



ELLIOAK ESTATE CHATEAU

INTERNATIONAL PROPERTY AWARDS
RESIDENTIAL PROPERTY

PIONOVA

Orchestrating Elegance

Index

A OVERVIEW

Outline the brief of this project including design criteria, project goals, and highlight any challenges to overcome. Explain your target market. Is there any feature of your work to which the judges should pay particular attention?

P. 4

B

1. Describe the location of the building.
2. Show any notable views the building has and local points of interest.

P. 11

C LAYOUT, APPEARANCE AND FINISH

1. Provide comprehensive images and details of build for the external appearance.
2. Architecture
3. Provide extensive photographs and details of the interior, highlighting internal fixtures and fittings plus interior and exterior specifications. The judges are looking for overall appearance and architectural style, together with good quality finish and materials, use of space, lighting and function.

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D SAFETY, SECURITY, SUSTAINABILITY AND INNOVATION

1. List all features that improve the safety, security, accessibility and wellbeing of the occupants
2. List all energy efficiency and eco-friendly measures implemented in this project.
3. Describe and provide evidence of the use of innovative technology and methods.

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OVERVIEW

In crafting this exquisite French Transitional residence, our brief was to create a serene and peaceful haven for elderly residents, where comfort, style, and flow converge in perfect harmony. Guided by our design criteria prioritizing timeless elegance and modern functionality, we carefully balanced soaring ceiling heights, expansive open floor plans, and ample storage spaces to create a sense of freedom and relaxation. One of the most captivating challenges we encountered was infusing Feng Shui principles throughout the space, harmonizing every element from materials and colors to organizational design and natural light flow. With thoughtful features like a built-in elevator, inviting seating areas, and robust security measures, this enchanting residence is tailored to the target market of elderly residents seeking a tranquil oasis, aligning with our project goals of crafting environments that inspire, comfort, and uplift.



A sense of space
is more than just
physical dimensions,
**it is an emotional
experience.**





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Nature's
palette
earthy
tones &
timeless
beauty.





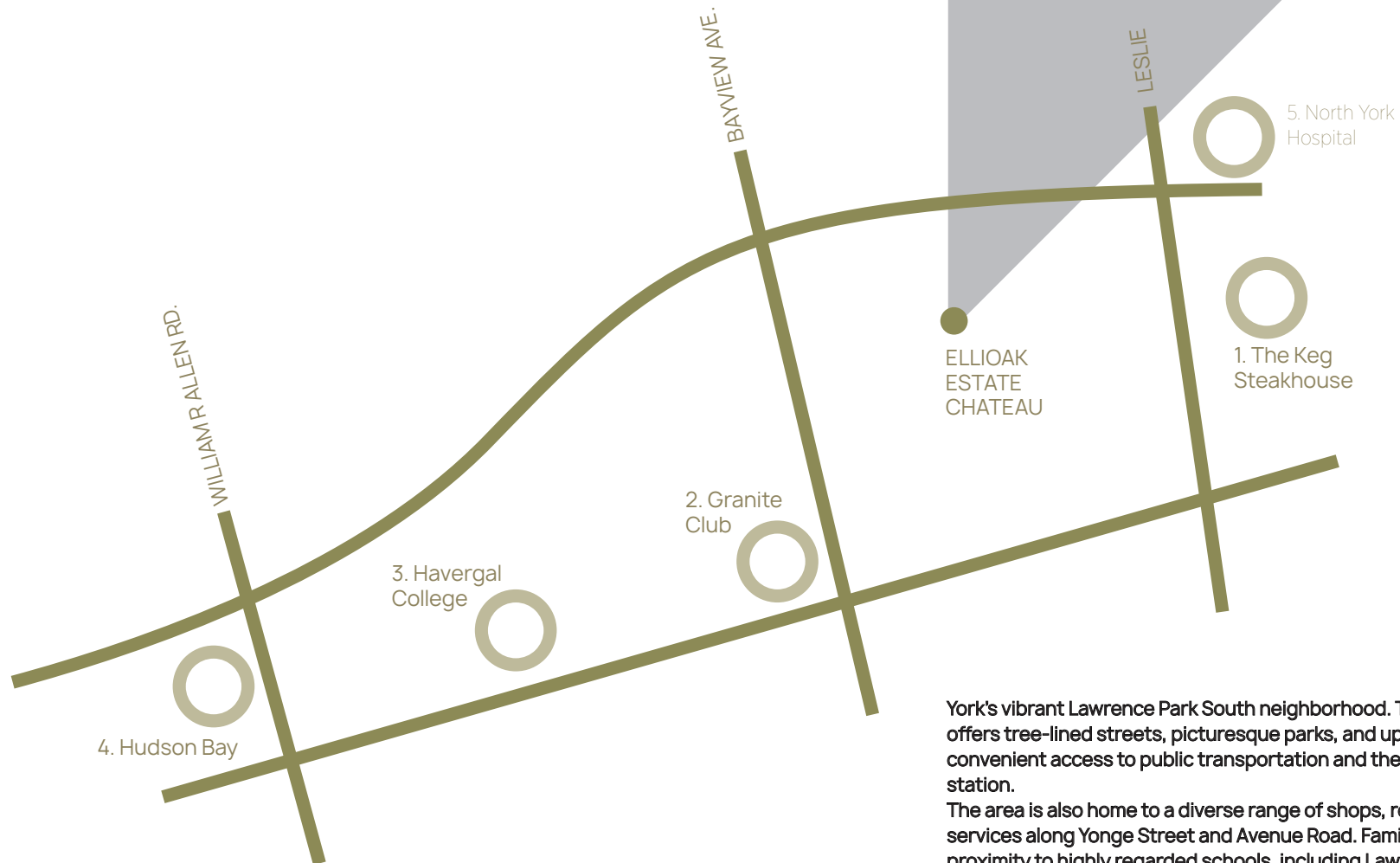
PHOTO CREDIT:
MATHEW SCHWARTZ





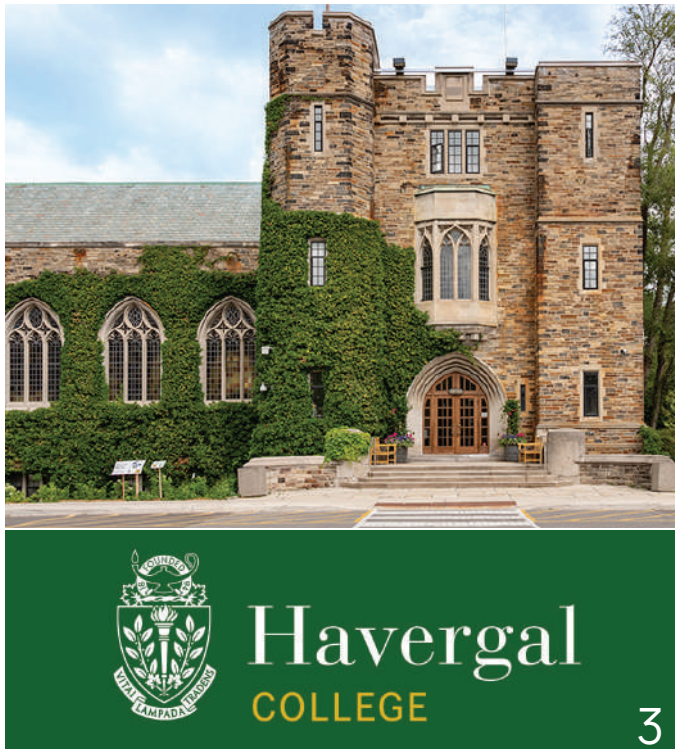
B

LOCATION



York's vibrant Lawrence Park South neighborhood. This prime location offers tree-lined streets, picturesque parks, and upscale homes, as well as convenient access to public transportation and the Lawrence subway station.

The area is also home to a diverse range of shops, restaurants, cafes, and services along Yonge Street and Avenue Road. Families will appreciate the proximity to highly regarded schools, including Lawrence Park Collegiate Institute, Bedford Park Public School, and Havergal College. The neighborhood hosts various community events throughout the year, such as the Lawrence Park Farmers' Market, outdoor concerts, and holiday festivities. With easy access to Highway 401 and other major thoroughfares, this location offers the perfect blend of urban convenience and neighborhood charm.





Beautifully

situated in a
prime location
in the heart of
Northen
Toronto



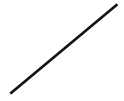
DN



1 LAYOUT, APPEARANCE & FINISH

Our clients' vision was to create a truly unforgettable home, and we delivered a bold, show-stopping French transitional design that harmoniously blends natural elements with rustic chic and elegant décor touches.

This unique aesthetic combines the serenity of nature with clean lines, a neutral color palette, and carefully selected textures, resulting in a warm and sophisticated ambiance throughout the property. To achieve the desired exterior look, we incorporated a thoughtful combination of brick and pre-cast elements, adding depth and visual interest. We also carefully balanced the entrance elevation height to ensure seamless harmony with neighboring homes, all while adhering to local regulations. The result is a stunning residence that not only exceeds our clients' expectations but also sets a new standard for elegance and sophistication in the neighborhood.



Crafted with
precision; a
symphony of
modern elegance
and timeless
charm.





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The art of
architecture
lies in its
details,
elevating
design to
masterpiece.







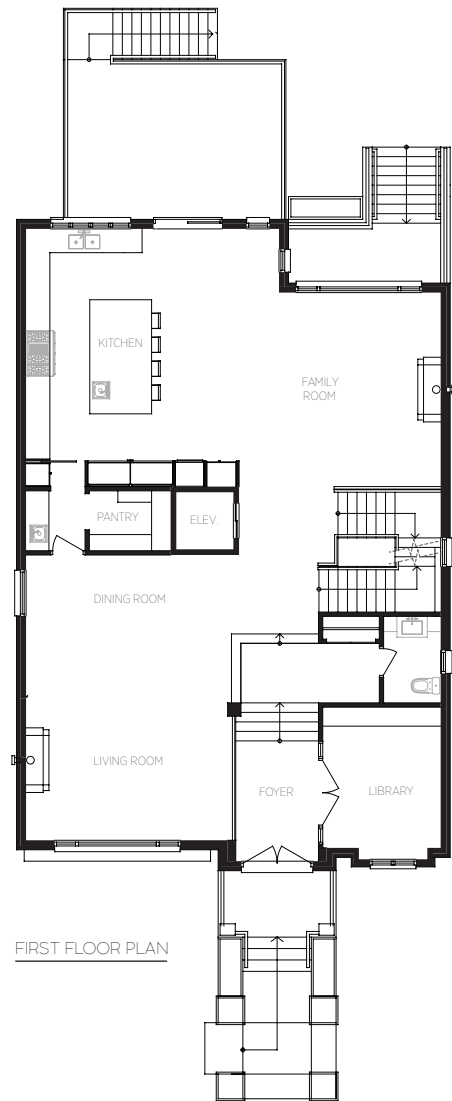
The residence
commands a
serene setting,
surrounded by an
abundance of lush
greenery.



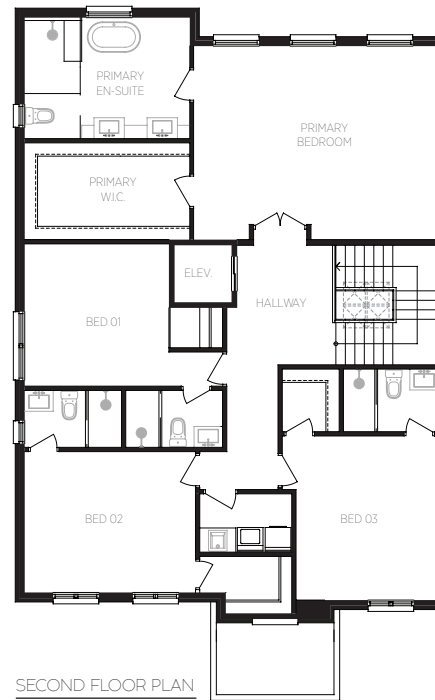
Free-flowing
spaces
merge
seamlessly,
creating a
fluid canvas
for living.

2

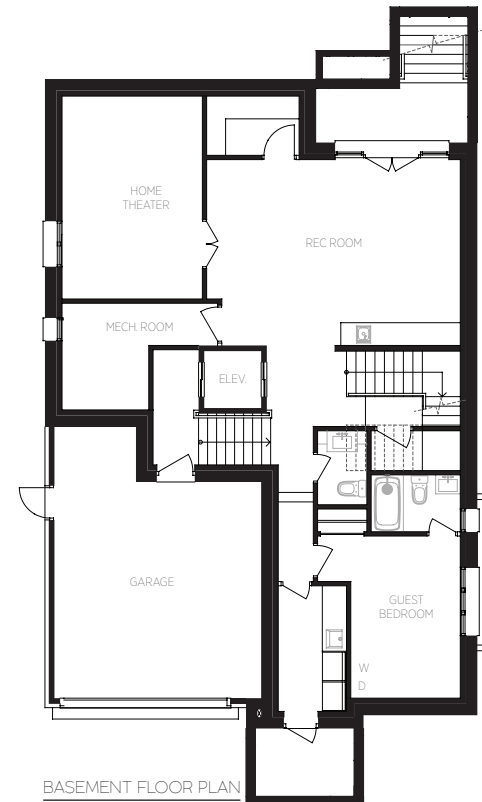
LAYOUT,
APPEARANCE
& FINISH



FIRST FLOOR PLAN



SECOND FLOOR PLAN



BASEMENT FLOOR PLAN



3 LAYOUT, APPEARANCE & FINISH

The perfect blend of warmth and sophistication, this French transitional interior is a masterclass in understated elegance. Warm white oak floors set the tone for a welcoming atmosphere, while Sand Ash cabinets bring a soft, serene quality to the space. Elegant stone accents add a touch of refinement, complemented by stunning Calacatta porcelain countertops and wall coverings. The subtle veining and warm, creamy tones of the Calacatta porcelain introduce a sense of luxury and sophistication, perfectly balancing the warmth of the oak floors and cabinets. Throughout the home, a thoughtful attention to detail is evident in every carefully considered element, from the beautifully crafted cabinetry to the exquisite materials and finishes. The result is a truly unforgettable living experience that seamlessly balances warmth, elegance, and sophistication.









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Elegant
warmth
abounds
in this
serene
sanctuary.





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The finest
details
make the
greatest
difference.

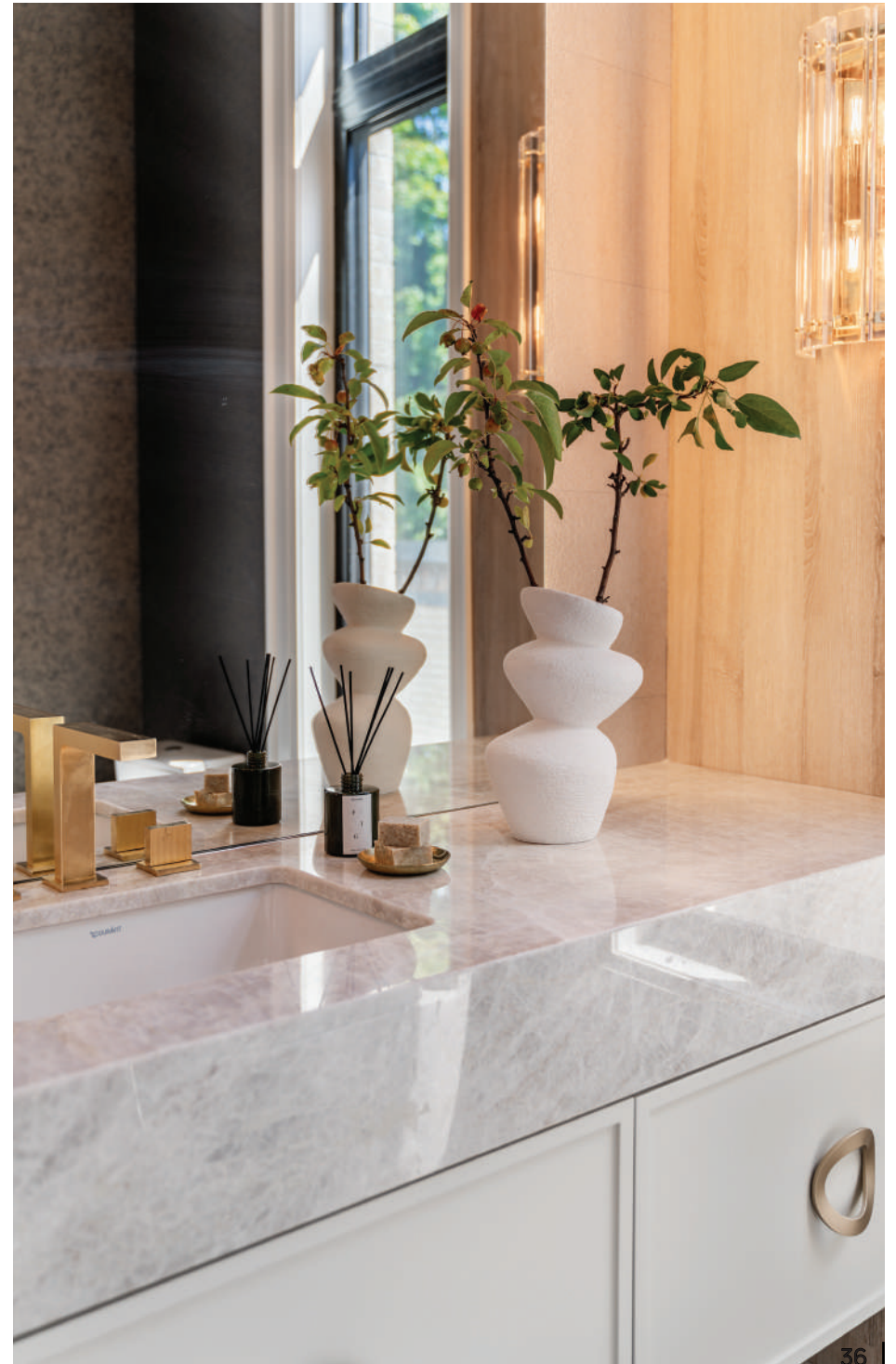




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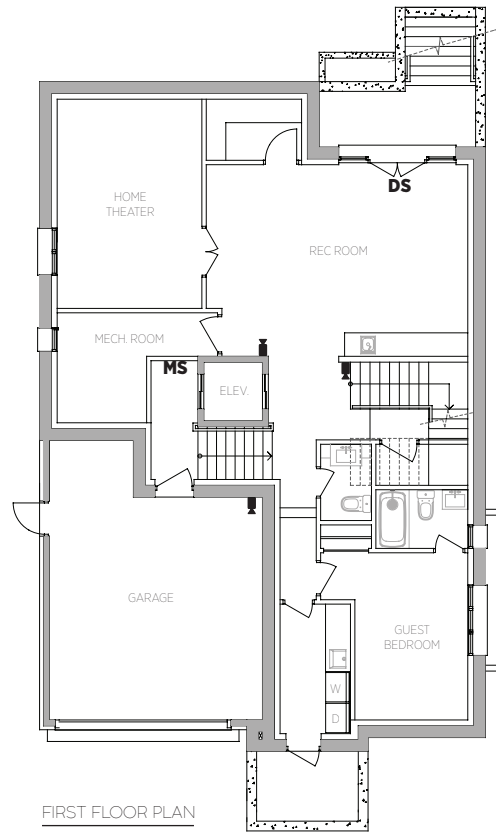




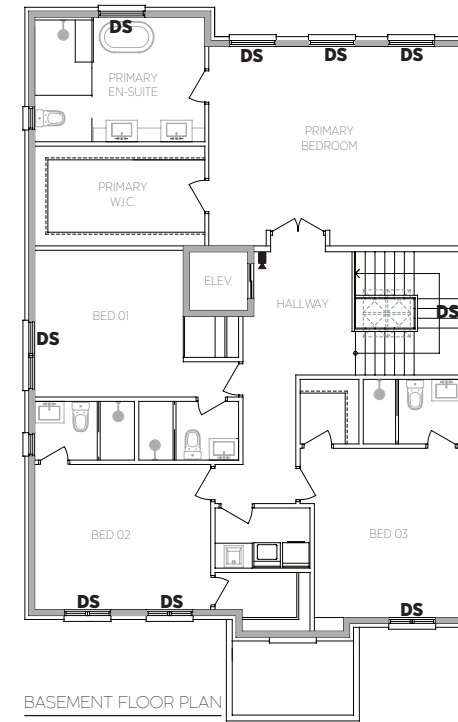
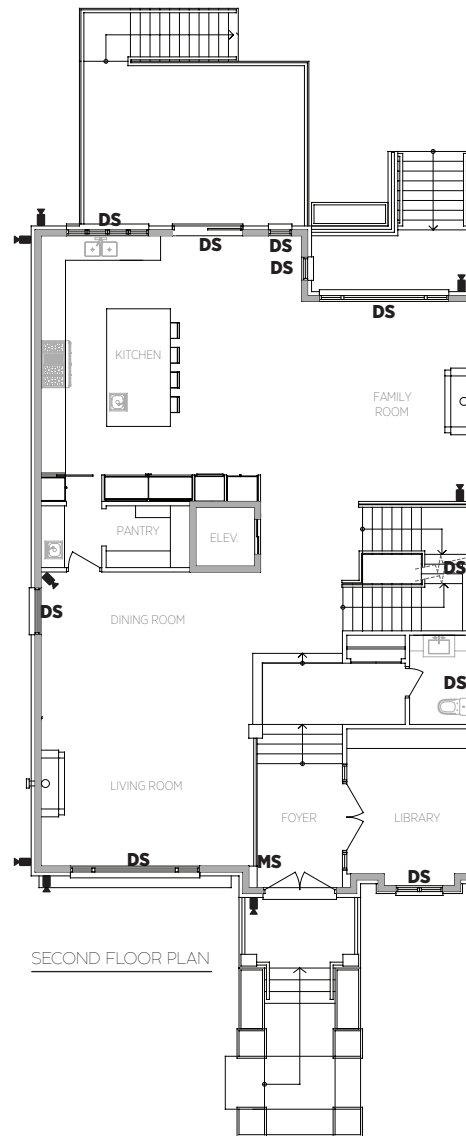


SAFETY, SECURITY, SUSTAINABILITY & INNOVATION

- Elevator
- Security Alarm
- Voice Controlled Security
- Motion Sensors
- Door and Window Sensor
- Curb-less Primary Shower with
- Integrated Bench
- Eco-Friendly Foam Insulation
- Smart Thermostat
- Energy Efficient Star Windows
- Heated Driveway
- Heated Porch



LEGEND:
 📷 SECURITY CAMERA
MS MOTION SENSOR
DS DOOR/WINDOW SENSOR





2D

This exquisite residence was meticulously designed with the unique needs of elderly individuals in mind, prioritizing the creation of a safe and supportive living environment that fosters independence, comfort, and peace of mind. Recognizing the concerns of loved ones who may not be physically present, we seamlessly integrated a cutting-edge smart security system into the design. This comprehensive system features strategically placed security cameras throughout the home, providing crystal-clear visibility and reassurance. The system's intuitive voice-control functionality and remote accessibility empower homeowners and their loved ones to effortlessly monitor and control the environment from anywhere, at any time. In the event of an emergency, the system rapidly connects users with first responders, ensuring prompt assistance and care. By providing an added layer of protection and vigilance, this innovative system offers a profound sense of safety and peace of mind for homeowners and their families, allowing them to focus on what truly matters – enjoying life to the fullest.



3D

To ensure effortless navigation and comfort, we've incorporated several accessibility features throughout the residence. A conveniently located elevator connects all three floors, providing seamless access to every level of the home. The primary bathroom is thoughtfully designed with accessibility in mind, featuring a curbless shower that allows for easy entry and exit. Additionally, a strategically placed bench within the shower provides a comfortable seating area, enabling residents to relax while bathing. These design elements work in harmony to create a safe, convenient, and enjoyable living experience for residents, promoting independence and confidence in their daily routines.



AWARDS & RECOGNITIONS

The Ellioak Estate Chateau has been awarded the 2025 BiLD Renomark Awards showcasing its exceptional design, craftsmanship and luxurious living experience.

Awards recieved:

- ✓ Best Overall Custom Home
- ✓ Best Custom Home Under \$2 Million



Great solutions
don't happen by
chance, they are
created through
great processes.
We are those
pioneers.

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