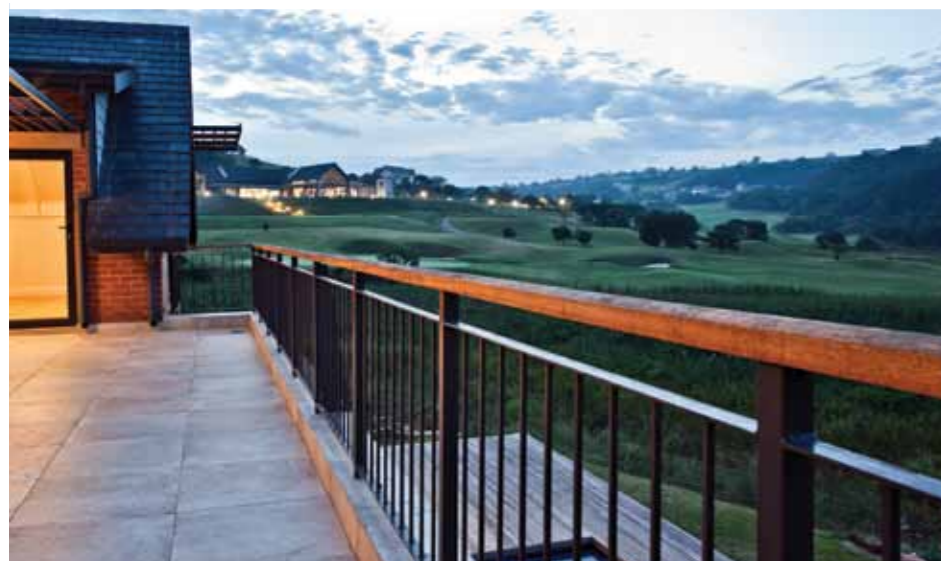
ABOVE: Representing this family home is Smiths Property Group, a development marketing specialist. With a reputation for innovation and hard work, Smiths Property Group has marketed numerous estates in the KwaZulu-Natal upper-highway area. This property shows estate living at its best: modern convenience paired with the warmth and comfort of a unique home.

Positioned on a prime site adjacent to the 18th hole of a golf estate in KwaZulu-Natal, this property is a fine example of a modern family home in a countryside setting. Built as a speculative house, it boasts flexible living and tasteful finishes to attract a wide audience of prospective buyers.

"The design of the home has been largely based on bringing the outdoors into the home," the architect says. Taking centre stage is the main living area, jutting out onto the naturally weathered timber deck. Oversized sliding doors provide the link from the lounge and eating area into the open, with careful thought going into the positioning of the windows and doors – each one had to capture the natural surrounding view.



INOVAR FLOOR SA 0860 999 116



Internally, it has to be the double-height lounge with feature double-sided fireplace that establishes the main identity for this home. Open to the eaves, the exposed ceiling has been finished in a cool, Scandinavian grey.

The light, airy nature of this space is uncompromised by the delicate formation of decorative transparent lights cascading from the centre. Adding textural interest is the washed oak-clad walls.

This theme continues up to the first floor, rustic in its material qualities, yet modern in its design. Particular assets to the home are the guest suite and master bedroom. Positioned on different levels, they both incorporate sizable dressing rooms and generous en-suite bathrooms. This means you can be situated at ground or first-floor level without foregoing these luxury additions. >





Aside from the aesthetic qualities, consideration has been given to economic and energy-saving solutions too, with the inclusion of a greywater filtration system and a generator service room. Solar panels have been installed and pergolas fitted to shield glare from the sun. All were brought in to respond to the climate, and help to make the home more comfortable and, where necessary, less dependent on municipal services.

The kitchen, in keeping with the living area, contains natural oak elements to break the majority of white and deep-grey cabinetry. The main appliances have been concealed so as not to draw attention away from the living areas.

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Exposed red brick walls on the ground level add another dimension to the palette. Their presence brings character and texture to an otherwise polished interior.

Leading off the dining area is a wine cellar, which offers a more intimate and interesting space for hosting smaller dinner parties.

As you head upstairs to the bedrooms, the material finishes soften, with more timber on display. Luxury comes in the form of the en-suite bathrooms. A stark yet striking marble-look porcelain tile has been used to full effect, unhindered by the simple white vanities and frameless glass showers that share the space. >

ABOVE: Given free rein by the architect, The Kitchen Depot designed this streamlined, contemporary kitchen using white and dark-grey Niemann board, alongside natural oak, which is a feature throughout the home. Adding to the modern appeal are the concealed appliances and the elegant Caesarstone countertops in the colour Alaska. Responsible for the design, manufacture and installation of the kitchen, the company also designed and installed the scullery, vanities and bedroom cupboards, employing quality workmanship and superior materials.





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Out on the terrace area, you will find a modest-sized pool to while away a sunny Durban day, and, as the winter draws in, a feature firepit set on lower ground is a great place to hang out.

The architect sums up the style as “modern transitional”, a home where classic and contemporary styles have been melded to add depth and interest to the architectural fabric of the building. It’s evident that the attention to detail has been valued, making this one unique home to own. 🏡

CONTACTS:

INOVAR FLOOR SA – wood, laminate and vinyl floor coverings
0860 999 116, info@inovar.co.za, www.inovar.co.za

SMITHS PROPERTY GROUP – development marketing
031 762 3885, andrew@smithspg.co.za, www.smithspg.co.za

THE KITCHEN DEPOT – kitchen design
031 705 1184, sam@thekitchendepot.co.za,
www.thekitchendepot.co.za

WYATT BAKER ARCHITECTS – architecture
074 187 1227, derry@wyattbaker.co.za