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The
METAMORPHOSIS
ISSUE

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Photo: courtesy of Bisa Butler.

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Photo: courtesy of Hotel Vermelho.



Photo: courtesy of The Royal Hotel.



INSIGHT

COVER

The Metamorphosis Issue
Architecture and angles at the National Art Gallery in Canada's capital, shift the light and change with each new day.
Photo: Reimar/Shutterstock

Spring/Summer 2024

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AYA MCMILLAN

For the award-winning editor and digital content marketing strategist, Japan is her ideal spring travel destination. “It’s peak sakura (cherry blossom) and wisteria season,” she explains. Previously a senior editor at *Flare*, McMillan’s work has been featured in publications, including *FASHION*, *ELLE Canada*, *Vogue Nippon*, *The Globe and Mail* and *The Kit*. When not travelling east or crafting this issue’s story about investment handbags, she resides in Toronto with her dog, Bunny, various foster pets and a 1960s vintage oxblood Hermès Kelly bag.



RITA SILVAN

The former founding editor-in-chief of *ELLE Canada* has embraced a multi-hyphenate role. She is now a best-selling ghostwriter, a financial writer and the founder of the newsletter ELLESWORTH.ca. A seasoned traveller, Silvan recently explored Melides, Portugal for this issue’s international travel story. “Spring is the perfect time to recharge after winter’s stagnation,” effuses Silvan, who, when not in Seleção das Quinas, can be found at home in Toronto or even, in Traben-Trarbach, Germany, at the Ayurveda Parkschoesschen spa.



CHRISTOPHER TURNER

Toronto-based Turner serves as the editor-in-chief for *29Secrets* and *AmongMen*, and as a guest editor for *IN Magazine*. As an award-winning style writer, his work has appeared in a variety of publications including, *Nylon*, *Toronto Life*, *New York Magazine*, and *CBC Life*. The self-proclaimed “fashionisto” favours travel destinations like Barcelona that blend art and culture. He notes, “It is home to incredible art, architecture, history, culture and food.” In this issue, his story in *The City Edit* section sheds light on a barbershop founder’s definition of style.



LISA VAN DE GEYN

“The [Royal] hotel is such a spectacular place,” says the award-winning magazine writer and editor, who wrote this issue’s design story about the Picton, Ontario-based hotel. Van de Geyn’s body of work extends across several publications including, *Chatelaine*, *Canadian Living*, *House & Home* and *CAA Magazine*. She has also penned financial literary books such as “Babies: How to Afford Your Bundle of Joy” and “Uncoupling: The Ugly Truth About Divorce and Finances.” When not immersed in telling stories, the author enjoys watching reality television with her two teenage daughters.

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WELCOME / BIENVENUE

Embrace change – it is how positive personal transformation begins. / Accueillez le changement – c'est ainsi que commence une transformation personnelle positive.

In a world marked by uncertainty, our homes are more than mere structures. They are sanctuaries for solace, strength and transformation. Just like a chrysalis enveloping its precious inhabitant, our dwellings provide a haven for introspection, change and, ultimately, growth.

In this issue of *Insight: The Art of Living*® — The Metamorphosis Issue — we explore the powerful interrelationship between changes in the dynamics and design of our external surroundings and the personal transformation of the people within.

Meet Canadian fashion designer Erdem Moralioglu and learn how coveted fabrics acquired from the iconic Chatsworth House were transformed into inspiration cues for his latest women's collection. Travel with us to Melides, Portugal, and find out how this quiet locale has evolved into a sought-after destination for some of the world's most discerning artists and tastemakers. Browse the latest trends in décor and furniture, which reflect distinctive materials and designs found in nature's continuously evolving state.

And within these pages, as well as at sothebysrealty.ca, discover our collection of beautiful homes across Canada, each one a sanctuary for personal retreat and renewal.

This season, we invite you to consider how personal metamorphosis can be inspired by a change or transformation in the spaces we call home.

Dans un monde marqué par l'incertitude, nos foyers sont bien plus que de simples structures. Ce sont des sanctuaires de réconfort, de force et de transformation. Tout comme une chrysalide enveloppant son précieux habitant, nos demeures constituent un havre de paix propice à l'introspection, au changement et, finalement, à la croissance.

Dans ce numéro d'*Insight: L'Art de Vivre*® - Le Numéro Métamorphose - nous explorons la puissante interrelation entre les changements dans la dynamique et la conception de notre environnement externe et la transformation personnelle des personnes qui s'y trouvent.

Rencontrez le créateur de mode canadien Erdem Moralioglu et découvrez comment les tissus prisés de l'emblématique Chatsworth House ont été transformés en sources d'inspiration pour sa dernière collection féminine. Voyagez avec nous à Melides, au Portugal, et découvrez comment ce lieu calme s'est transformé en une destination prisée pour certains des artistes et influenceurs les plus exigeants du monde. Parcourez les dernières tendances en matière de décoration et de mobilier, qui reflètent des matériaux et des designs distinctifs trouvés dans l'état continuellement évolutif de la nature.

Et au sein de ces pages, ainsi que sur sothebysrealty.ca, découvrez notre collection de magnifiques demeures à travers le Canada, chacune étant un sanctuaire pour la retraite personnelle et le renouveau.

Cette saison, nous vous invitons à réfléchir à la façon dont la métamorphose personnelle peut être inspirée par un changement ou une transformation dans les espaces que nous appelons chez nous.

Sincerely/Cordialement,

Don Kottick

*President & CEO / Président et directeur général
Sotheby's International Realty Canada*

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ou sur Instagram à @sothebysrealtycanada #artofliving.*

Experience the season's cultural events, from sustainable design and modern jazz to a trip back to Shakespearean times.
By Nicole Keen

AGENDA



Everything discarded is new again at the MoMA. Pictured here is Caroline Slotte's "Damaged Goods_Piece 1", 2009. Photo courtesy of MoMA.



A contemporary take on the fairy tales of yore, Stravinsky's *The Rite of Spring* is sure to enrapture audiences. Photo courtesy of the Alberta Ballet.

NEW YORK MATERIAL WORLD

Until July 7

The Museum of Modern Art's latest exhibit — "Life Cycles: The Materials of Contemporary Design" — embodies the adage "One man's trash is another man's treasure." Each object on display demonstrates how a little imagination can transform discarded materials into functional and stylish items. Cow dung becomes lamp casings, crop waste is reborn as carbon-neutral bricks and, in the case of artist Fernando Laposse's work, corn husks offer a visually pleasing alternative to wood veneer. The future of design is bright — and sustainable. moma.org

CALGARY DYNAMIC DUO

May 2–4

When Russian modernist composer Igor Stravinsky's groundbreaking ballet, *The Rite of Spring*, debuted in Paris in 1913, the avant-garde nature of its music and choreography caused a riot. While it won't elicit quite the same reaction from a modern audience, Alberta Ballet's interpretation, replete with pagan rituals, still has the ability to shock and delight. Thoughtfully paired with "Der Wolf" — a grown-up version of "Little Red Riding Hood" set to music — the daring program promises an exciting twist on fairy tales and folklore. albertaballet.com



"Inextricably Ours 22-01", 2023, from Jinny Yu's upcoming show in Toronto which will showcase the artist's vibrant work. Photo courtesy of the AGO.



The west coast of Canada welcomes the playwright and the production of *Red Velvet*, from across the pond. Photo courtesy of the Stanley Industrial Alliance Stage.



Elisapie gives it their all at the 2019 Polaris Prize awards. This year, catch them at the Montreal Jazz Festival. Photo Bobby Singh/Alamy.

TORONTO

IN LIVING COLOUR

May 4–November 17

Korean-Canadian abstract artist Jinny Yu typically works in black and white — *Don't They Ever Stop Migrating?* is a striking example — but for her Art Gallery of Ontario debut, "At Once," she sampled the rainbow. Through vivid geometric paintings on aluminum and paper, Yu grapples with her identity Korea-born Canadian and explores the duality of having a sense of belonging and being an outsider. Her thought-provoking work is proof that when it comes to social issues, there is often a grey (or green or blue or brown) area. ago.ca

VANCOUVER

CLASS ACT

March 21–April 21

American-British actor Ira Aldridge is far from a household name, but playwright Lolita Chakrabarti would like that to change. *Red Velvet*, which shows this spring on the Stanley Industrial Alliance Stage, is a riveting tale that documents how Aldridge became the first Black man to play Shakespeare's *Othello* at the Theatre Royal in London in 1833. Set in Covent Garden's rehearsal hall, Chakrabarti's captivating play explores Aldridge's tenacity and courage at a time when the abolition of slavery was still under debate and how he paved the way for future generations. artsclub.com

MONTREAL

ALL THAT JAZZ

June 2–July 6

The 44th Montreal Jazz Festival presents a loaded lineup of talent, including standout songstresses Iceland's Laufey and Canada's Elisapie, who share more than a fondness for mononyms — they're both attracting new audiences to the genre. Laufey's classic jazz, with its combination of smooth vocals and colloquialisms, appeals to the TikTok generation. Elisapie, on the other hand, shares the beauty of her Inuit culture by covering, in Inuktitut, hits by the likes of the Rolling Stones and Metallica. montrealjazzfest.com

Please confirm event information online before attending.

HERE COMES THE GROOM

A men's-salon visionary shares his elevated take on masculine grooming, plus personal picks on where to chill in Vancouver. By Christopher Turner

In the heart of downtown Vancouver's upscale heritage district is a haven for today's discerning man seeking topnotch haircuts. But step inside Regal Grooming Lounge and it becomes clear — this is *not* a barbershop, not in the traditional sense anyway. Take note of the posh entryway, the floor-to-ceiling windows, walls panelled in dark wood... private stations with sumptuous leather chairs...TVs for customers who may wish to catch a game while being pampered... the wraparound bar. Every square inch of space here whispers, "luxury," "genteel" — and a full-on transformation of masculine grooming amenities.

"We try to create a Tesla of barbershops in a market of Corollas and Civics — something a little different, more refined," says Angelo Khoshaba, Regal's founder and co-owner. Inspired by a local barber's comment on the ongoing boom in the men's grooming sector, Khoshaba, a former restaurateur, saw the potential in elevating the in-salon experience and launched Regal in 2017. "We offer a complete experience [here]. Men can walk in and get *everything* done. There is nothing else in Vancouver that offers the level of service we do."

Forget the classic shave and haircut. Regal's comprehensive menu includes precision haircuts, customized to the client's specific hair type and face shape, even his lifestyle. Also on offer — a five-step scalp treatment, your choice of meticulous beard trim (with clippers) or hot-towel razor shave, the deep-cleanse gentleman's facial and the eyebrow grooming.

"Eyebrows are the most popular service," Khoshaba reports. "Most men seem to need this and they feel more comfortable having it done here than at a brow bar or a hair salon."

Also popular are in-salon amenities, such as a complimentary shoe-buffing station, the option of a glass of Scotch or craft beer, and the cologne bar, where each dab of scent is bespoke to the client.



Khoshaba's gift for creating an ideal space is the magic of his salon in Vancouver.

Another draw is the exclusive membership package, created after the night Khoshaba took out a select group of loyal customers for dinner and asked them: "What do you want from a premier men's

saloon?" He presented "a blank canvas" for all their suggestions, then "painted it [just] the way they wanted." Membership at Regal is available in four tiers — Essential, Bronze, Silver and Gold.



01

THE GENTLEMAN'S FACIAL

"I volunteer anytime we are introducing new facials or training new employees... I'm the model!" says Khoshaba. His favourite — the Gentleman's Facial (\$47) — delivers a warm steam, deep cleanse, exfoliating scrub, facial massage, mask and hot towel to end. "It's very relaxing and rejuvenating!" *Regal Grooming Lounge, 415 Hornby St.; regalgrooming.ca*

02

MINK A CHOCOLATE CAFE

An easy walk from Regal Grooming Lounge is Khoshaba's go-to local coffee shop — Mink A Chocolate Cafe. "I share a cappuccino [there] with my girlfriend." *863 West Hastings St.; minkchocolates.com*



03

GARIBALDI LAKE HIKING TRAIL

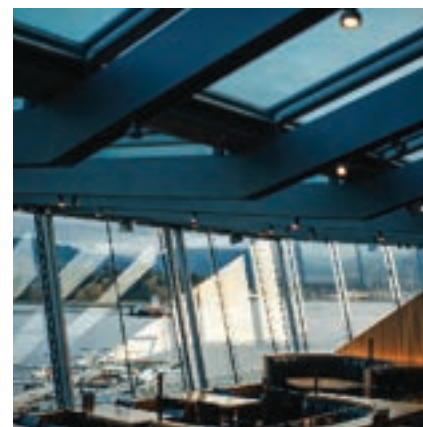
"I hike a lot. Garibaldi is my favourite." This popular trail is a scenic destination in British Columbia because of its breathtaking views. Dense forests of Douglas fir surround the 18.2-kilometre, intermediate-level trek that scales 979 metres before reaching Instagram-calibre vistas of brilliant turquoise waters and snow-tipped mountains. *bcparks.ca/garibaldi-park*



04

SEASONS IN THE PARK

"[For] my girlfriend's birthday, we went [here] and had a beautiful dinner." This romantic restaurant, perched at the highest point in Vancouver, at Queen Elizabeth Park, is renowned for its regional West Coast cuisine, enchanting gardens and sweeping panoramic city views. *West 33rd Ave.; vancouverdine.com/seasons*



05

CACTUS CLUB COAL HARBOUR

"This is a beautiful restaurant that is very consistent with great food and impeccable service. I always tell my staff that [it and Regal] share very similar business models. It's modern, but it is not a place where you will feel intimidated. [And] they are always trying new things." *1085 Canada Place; cactusclubcafe.com/locations/coal-harbour*

IN THE CLEAR

Designers reimagine 90s minimalism and the sheer power of transparency with ethereal textiles, voluminous forms and gentle structures this spring. By Ingrid Williams



01
CARVEN



02



03



04



05



06



07



08

Photo: Getty Images.

10



01 Transparency took on new shapes at Carven. 02 Proenza Schouler polyester dress, \$2,395. holtrenfrew.com 03 Sentaler alpaca wool cape with shawl collar and belt, \$1,495. sentaler.ca 04 Bottega Veneta lambskin leather pouch, \$3,190. ssense.com 05 Miu Miu leather slingback ballerina flats, \$1,370. holtrenfrew.com 06 Biko rhodium-plated pendant necklace, \$195. ilovebiko.com 07 Housed in a refillable 18-karat gold-dipped ceramic case, this exquisite matte lipstick is infused with red hibiscus extract and 24-karat gold. Dior Rouge Premier case and refill, \$835. diorca.com 08 A savvy complexion enhancer, eleven unique and adaptable shades blended into a potent moisturizer, that when smoothed onto skin, creates a soft, radiant finish. U Beauty The SUPER Tinted Hydrator in Shade 6, \$108USD. ubeauty.com 09 Light layers ruled the runway at Hermès. 10 Loro Piana linen shirt, \$1,236. mrporter.com 11 Canada Goose recycled polyester and organic cotton vest, \$625. canadagoose.com 12 Rag & Bone linen trousers, \$438. mrporter.com 13 David Yurman sterling silver with black diamonds bracelet, \$2,200. davidyurman.com 14 The Row leather sandals, \$1,720. ssense.com 15 With a mix of lightweight hydrators, such as squalene and jojoba seed oil, this multi-use salve tames wayward strands and soothes skin. Jack Black Leave It In Hair & Beard Balm, \$30. getjackblack.ca 16 Designed to energize and uplift, notes of Calabrian bergamot, sweet fennel and woody musk join forces in this sparkling scent. Maison Francis Kurkdjian Paris Aqua Media Cologne Forte Eau de Parfum, 70ml, \$320. franciskurkdjian.com



09
HERMÈS

Photo: Alamy

11



12



13



14



15

16



FLIGHTS OF FANCY

Home décor elements pick up on cues from nature for inspiration, echoing cocoons and butterflies to symbolize the appeal of transformation. By Margot Austin



01

Pack away that duvet. Opt for a pretty coverlet, taking comfort in the knowledge it's a sustainable choice, made from repurposed silk-blend sari fabrics. Urban Renewal Recycled Silk Sari Coverlet, 86" square. \$454. urbanoutfitters.com

02

John Derian may be singularly responsible for the revival of decoupage. Adorned with vintage graphics and illustrations of flora and fauna, his repertoire of glass trays, platters, catch-alls and trinket dishes has garnered a cult following. Butterflies Oval Glass Decoupage Plate; 5" wide, 7" high. \$90. hopsongrace.com



03

Golden butterflies cluster on a gilded-steel scone, creating the illusion of being caught in a moment during their migratory journey. Light filters in between each butterfly, casting shadows that amplify the ethereal effect. Farfalle Scone; 28.75" high, 15.5" diameter, 8" projection. \$1,125. cocoonfurnishings.ca

04



The Cocoon pendant lamp, originally designed in the 1960s by Achille and Pier Castiglioni for Flos, is constructed with a steel frame and layers of resin plastic, cleverly mimicking the layered textures and translucency of a real-life cocoon. Viscontea pendant light; 19.3" high, 26.8" wide, 106" cable length. US\$3,770. grshop.com

05



Just in time for, and in sync with, spring's entertaining season — linen napkins embroidered with whimsical black butterflies, created by Lucia Eames, daughter of renowned modern designers Charles and Ray Eames. Butterfly Cocktail Napkins; 10" square. \$29.95/set of four. crateandbarrel.ca

07



Meticulous botanical renderings of butterflies in symmetrical rows make a bona fide natural statement on this accent pillow in textured cotton, by John Derian for Designers Guild. Butterfly Studies Parchment Cushion. 18" x 2". \$295. cocoofurnishings.ca

08

Raise a glass to your excellent taste in gifting — pick up several pairs of these delicate flutes for the hosts of all your upcoming social engagements. Royal Albert Miranda Kerr Pink Flute. \$74/pair. wedgwood.com



06

A deep, saturated colour and the oversized scale of this wall covering teeming with specimens of butterflies, dragonflies and moths will infuse any space with a dark academia aesthetic. DecoWorks Moths Butterfly Wallpaper in Dark Emerald; peel-and-stick vinyl. Available in a variety of roll sizes, plus other options for background tones and materials. \$158.94/39.4"-by-120" roll. etsy.com



09

Butterflies and flowers converge in this sweet interpretation of classic botanical illustration studies on pretty patterned bedding in organic cotton. You just might inspire a budding entomologist. Botanical Butterfly set of sheets and pillowcases. \$209/queen). potterybarnkids.ca

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SIMPLY THE BEST

Food artisans, deeply committed to their craft, create exquisite offerings that have become sought-after treasures for chefs and diners nationwide.
By Mayssam Samaha

It's fall on Fogo Island, and men standing on small fishing boats brave the cold North Atlantic waters to pull out fat, glistening Wild Northern Cod using a handline — the way the fish has been caught in these small communities for 400 years. One line, one hook, one fish. This sustainable fishing method produces minimal by-catch and guarantees a superior product. The traditional way of fishing has made a comeback, thanks in part to Shorefast, a social, not-for-profit enterprise with the mission of preserving the island's cultural heritage and economic development. The Fogo Island Fish fishers are paid a premium for their superior catch. The cod — along with crab, shrimp and more — is processed on the island by the Fogo Island Co-operative Society before being shipped to high-end restaurants through distribution partners. Because Fogo Island Fish is weather (and human) reliant, quantities are limited and vary greatly from year to year, a factor that contributes to making them even more appealing to the fine dining

Straight from the ocean, sustainable seaweeds are hand-harvested by Un Océan de Saveurs before being dehydrated and shipped to restaurants across the country. Photo: courtesy of Un Océan de Saveurs.



Located on the crest of the Niagara Escarpment in Ontario, The New Farm's carefully tended fields produce organic vegetables for upscale restaurants and retailers. Photo: courtesy of The New Farm.

chefs in Toronto, Ottawa and Calgary who have come to appreciate the inimitable flavour and texture of the buttery catch.

From Newfoundland to British Columbia, enthusiasm for superior quality food like Fogo Island's fish, is palpable. Restaurants willing to pay a premium for quality products are met with diners who are happy to do the same, knowing that what's on their plate was sustainably produced with care by people who are passionate about their craft.

Founded in 2004 by a couple who wanted to make a difference, Ontario's The New Farm does just about everything by hand, from sowing and harvesting to washing and packaging its organic vegetables. This hands-on approach allows the farm to plant delicate varieties, including salad greens, heirloom potatoes, rainbow beets and Japanese cucumbers, which wouldn't withstand the industrial processing typically reserved for such crops. Their high-quality produce, particularly their exceptional greens, sets their salad mixes apart, and the extremely short supply chain is a key factor. "We don't harvest anything until it's

already sold," says cofounder Brent Preston. "We get the order from 100km Foods in the evening, harvest in the morning, put it on the truck that afternoon, and it's on the client's plate that night or the next day." The increasing interest over the years validates the couple's decision to stay small and focus on quality over quantity.

Québec's O'Citrus has also decided to prioritize quality over quantity. Vyckie Vaillancourt's incredible project of growing citrus just north of Montréal has born plentiful fruit, pun intended. With 120 trees and 10 varieties that include yuzu and finger lime, her limited production is sold exclusively to the lucky 15 restaurants on her roster. These chefs, who pride themselves on featuring only local produce, now have the luxury of incorporating local citrus into their cuisine. O'Citrus wants to experiment with growing other varieties of citrus fruit, such as bergamot, but doesn't plan to expand to maintain the exclusivity of its premium product.

When Dominic Labelle was a cook in Montréal, he longed for access to locally

PINARD & FILLES

At 8:30 am on a quiet residential street in Montréal's Villeray neighbourhood, a line snakes around the corner, leading to the front step of a small wine shop. With the fervour of Swifties waiting to get their hands on concert tickets, these enthusiasts are here for the latest Pinard et Filles bottle. Adorned with beautiful labels created by renowned artist Marc Séguin, these distinguishable bottles are hard to come by. The artisanal winery, founded in 2011 by Catherine Bélanger and her husband, features 20 to 25 grape varieties harvested by hand and just as many vintages. "It borders on the experimental," states Bélanger, who is also the owner and sommelier of Pullman, one of Montréal's first wine bars to serve natural wine. "The wine season is short in Québec, and we must sometimes make spontaneous adjustments," which means that these low-intervention bottles differ from year to year. It also makes them distinctive, interesting, and very sought after among wine lovers. Some of the more precise vintages rarely make it to wine shops and are mostly sold to restaurants. "We wanted to make wine for restaurants and bars from the get-go. We prefer having a passionate human being to present our product to potential clients."



LEFT: An Un Océan de Saveurs diver. Photo: courtesy of Un Océan de Saveurs.
 BELOW: From farm to table, Québec's Parcelles farm boasts an array of rare vegetables and herbs that not only create delectable dishes on-site, but also grace the tables of various Montréal restaurants. Photo: courtesy of Parcelles



grown unusual vegetables. After completing his BA in Agriculture at McGill University, he founded Parcelles, a small farm in Québec's Estrie region, with the intention of growing vegetables exclusively for restaurants. He selected his first seeds from a catalogue, choosing what appealed to him in terms of flamboyant colours and unique shapes. What sets Parcelles apart is the cultivation of over 100 rare and unconventional varieties of vegetables and herbs. These items are exclusively served at their own farm-to-table restaurant on the premises and at approximately 15 other restaurants in Montréal, all proudly showcasing their provenance. Some vegetables, the puntarelle, a variety of Italian chicory, have gained a certain mystique around town, attracting chefs and crowds alike.

Un Océan de Saveurs' sustainable seaweed is also sought after, particularly by Québec's chefs. The 15 or so seaweeds are hand-harvested in the Gaspésie Peninsula, dehydrated and then shipped across the country to discerning chefs. Inspired by a simple question — "Why isn't there edible sea salt made in Québec?" — Manuel Bujold Richard founded Sel Saint Laurent. The company hand-harvests salt from a depth of 200 metres in the estuary of the St. Lawrence River, where the Labrador Current carries water from the Arctic. The resulting crunchy diamond flakes are produced in limited quantities and sold to fine grocery stores and restaurants.

These specialty food purveyors share a common thread: a focus on humans rather than machines and a commitment to spending time caring for their products rather than rushing to produce more. In a world dominated by overnight deliveries and instant gratification, this return to a slower pace and quality results is refreshing. □



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LAP OF LUXURY

High end real estate prices are dropping across Canada, inspiring buyers to purchase a luxury property...or two.

By Eric Mutrie

Today's financial climate promises new buying opportunities in luxury real estate: competition has softened and prices in some neighbourhoods have pulled back from a few years ago.

Many agents believe that the current landscape holds big rewards for proactive buyers. Observing a surge in ultra-luxury condo sales in Oakville, Petrus Engelbrecht, a Senior Vice-President of Sales at Sotheby's International Realty Canada says it's an

indication that discerning individuals of wealth see the market as having reached its low point. "They are currently in estate-like homes that they'll sell later, but they like the idea of having a penthouse for that next stage — and they have the cash to write a cheque when they know that they're not going to be overpaying." With promising potential within luxury real estate markets nationwide, Engelbrecht and his colleagues share their insights for buyers.

OAKVILLE

While there's more flexibility in negotiating Oakville home prices, Engelbrecht underscores the importance of handling the city's luxury real estate transactions with tact. "These are unique properties with unique personalities behind them," he says. "Buyers strongly believe that prices should be lower and vendors strongly believe that the value is there. And if you approach people incorrectly, the chances of a transaction coming together diminishes." For those seeking to negotiate, he recommends allowing their real estate agents to initiate conversations to build the necessary trust with a seller's agent.

Still, there are opportunities for leverage, especially when a seller is under financial pressure. "Right now, many buyers' agents are asking, 'Would it be beneficial for your seller to close quickly?'" Engelbrecht reports. "They're indicating that they could do an all-cash transaction that will quickly relieve any duress," like in instances where a seller is eyeing another property but needs to close their current home first, so may be motivated to accept a lower offer. "It's a chicken-and-egg scenario," he explains. "People can't buy until they've sold, but many homes are taking so long to sell."

TORONTO

Paul Maranger, a Senior Vice-President of Sales at Sotheby's International Realty Canada, sees a shift in Toronto's luxury real estate towards a balanced market, providing new advantages for buyers. There's the luxury of time," he notes, "[Without] the pressure of competing multiple offers, we're seeing a slower negotiation style with more room for buyers to discuss closing dates and price. The minute the market takes off again, there's going to be pent-up demand and it's going to be on fire."

His business partner and fellow Senior Vice-President of Sales, Christian Vermast, advocates for buying overlooked luxury condo buildings built between 1980-2000. "They're in prime locations, usually on more land, which means they're not up against each other like you'll find with newer constructions. In terms of management, they're well-oiled machines," says Vermast. "They just don't have glitzy interiors, so they require some creative vision and time to refresh the dated finishes." For those craving customization and downsizing in the future, these properties are appealing. "Downsizers tend to look at the pre-construction market when they're starting to plan for a move that's a few years away," notes Vermast. "But pre-construction condos sell at a 30 per cent premium. Given the savings available in the luxury condo market, it makes sense to buy something finished and use the next few years to renovate or rent it out."

VICTORIA

Comparing the sales of luxury homes in Victoria priced over \$4 million in 2021 and 2023, Glynis MacLeod, a Senior Vice-President of Sales at Sotheby's International Realty Canada, says the number of transactions remain constant, however, with an 11 per cent decrease in the average selling price. The listing period has also ballooned from 63 days to 105. MacLeod attributes this to luxury sellers harbouring unrealistic expectations, noting that many properties will eventually be re-listed at lower prices. "The longer a property has been on the market, the more negotiable it is," she says. "A luxury home in Victoria might be someone's second home. When the market contracts, those are the properties people want to sell first."

Building on that point, financial pressures serve as an incentive to close quickly, particularly for all-cash offers. "Cash is king," she says, adding that Victoria's luxury real estate market presents a robust



CALGARY, AB MLS A2103512



VICTORIA, BC MLS 949362

THIS PAGE: (Above) Real estate with an indoor outdoor living space increases the value of the home. (Below) Investing in a luxury condominium now, with the anticipation of downsizing in later stages of life, can be a solid financial move.

investment opportunity. "We're unique because we offer retirees the promise of a warm climate in Canada [where they can] receive healthcare." MacLeod believes the influx of remote workers relocating to Victoria are contributing to the market's current sustained demand. "When the market slows down, people focus on the core neighbourhoods, like Oak Bay, where prices remain consistently high. But when the market picks up, that's when more people start looking beyond those core areas."

CALGARY

Renata Reid, a Senior Vice-President of Sales at Sotheby's International Realty Canada, notes that unlike other cities, Calgary has not witnessed a similar slowdown or price drop. "We saw an increase in new listings — up 40 per cent since 2022 — but there

was low inventory," Reid reports, attributing the market's resilience to an influx of people relocating to the city. "Some of the people moving here are adopting hybrid setups, where they're keeping their job elsewhere and occasionally flying back and forth."

For those entering Calgary's luxury market, Reid highlights the city's approachable real estate prices with compelling savings opportunities. "People are able to buy so much more in terms of land and sometimes in terms of multiple properties." One trend she's observing is buyers acquiring multiple houses. "They focus on getting a property in a great school district for their own family residence," she adds. "And then maybe buy another two homes near the university as investments." In a market brimming with smart real estate prospects, why stop at one transaction? □

RELAX AND RETREAT

Purchasing a weekend getaway or vacation home doesn't have to be a pipe dream. Sotheby's International Realty Canada's Realtors® unveil the secret of co-ownership.
By Josh Greenblatt



CANMORE, AB MLS A2100068

With the rise in interest rates and property prices, co-ownership with friends or family has become an intriguing option for some prospective owners of recreational properties. From multi-unit dwellings in Canmore to lofty chalets in the Mont-Tremblant, we explore the trends, opportunities and risks to consider for co-ownership, along with the most desirable locales across four Canadian regions.

CANMORE, ALBERTA

A fractional ownership model is popular in the Canmore region, featuring a predetermined schedule divided among the owners.

According to Christopher Vincent, Senior Vice-President of Sales at Sotheby's International Realty Canada, this model is ideal for families with "kids who are playing sports in the city, who are not going to be here every weekend, things like that," says Vincent. Co-ownership agreements among families are also on the rise, trading off weekends or alternating between winters and summers. The key consideration in such arrangements is lifestyle. Vincent notes that people are snapping up detached or semi-detached duplexes or hotel condos — anything with three or more units — in the downtown core near shops and restaurants or within a five-minute drive to resorts like Silvertip or Eagle Terrace, where they can ski in the winter and golf in the summer.

MONT-TREMBLANT, QUÉBEC

In the Laurentians, property owners seek residences with ski-in ski-out access or lakefront homes. "Don't even consider anything else," says Herb Ratsch, a Sotheby's International Realty Québec real estate broker. At Sommet des Neiges, a resort in Mont-Tremblant, buyers can acquire a quarter share, equivalent to one week per month. "The beauty about buying that particular building is that even if you buy one week, you have access to the building 365 [days a year]," Ratsch explains. This access encompasses amenities like the lake, ski lockers, the owner's lounge and parking. For those looking for a larger place, Ratsch suggests the luxury townhomes at Storied Places, offering



PENDER HARBOUR, BC MLS R2847903



MONT-TREMBLANT, QC MLS 28848393

fractional ownership properties on a golf course with lake access cater to individuals with active lifestyles. Additionally, these properties can be rented out during periods of absence, provided local zoning bylaws regulating short-term rentals are adhered to. However, co-ownership still bears risks, particularly for properties protected by family trusts. Unlike fractional ownership, which operates on a clear and perpetually rotating calendar, family trusts may lack a similarly defined schedule. Families often opt for sharing alternating weekends or holidays, a practice that can become complicated with different families and conflicting dates. Marnie Perrier, a sales associate at Sotheby's International Realty Canada, urges friends or families considering joint ownership to establish a clear exit strategy for when things go awry. She humorously notes, "Like, you didn't do the dishes the right way, or you didn't sweep the floor the right way."

SUNSHINE COAST, BRITISH COLUMBIA

Co-ownership provides a safe solution for pooling resources and making vacation home ownership financially viable in the Sunshine Coast amid rising property prices and interest rates. Gina Stockwell, a Senior Vice-President of Sales at Sotheby's International Realty Canada, says that family trusts are common in the region. While trusts require a complex legal structure, they protect legacy properties within the family, from external litigation, such as divorce. In areas including Gibsons, Sechelt and Pender Harbour, larger cabins, acreages with multiple dwellings or spacious homes are favoured by co-owners wanting to enjoy the region's natural beauty. "We're still very much a recreational and retirement destination," says Stockwell. "So, I would say people that are downsizing and moving out of big, urban centers are coming here for more of a quiet life." Prospective co-owners, however, should establish clear guidelines regarding property usage, maintenance and investment decisions, and draw up contingency plans to mitigate financial risks.

Each co-ownership arrangement is unique, making the need for careful planning and legal counsel crucial for success. Yet, for those with active lifestyles or entering retirement, co-owning in a recreational community is great to enjoy a vacation property without significant financial commitment. □

fractional one-tenth ownership. Here, owners enjoy access to four weeks per year, which they can select at their leisure, while the remaining months are pooled on an as-available basis. Storied Places is also part of a club allowing owners to exchange their weeks for stays at sister resorts in locations such as the Bahamas or Jamaica. However, Ratsch notes that these properties often face challenges on the resale market. "There's often a lot of inventory on market, which keeps prices generally low," says Ratsch. "Buy it because it fits your lifestyle, not because you're making a real estate investment."

KELOWNA, BRITISH COLUMBIA

Where else can you ski and golf in the same day? In the Okanagan, condos and townhouses at ski resorts like SilverStar, lakefront properties in Spirit Ridge, and

THIS PAGE: (top) Sunshine Coast offers large options for property buyers. (bottom) Mont-Tremblant remains a solid investment in the secondary property market.

THE FASHION ZELIG

Brad Goreski discusses breaking new ground on cultural catwalks and navigating the reality of the red carpet.

By Elio Iannacci

It's hard to believe that 16 years have passed since Brad Goreski made his television debut as a styling assistant on one of the first major reality fashion series in TV history. Yet it was on *The Rachel Zoe Project* from 2008 to 2010, that the Canadian stylist navigated the then-exclusive inner circle of celebrity styling personalities, always under the watchful eye of the camera. Goreski's peppy presence acted as a defibrillator on the show, shocking the flat-lining tenor of his boss, Rachel Zoe — a lethargic, smoothie-sipping, boho chic-pushing fashion impresaria whose connections attracted a constellation of stars to her L.A. headquarters during awards season. The show's producers shrewdly focused on Goreski, a Port Perry, Ontario-born guppy out of water, and his penchant for doling out one-liners that kept audiences engaged. A notable example of this was when Goreski was tasked to assist in styling Naomi Campbell for her runway appearance at the supermodel's own Fashion for Haiti Relief event. Before fitting

and priming Campbell, Goreski is captured on camera in a brief moment of quasi-hysteria, exclaiming, "Every single muscle in my body is convulsing with excitement and intense fear. It's major."

While his humour — inspired by the high drama of Hollywood's erratic ecosystem — was amplified in *The Rachel Zoe Project* editing process, Goreski's taste level, confidence and experience (often overlooked in bios, including his tenure as a West Coast assistant for *Vogue*) deserved greater recognition.

That changed when Goreski left Zoe's fray and cultivated a coveted client list, building an empire around reshaping the way the world viewed arrivals at the the Oscars, Emmys and Grammys. The prophecy of *New York Times* writer Ben Widdicombe, who dubbed Goreski "the Zelig of Fashion Week," took on a new meaning when books, a solo-focused TV series, and appearances on *2 Broke Girls*, and *Family Guy* kept his name in the game. A recent recurring role as a judge on

Canada's Drag Race has proven to be the maraschino cherry on top of his career cake, yanking his bandwidth between his hometown of Toronto and his residence in Beverly Hills.

"When people say, 'I'm living the dream' you sometimes want to roll your eyes," he says, seconds before apologizing for scheduling our interview during a carwash run in West Hollywood. "But nobody really talks about what it takes to keep the dream alive."

For Goreski, sustaining a career in style requires time, travel and tenacity — lots of it. Over the past year, he has been at the side of long-time client Demi Moore. The pair zigzagged through Sweden, Milan and Paris, preparing for Moore's upcoming big career comeback. In particular, they focused the attention on the supernova star turned socialite, former radio star/model Anne Woodward in the Ryan Murphy series *Feud: Capote vs. the Swans*.

"I've been working with Demi since I was an assistant in 2008, so we have been pulling out all the stops for her new trajectory,"

he says, noting that the pair spent time sitting front row at Dior, hobnobbing with labels like Max Mara, and connecting with Kim Jones (the artistic director at Fendi) to curate looks for her public appearances. The most viral moment from these cross-cultural endeavours happened when Moore wore a striking black and white Balmain gown at the premier of *Feud* at the Museum of Modern Art in January. The design, which swathes Moore in a gilded Swan that looks like it is taking flight around the garment's bodice, induced a social media frenzy reminiscent of the much written about hoopla surrounding the redefining LBD eveningwear she wore in the 1993 film, *Indecent Proposal*.

"The goal is to get to the unexpected as much as you can," Goreski says of the pair's glamorous ambitions. "You can only do that when we've had such a long history of working together," he notes. "There's a level of trust that allows us to make statements."

Goreski asserts that the most important messages conveyed on current designer catwalks are driven by visual artists, all utilizing aesthetics to express something beyond descriptions of beauty or trendiness.

"We are looking at a new era of wearable art that pushes the envelope on what it means to be a man, a woman or anything in and around those definitions," he says. Among the numerous examples Goreski rhymes off are SiiGii, the acclaimed Spanish sculptor who walked Balenciaga's runway in December, the art of Richard Hawkins fueling Loewe's recent menswear line, Issey Miyake's numerous intersections with the work of French artist Ronan Bouroullec, and Fendi's applauded summer collection last year, inspired by the life and art of illustrator-photographer Antonio Lopez (whose past collaborations with singer Grace Jones are considered 24K pop culture gold).

Beyond the runway, art is a priority and a constant in Goreski's professional and private world. At work, he constantly observes and comments on how the next generation of Drag Queens embraces clothing connecting to historic Queer acolytes ("I see Leigh Bowery interpreted on so many episodes — it's thrilling), and future-forward fashion labels are drawn to multimedia ("the new girls adore referencing Mugler, McQueen or Schiaparelli") on *Canada's Drag Race*. At

home, his walls are strewn with the works of photographers such as Vivien Maier and a James Nare single-swipe painting (where the British artist created by suspending himself from his studio ceiling with a special apparatus).

"I have a gigantic photo of Christy Turlington, Linda Evangelista, and Naomi Campbell in a bathtub in Paris from 1990 by Roxanne Lowit," Goreski proudly states, before mentioning his interest in a painting he recently saw by Montréal's Allison Katz at downtown Los Angeles's Hauser and Wirth Gallery.

He explains that his interest in artistry, regardless of the medium, extends beyond the professional realm and into the personal. "As a kid, I've been drawn

to images of strong, beautiful, powerful women, obsessing over Marilyn Monroe and Madonna," he says, recounting his "life changing experience" witnessing the latter icon's celebration tour. "She did this beautiful tribute to people who passed away tragically from HIV-AIDS while she sang 'Live to Tell' — among them is Keith Haring," he adds. "I think the synergy between these Divas and Queer people is so powerful and rarely talked about. The art of dressing up or getting made up and creating images that bring people together — all people from all walks of life — makes me realize I'm part of a history of change," he reflects. "That change and what it can do for anyone who feels like an outcast," he concludes, "that makes the hard work worthwhile." □



When it comes to making a fashion statement, this is not Brad Goreski's first rodeo. Photo: courtesy of subject.





SECOND TIME AROUND

The Royal Hotel in Picton, Ontario, pays homage to its storied past and highlights top-shelf design with a side of community. By Lisa van de Geyn

Historic Main Street in Picton — the largest town in Prince Edward County, on the eastern shores of Lake Ontario — is home to chic boîtes, a bookshop and a consignment store, which rival any of those in the three major cities within a 3.5-hour drive — Toronto, Montreal and Ottawa.

But in this community, with its share of heritage buildings and historic sites, it's The Royal Hotel that's getting all the attention these days. The 140-year-old building — once derelict, with missing windows, moss-covered corridors and waterlogged floors — underwent a meticulous decade-long restoration. Reopened in early 2022, this 31,000-square-foot hotel/restaurant/meeting venue fuses thoughtful nods to the property's past with modern gestures that celebrate the community. "It was once a place where people came to meet and congregate — a hub back in its glory days," says Sol Korngold, The Royal's general manager and the son-in-law of Greg Sorbara, who purchased the hotel in 2013. "There was never any question as to what we'd do with the building. We envisioned bringing it back to the hotel and [gathering place that] it was in the beginning."

The area's agricultural industry was blossoming in the 1870s, so it made sense for a railway hotel to open in 1881, after the train tracks running west were laid. The Royal was for swish visitors; it was *en vogue* to be seen descending the grand staircase or enjoying libations in the prim dining room. The decades that followed saw good years and lean for the establishment — the barley and canning businesses were lucrative and, later, a military training facility moved in. But by the 1960s and '70s, the hotel had become a watering hole, and then a rooming house. When Korngold and the Sorbaras came along, the building had been shuttered for years, sitting vacant, neglected and in severe disrepair, on the brink of potential demolition. "It was in such a state that we had to wear steel-toed boots and masks to go inside," recalls Korngold. "Mould crawled up the walls. And when we walked around the lower level, with every step, we sank an inch and a half into wetness."

Before leaving a successful career in software and banking and dedicating himself to The Royal's management, Korngold engaged Giannone Petricone Associates Inc. Architects (GPA), which is renowned for a plethora of remarkable and unique projects, such as Toronto's Daniels City of the Arts and the still-in-development Volta Winery in the County. "I'd seen Ralph Giannone and Pina



PREVIOUS PAGE: The lobby and café greets visitors right off of Picton's Main Street (seen above).

Petricone's work and what they'd done for friends, and I knew they'd be right for this. I just didn't know how right they'd be. They hit the mark so beautifully," Korngold says.

Petricone emphasizes the immediate recognition of the building's significance and the collective vision to breathe new life into Picton's historic Main Street. "There was a mutual appreciation between us and the family for what [The Royal] could be. We all saw the limitless opportunities the property afforded," she notes. "From a design perspective, it was such a delight to really bring this building into its next generation. We understood [that] if we did our job, this could really be transformational for the County."

For Petricone, seeing the rundown space was a sublime experience and inspired a series of sketches for how The Royal could be reconceptualized. The architects' first move was a bold decision that involved cutting off a quarter of the building. "It was quite dark inside, and removing the quadrant would fill the interiors with natural light. And it would allow us to create a terrace on the second floor," explains Petricone. Their second key architectural and design choice was to go beyond their obligations from a heritage-protection perspective when they updated the street-level façade, opting to only keep three of the four walls. "We took cues for

"The idea of the circular impressions on the ceilings feel like the rosettes in Victorian hotels, but it's also a callback of the space being waterlogged and the rippling expresses this."

the façade from the top two floors. We reinstated the lines of the original brick pilasters and sourced heritage brick from the Netherlands to match the originals."

Navigating the project's parameters, Petricone found inspiration in its limitations, claiming it's often where she found the most interesting design solutions. "The idea of the circular impressions on the ceilings feel like the rosettes in Victorian hotels, but it's also a callback of the space being waterlogged and the rippling expresses this," she says. Big oak fins in the lobby that look like wall studs waiting to be dressed, the gilded exterior balustrade and elevator cage done in construction-grade metal, scalloped Corian vanities in the guestrooms, "petrified"

Victorian patterns, furled plaster around the fireplaces and tartan tile floors — these are all illustrations of the intricate, playful features GPA imagined and flawlessly executed. "We had a lot of fun with these details and leveraged the personality of the space, while nudging it into a different cultural status instead of trying to recapture or restore the Victorian hotel of the past," notes Petricone. Arguably the grandest gesture in the space is the whimsical ceiling rosette in the main restaurant, reinterpreted to emulate the underside of a mushroom. "It's a great example of the quintessential Victorian ceiling rosette, but we turned it into the country version. It was inspired by The Royal's rural setting."



THIS PAGE: (from top)

The hotel lobby is ideal for R & R after a day exploring The County. Chef Albert Ponzo offers guests a window into local growers and producers with the hotel menu — enjoyed in the magical dining room, or al fresco on the grand patio.



Getting to know the ebbs and flows of Prince Edward County was vital to the project's success, according to Petricone, and they were resolute on making The Royal an accessible gathering place where guests and locals could congregate. Once solely a 28-room hotel for overnight guests, The Royal now offers a multi-faceted experience that's inclusive of an award-winning restaurant, a few bars (including The Counter Bar, which transforms from morning café to late-night hot spot), a bakery, retail shop, pool, spa, sauna, gym and garden patio. It lets both visitors from afar and those who live around the corner share experiences in the centre of Picton.

"When you're a developer originally from Toronto, you have to overcome the perception that city folks are coming in to change things," says Korngold. "But the resurrection of The Royal has turned it into a community hub for locals in the County once again, and that's what makes me most proud about this beautiful transformation." □



AMUSED INFLUENCE

Canadian fashion designer Erdem Moralioglu's seasonal collections are, more often than not, a nod to the powerful women who inspire him.

By Adriana Ermtter

Erdem's spring/summer collections can often be described as a brilliant jumble of colours, floral prints and bold patterns. Photo: Alamy.

Long before Coco Chanel opened her atelier's doors on Paris' Rue Cambon in 1910, women flocked to designer boutiques in the hopes of personifying their preferred brand's style DNA. To wear Chanel is to embody classic French luxury. Slipping on a Diane von Furstenberg wrap dress is symbolic of career success. Donning Ralph Lauren is synonymous with all-American elegance. Because at their core, the best designers are dream makers who create and perpetuate fantasies replete with whimsy and magic, tantalizing consumers with the infinite possibility of becoming someone else.

For Montréal-born Erdem Moralioglu's eponymous label Erdem, this metamorphosis is different. While the 19-year-old, London-based, ready-to-wear brand is renowned for its signature floral prints, precise tailoring and romantic silhouettes, Erdem's oeuvre is one of continual evolution. Rather than repeatedly tapping into a fixed look, the British-Turkish designer seeds each collection with an inspiration that is, more often than not, rooted in the spirit and stories of powerful women. The essence of these period characters is then delicately spun through every design until it becomes the fashion house's next seasonal story.

"He's a real narrator, like a real storyteller," affirms Susie Sheffman, a creative director and the former fashion director for *FASHION* magazine. "He weaves together all of these kinds of disparate historical and cultural references, literary references, and then he creates a muse or a character.



Whatever he's inspired by — and it could be something that he saw at the National Portrait Gallery in London, or it could be a Greek vase, or Maria Callas, or the Queen of England — he then extrapolates and mixes these influences together. And then, [he] dreams about what her perfect wardrobe would be.”

Over the years, these muses have ranged from photographers and writers to dancers and painters, and even the aristocracy. The late Italian-American photographer Tina

Modotti's 1920s and '30s series capturing class solidarity among Mexican workers was channeled into Moralioglu's Spring-Summer 2020 collection of flat-brimmed hats and bright, multi-coloured floor-length dresses with puffed sleeves. Susan Sontag's historical novel *The Volcano Lover*, which explores the 18th century love triangle between Emma Hamilton, Sir William Hamilton and Lord Nelson, influenced the following year's cropped jackets and asymmetric skirts sprinkled with mismatched

prints. Five progressive artists from the 1930s Weimar era — Austrian fashion photographer Madame d'Orla, and German dancers and painters Anita Berber, Valeska Gert, Jeanne Mammen and Elfriede Lohse-Wächtler — were evoked via jacquard dresses, fringed flapper-style hemlines, lacy gowns and the carbon-black bustiers Moralioglu presented in the Fall-Winter 2022 line.

His leaning towards unconventional, powerful women as muses likely stemmed



OPPOSITE PAGE: Inspired by the late dowager Duchess of Devonshire and Chatsworth House, Erdem's Spring-Summer 2024 runway show in London featured Opera coats and full-skirted gowns crafted from antique textiles, printed fabrics and remnants of curtains from the late Duchess' family estate, Chatsworth House. Photo: Henry Nicholls for Getty Images. THIS PAGE: Designer Erdem Moralioglu. Photo: Dave Benett for Getty Images.



“Rather than repeatedly tapping into a fixed look, the British-Turkish designer seeds each collection with an inspiration that is, more often than not, rooted in the spirit and stories of powerful women.”

from his relationships with his late grandmothers and mother, and his twin sister Sara. He has even, in past media interviews, referenced his great-grandmothers as inspirations for his creativity. These bold leading ladies are, however, almost contradictory to the softness of the clothes themselves. While Moralioglu designs everything from trench coats to trousers, he's renowned for his floral dresses. Exquisitely fashioned with mixed textiles and embellishments, they are often delicate and ethereal, sometimes prim and garden party-ish, yet always elegant and feminine. As a curious juxtaposition to the women whose stories narrate the designs, Moralioglu's dreamy craftsmanship underpins the strength of their character.

“He's a gay man,” notes Nicholas Mellamphy, the creative director for Hudson's Bay's luxury retail space, The Room. “We're totally enamoured by unconventional women that kind of break with the norms. The women that are icons to the gay community are all slightly different. They don't conform to the rules, for the most part. His clothes are strong and powerful, and they're still feminine. [They're] for a woman with that kind of profile. It's

actually a very beautiful kind of symbiotic marriage of those two elements.”

It makes sense that the women who gravitate towards and don the label are equally complex. Kate Middleton, whose style favourites range from Alessandra Rich to Alexander McQueen, wore an elegant mid-length Erdem skirt suit at Westminster Abbey's Commonwealth celebrations last year. Crafted in navy blue with a delicate white floral pattern, the ensemble was a departure from the Princess of Wales' formal coat dresses. The tailored corset-like peplum jacket and its matching skirt with a flared hem fluttered a peek at the white-with-navy floral fabric lining as she walked. It was a combination of pretty and, in royal tradition, composed. It wasn't the Princess' first time in Erdem either. In 2011, Middleton launched her Royal Canadian Tour with Prince William in the designer's blue “Cecile” floral lace dress. Other loyalists have included models, actresses and entrepreneurs such as Ashley Olsen, Zendaya and Alexa Chung. Political royalty, from Michelle Obama to Sarah Brown, have worn his clothing, while royal family member Meghan Markle is also a fan.



THIS PAGE: (From left) A sleeveless, white floral, floor-length gown with a fitted bodice and exaggerated hipline from the Spring-Summer 2022 collection. Photo: Victor Virgile for Getty Images. A slip dress in cobalt-blue fringed jacquard, and an overprinted, silk screened, poppy-red 1950s ballgown, both from the Spring-Summer 2024 collection. Photo: WWD for Getty Images.



Vogue's editor-in-chief Anna Wintour has championed Moralioglu since his label launched in 2005.

Yet, it can be said that actress Keira Knightley put the brand on the map. While she first wore Erdem at the Toronto International Film Festival, not long after the brand launched, fashion historian Bronwyn Cosgrave attributes Knightley's 2012 appearance at the Golden Globes as the label's breakout moment.

"The timing was pretty perfect," recalls the *Costume and Fashion: A Complete History and Made For Each Other* author and former *British Vogue* editor. "Keira was wearing

Erdem, and I was at the Golden Globes when she actually came onto the red carpet. She is a Chanel ambassador, but you know how some of these actors [like] Natalie Portman and Cate Blanchett, they'll use one ceremony to wear an independent designer just to help because they love it. And she [Knightley] would wear Erdem to high profile events. She was the first, I would say, one of the earliest major celebrities to wear his work in the spotlight."

Now, at 47, Moralioglu shines bright. He is one of the most successful and lauded designers in the world. The Ryerson University (now Toronto Metropolitan

University) School of Fashion and Royal College of Art alum's accolades include the 2008 British Fashion Council's Fashion Forward, the 2010 UK *Elle* magazine Designer of the Year and the 2015 Canadian Arts & Fashion Canadian Designer of the Year awards. His flagship boutique in London's posh Mayfair neighbourhood, which opened in 2015, has also stood the test of time, while his \$1,400 to \$6,200 CDN dresses sell at prestigious retailers like Holt Renfrew in Toronto, Simons in Montreal and Bergdorf Goodman in New York City. But what really makes Moralioglu's work stand out,



THIS PAGE: (From left) Romanticism reigns in a runway ensemble comprised of a botanical print midi dress and a wide brim hat, from the Spring-Summer 2021 runway collection. Photo: Almay. Casual chic prevails in a runway outfit consisting of a shrunken wool cardigan with a silk bralette and a full skirt, from the Spring-Summer 2024 runway collection. Photo: WWD for Getty Images.



says Mellamphy, is respect.

“He respects the process, he respects the industry, he respects the fabric, he respects the women,” he explains. “He respects the history — he references these iconic elements of the past, and he makes it modern.”

This season’s collection which debuted at the British Museum in London is just that — a modernized interpretation of history in the form of his latest muse: the late Duchess of Devonshire, Deborah “Debo” Vivien Cavendish. While the *Wait for Me! Memoirs of the Youngest Mitford Sister* author has been a source of inspiration to artists for years, Moralioglu was granted exclusive

access to the Duchess’ personal archives, complete with the 1940s floral drapery (rumoured to have been proffered as courtesy to family connections) that hung in her family’s estate, Chatsworth House in England. Nods to Debo’s sensible country style and love of 1950s ball gowns, Elvis Presley and bug-like jewellery are layered throughout the collection.

Swaths of the Chatsworth’s antique flowery cotton drapes were incorporated into the line’s sumptuous, full-skirted evening dresses, a voluminous opera coat and a Barbour waxed jacket. Sparkling crystal studs on leather jackets and elbow-length

black leather gloves paid homage to the King of Rock ‘n’ Roll. In reverence to Debo’s affinity for creepy-crawlies, large dragonfly necklaces and brooches adorned necklines, while insect antennae-esque tiaras perched atop several models’ heads as they walked the runway.

“He’s created a point of view that has become singular, and that’s why, I’m sure, he’s able to continue to build on the themes and codes that are so present in his career,” adds Mellamphy. “There’s just a deep respect for craft. Fifteen years ago, I used to say he was the new establishment, and now he has become the establishment.” □

METAMORPHOSIS

In the hands of Grace Nickel, one of Canada's leading ceramic artists, inspiration from nature is transformed into thought-provoking commemorative sculptures. By Wing Sze Tang



LEFT: The beauty found in nature brought to life in the artist's *Moth Series*, 1999.

BELOW: Artist Grace Nickel. Photos: courtesy of Grace Nickel.



There's a multiplicity of layers to Grace Nickel's work, literally and figuratively. Take, for instance, *Arbor Vitae* (2015), a remarkable installation by this acclaimed Winnipeg-based ceramic artist and educator.

At first glance, you see a series of stark, yet striking, porcelain sculptures that resemble tree limbs while evoking ancient architecture, like the colossal columns of Parthenon, and serving as a metaphor for the human body.

Look a little deeper and you'll notice how the creations express Nickel's extraordinary technical talent, recognized when she garnered the 2023 Saidye Bronfman Award, the Governor General's Award for excellence in fine crafts. For *Arbor Vitae*, Nickel went beyond conventional ceramic methods and immersed herself in the inventive, such as the use of high-tech fabric formwork, employing textiles to create shapes and bark-like markings.

Delve even further and you'll learn how the large-scale sculptures were built upon two years of rigorous study, experimentation and travel (including an artist's residency in Jingdezhen, the porcelain capital of China). For Nickel, who is also a professor at the University of Manitoba's School of Art, such meticulousness is par for the course.

There's a cerebral foundation to these sculptures, which is true of Nickel's whole body of work, spanning roughly 40 years. "Often people talk about hands when you're in a craft-related field, [but] there's a zone I enter where I don't think about my hands very much. So, in that sense, it's way more 'brain' than 'hands' in the studio for me," says Nickel, whose ceramics can be found in the permanent collections of institutions, like Taiwan's New Taipei City Yingge Ceramics Museum and, in Japan, the Museum of Modern Ceramic Art, Gifu.

For Tammy Sutherland, the Manitoba Craft Council's executive director, what sets Nickel apart is not only her conceptually driven artistry but also her incredible stamina for detail. "She's a very unassuming kind of person, but she has a reputation for painstaking research and persistence in trying to explore new territory and techniques," notes Sutherland, who nominated Nickel for the Saidye Bronfman Award. "There's this exquisite level of craftsmanship that she brings to everything."

Even some of Nickel's earliest vessels involved "literally hundreds of layers of work," Sutherland says — carving, drawing, painting, stippling, sandblasting, to

name just a handful — and points to the *Overlay* series (1980s–’90s), which portrays moths and other forms of natural elements.

Such diligence means that Nickel’s process tends to be slow-paced, allowing room to mediate on the themes most meaningful to her. Trees comprise one of the central fascinations for Nickel, though they were scarce in the landscape of her childhood. She grew up on a farm in Plum Coulee, a tiny community in the bare prairies of southern Manitoba. It was her time in Halifax, where she moved in 2006 to pursue her master of fine arts at NSCAD University, that imprinted the motif on her creative psyche.

At the southern tip of the Halifax Peninsula, there’s a historic, beloved greenspace known as Point Pleasant Park. The 75-hectare wooded area, home to old-growth forest, was violently lashed by Hurricane Juan in 2003, with an estimated 70 percent of its trees destroyed. “Before I moved there, I had been told, ‘Oh, it’s all healed over. You won’t really even notice the devastation anymore.’ But I walked into it and I was overwhelmed,” Nickel recalls.

Many of the downed trees hadn’t been removed; rather, they were chopped up and left behind in a bid to help the forest regenerate. “I just couldn’t help but think of them as corpses,” says Nickel. The scene was potent proof of nature’s power to destroy and its ability to self-heal, slowly but surely.

Nickel was moved to create a tribute to Point Pleasant Park — *Devastatus Rememorari* (2008), her first large tree-inspired work. For the installation, she made casts of demolished tree remnants and transformed them into porcelain monuments. The slender trunks were embellished with text — with words like “devastated” and “remembered” (in Latin, *devastatus* and *rememorari*) — repeatedly, then arranged on a surface representing a salt-bed peninsula. “My work has always been commemorative,” Nickel explains. “I don’t think I knew that at first, but it’s just been a thread running through.”

To celebrate Nickel’s Saidye Bronfman Award win, Winnipeg’s WAG-Qaumajuq museum put on a show last year — “Inter Artes et Naturam (Between Art and Nature)” — as a small survey of the artist’s career and recurring themes.

“Nickel often references textures drawn from nature, especially trees, as a visual representation of the cyclical nature of the human body and human existence. Growth, decomposition, regeneration, regrowth — in Nickel’s work, this process is an aesthetic all its own and can be understood as a natural technology in itself,” notes Riva Symko,

“My work has always been commemorative, I don’t think I knew that at first, but it’s just been a thread running through.”





Natural forms and the phenomenon of reinvention are seen through the lens of the Canadian ceramic artist. Images on this page from the *Moth Series*. Photos: All courtesy of the artist.





From fallen down tree trunks in Nickel's *Arbor Vitae*, 2015 (this page and opposite page), to her smaller work, all of it has a life of its own. Photos: courtesy of the artist.

WAG-Qaumajuq's head of collections and exhibitions and the show's co-curator (along with Tammy Sutherland).

What also truly sets Nickel's studio practice apart, adds Symko, is her embrace of new technologies and methods to build on traditional and even ancient ceramic processes. "Walking through Nickel's oeuvre, you can almost sense the clay dust of history from which her sculptural composites emerge like an innovative material force."

Some of Nickel's newer works were displayed from December 2023 until March 3rd of this year, at Ottawa's National Gallery of Canada, as part of a showcase featuring artists who had won Governor General's Awards. The exhibition included *Eruptions*, which Nickel debuted in 2019 but continues to evolve with added elements. The installation brings together contemplations of decay and regeneration, grief and hope.

Eruptions centres around a trio of *Pyres*, porcelain memorials of truncated tree trunks. Upon them sprout clusters suggesting fungal growths or, in one case, funerary amphoras. Branching out from

the pyres are long strands of ceramic-beaded *Lifelines*, stretching up to the wall — reminiscent of roots, veins or umbilical cords, they're sources of nourishment and potential new life. In Nickel's words, the works "stand in for what once was and become artifacts of the metamorphosis and history of a living [and dying] organism."

Looking at Nickel's body of work, one can't help but think of catastrophe, from hurricane-wrought destruction to deforestation and wildfires. And yet, despite the haunting elements of her art, a sense of optimism endures.

"I don't call myself an environmentalist, but I think now we kind of all are. We no longer have a choice," says Nickel, whose home in Winnipeg is located within an urban park, allowing for peaceful forest walks, a ritual she describes as possibly her happiest.

In her studio, the world may melt away during her introspection, which frequently starts at a personal level. But her mind's eye often expands to the world outside, to universal concerns. Gazing upon her art, absorbed in thought and feeling, the viewer is invited to do the same. □

MONEY BAGS

Wearable works of art, the high-end handbags showcased at Sotheby's prestigious auction house and beyond, are now luxury items worth investing in. By Aya McMillan

Last fall, rapper Cardi B took to Instagram Live to share her displeasure with leasing one of her investment properties. Her tenants, she claimed, were nine months behind on their rent. “People be like, ‘Oh, get property...’ Always something! Please! I don’t want properties as a gift,” she declared (albeit with spicier language). She ended her lengthy rant by stating she’d rather have a Hermès Birkin bag.

Cardi’s preferred portfolio mix echoes something Kylie Jenner said on her Youtube channel in 2018 when she opened up her “purse closet” to reveal her own arsenal of Hermès handbags. Rows of custom-crafted, perfectly lit shelves displayed dozens and dozens of the French luxury house’s most collectable Birkin (and Kelly bags), plus hundreds of rare Chaneles, Diors, Fendis,





and Louis Vuittons. “I have been collecting these bags for a minute,” the reality star and beauty mogul explained. “They’re also a great investment.”

Many have invested in handbags for decades, Hermès’ best-selling bag has been carried by the Olsen twins and the late Carolyn Bessette-Kennedy. The Birkin is a byword for uber luxury. Designers, former professional boxer Floyd Mayweather Jr., and record producers, songwriters, rappers and singers collect them in the same way sneakerheads amass rare Jordans.

So, while Jenner and Cardi B’s statements may sound like some celebrity version of “girl math”—the viral TikTok trend that captures the mental gymnastics women do to justify purchases—they’re not exactly wrong. A Credit Suisse and Deloitte joint study published in 2020 found that Chanel handbag’s worth rose 11.8 per cent, and Hermès Birkin bags increased by a staggering 38 per cent, eclipsing the returns given by the stock market. The authors noted that luxury watches and fine jewelry realized only “moderate single digit returns,” while luxury handbags can be classified as “store of value assets” characterized by low risk and low volatility.

Nor was 2020 some pandemic-fueled outlier for investment handbags’ spectacular gains. A report by Baghunter found that from 1981 to 2016, Birkin’s climbed in value by 500 per cent, far outperforming both the S&P 500 and the price of gold, the latter of which had, on average, a mere 2 per cent rate of return.

You read that right: a Hermès bag is a better investment than gold.

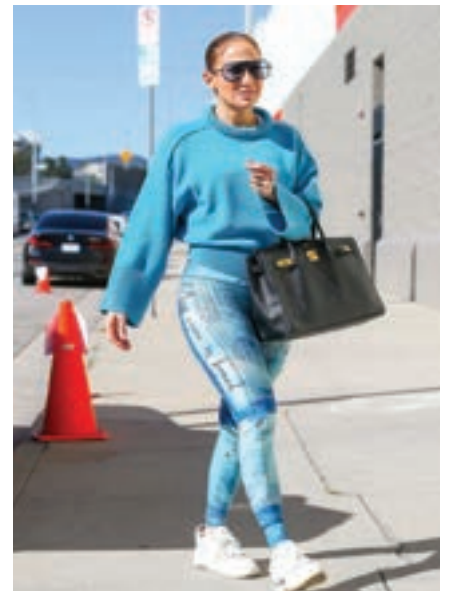
As an asset class unto itself, Chanel bags aren’t far behind. The house that Coco built has increased its pricing on its handbags by 21 to 30 per cent over the last few years. The Classic Flap, which sold for about \$1,000 USD when it was initially introduced in the 1980s, was hit with a 16 per cent increase in 2023 alone. The price for the same bag is now \$10,200 USD (or \$12,800 CAD), putting the brand on par with Hermès pricing.

The value of these French luxury bags has a lot to do with their scarcity. Chanel, for example, does not offer e-commerce for its bags. Hermès bags similarly cannot be bought from the maison’s website or even by simply walking into a boutique. The details of how to purchase one directly from Hermès remains a closely-guarded secret but it has been reported that customers must have an established purchase history. For the not-so-famous, owning a Birkin can



PREVIOUS PAGE: Hermès’ Birkin bag has been carried by countless famous personalities, from stealth wealth minimalists to the swinging London-meets-French-chic of its namesake, Jane Birkin, who passed away last summer. Photo: Alamy. THIS PAGE: (Above) American rapper and singer-songwriter Travis Scott clutches the Hermès Birkin known as the Cargo Hac Birkin, the military-pant-inspired spin on the classic bag that was first released in 2020. (Below) The late Jane Birkin. Photos: Getty.

“I have been collecting these bags for a minute,
They’re also a great investment.”



(Clockwise from left) Celebrities and Birkin enthusiasts, Kim Kardashian, Heidi Klum and Jennifer Lopez. Photos: (Clockwise from left) Pierre Suu for Getty Images, Bauer-Griffin for Getty Images, Getty Images.

“When I started my collection, I had no idea these bags would go up in value, but by 2017, I came to realize how much money they would go for from retail to resale.”

involve a years-long waiting list.

As a result, certain luxury handbags have spawned a singular secondary market and have sold for jaw-droppingly high prices at auction. The Diamond Himalaya, a Niloticus crocodile skin that Jenner owns a version of, is steeped in fashion lore for being the most expensive handbag ever sold at auction. In 2022, Sotheby's sold a Diamond Himalaya Birkin 30 for over \$450,000 USD.

All of which makes Sotheby's March 2024 handbag auction, featuring an immaculately curated collection of rare and pristine Kelly and Birkins, one to watch. Handbags now make up Sotheby's fastest growing auction category and Morgane Halimi, its Global Head of Handbags & Accessories, expects the lot to set new records.

Although Sotheby's handbag auction participants are significantly younger than its fine art counterparts (mostly well-heeled women in their 30s and 40s, although some are a 20-something stratum of the Gen-Z set), they're just as likely to view a luxury purse as a practical investment. “Their purchase is driven by the potential profit that can be achieved via resale,” says Halimi, adding that their exceptional quality and the sentimental value they instill are key motivators. “Limited-editions like the original *Quelle Idole Kelly Doll* in Gulliver leather and Jean-Paul Gaultier's *So Black* or *Teddy* collections have all been discontinued and are no longer in production. To own a part of maison history holds significant sentimental value to our collectors,” she explains. “With appropriate care, these handbags can stand the test of time, and in most scenarios, our buyers want to wear and enjoy them.”

That's partially the case for Sotheby's handbag client Angel Pui. The Vancouver-based tech entrepreneur and venture capitalist owns between 80-100 Hermès Birkins





OPPOSITE PAGE: The Chanel Classic Flap handbag with a chain strap. Its unmistakable interlocked double C logo accent was first introduced by the house's longtime designer, the late Karl Lagerfeld in the '80s. Photo: Christian Vierig for Getty Images. THIS PAGE: (above) Kylie Jenner shares a peek inside her purse closet. The reality tv star and makeup mogul is rumoured to have said that if her house was on fire, the only bag she'd save is her cream and tan medium-sized crocodile Birkin. Photo: Kylie Jenner, Instagram. (below) A colour-blocked Chanel handbag. Photo: Jeremy Moeller for Getty Images.



and Kellys, and Chaneles—all unused. Instead, she displays them on shelves (“for proper air flow”), stickers intact, feet protectors on, respective dust bags folded just so and placed to the side. “There is a part of me that wants to use them, but I haven’t been able to,” she says. “I want to keep them pristine. It almost looks like a museum that I can admire from afar.”

Pui sees her collection as both a financial play and an ode to mode. “There’s the fashion lover in me who loves the bag itself, the details, the artisanal element,” she explains, pointing to the endless hours of videos she has watched of master craftspeople painstakingly sewing by hand. “But I’m also an investor. When I started my collection, I had no idea these bags would go up in value, but by 2017, I came to realize how much money they would go for from retail to resale.”

She has since channeled this knowledge into Ban Island, a website she founded that allows users to visualize and build Hermès’ special order purses in accurate colourways to help potential buyers determine what they want before they buy, while providing detailed pricing reports for Chanel and Hermès bags.

So, which one would she recommend to a newbie collector? “Start with classics, and don’t worry about the investment and resale value,” Pui advises. “I feel like not knowing [about the investment potential of my collection] was a blessing in disguise because no matter what, if you love a bag that you have a special connection with, well, that’s priceless.” □



Melides, Portugal's sandy coastline has become a beach haven for designers, artists and celebrities. Photo: Alamy.



SLEEPY BEAUTY

Portugal's once hush-hush beach town Melides is now a European haven for chic hotels, architecture and design enthusiasts, global artists and more.
By Rita Silvan

An easy hour and a half drive south-east of Lisbon, nestled between the hills of Serra de Grândola and the sandy coastline of the Atlantic Ocean is Melides, Portugal. At first glance, the small fishing village unfolds as a panorama of whitewashed buildings. The low-rise cafés, boutiques and homes exude a laid-back elegance with their terracotta-tiled roofs, cerulean blue-paint framed windows and borders, and the pink blooms of the bougainvillea vines that climb their branco exteriors.



History is etched into the architecture here, and dates as far back as 711 CE when the Moors invaded Portugal and remained until 1294. Evidence of the north African influence endures in many of the old and new buildings' curved archways, intricate ceramic tiles and tall, slender chimneys. Set against the backdrop of the azure ocean, the town's old-world sensibility looks as quaint and postcard worthy as we'd hoped.

As we make our way through the streets, the ringing bells of Melide's 17th century cathedral Igreja de São Pedro welcome us. It's 12 o'clock and a small group of people

are enjoying lunch on a restaurant patio. The smell of freshly grilled fish is carried on the ocean breeze through the car's windows, tempting us to stop for a bite to eat. Google Maps assures us, however, that French shoe designer Christian Louboutin's new hotel is nearby, so we carry on, turning left down a narrow cobblestone road. At the bottom is a building that resembles an ancient convent but is, as the small plaque in tile assures us, our destination, the Hotel Vermelho. We ring the doorbell at the tall studded wooden door and a gentle push of the door leads into a bright courtyard

terrace decorated with watery blue azulejos — Portugal's famed glazed ceramic tiles.

Given how gracefully the building blends into the sleepy village, we are surprised to discover the hotel, which opened on April 1, 2023 is not a restoration but a new build. Louboutin has lived in Melides since 2010 and has an extensive 350-acre compound near the lagoon, comprising a series of homes, ateliers, and even a tower, La Folie, inspired by India's Jantar Mantar, where he meditates and hosts parties. Louboutin originally planned to launch a restaurant where he could host visiting friends.



With its exuberant selection of fabrics, art and craftsmanship in the tile, metal and woodwork, Hotel Vermelho makes for a serene and beautiful vacation spot. All photos: courtesy of Hotel Vermelho.



Instead, the mayor made him a counteroffer: Why not open a hotel?

The designer drew on his wide network of artists, aristocrats and fellow global travellers to fulfill his boutique-style accommodations. His long list of collaborators included architect Madalena Caiado, interior and textile designer Carolina Irving, who created the rich fabrics, aristocrat Patricia Medina Abascal, who consulted on the Spanish design elements, Italian sculptor Giuseppe Ducrot, who made the astonishing ceramic appliques framing the doors and windows, and Greek

artist Konstantin Kakanias, who painted the dreamy, undersea murals for one of the hotel's 13 suites.

The exuberant selection of fabrics, art, and craftsmanship in the tile, metal and woodwork spark joy, lending the hotel's public spaces a more-is-more aesthetic. "Vermelho," which means red in Portuguese and is the colour of the soles of the designer's famous shoes, is the leitmotif and appears throughout the property — from the red flowers in the garden to the 7,000 hand-painted floor tiles crafted by local artisans. Once settled into our room, we



head back outside to explore.

Strolling into the heart of the village, past some of the 18th- and 19th-century houses and the dozing cats, takes us less than 20 minutes. Melides (pronounced “Melidesh”) is better known for its rich cultural heritage, particularly traditional food and wine rather than monuments. Some points of interest include São Pedro church with its worn stone floors and weathered wooden pews and the Fonte dos Olhos catchment, built in the late 1960s to supply water to the parish and which today serves the local rice fields.

Unlike the nearby towns of Comporta and Carvalhal, Melides is the epitome of low-key luxury. Typical activities include birdwatching at the lagoon and biking to one of the many beaches — Galé and Aberta Nova are standouts — where you can walk for miles in blissful solitude, surf the waves and, even, horseback ride. For shopping, there is Vida Dura’s covetable tableware, ceramics and textiles — all crafted by local artisans.

For dining, grilled fish and seafood are plentiful along with delicious wines from the Península de Setúbal region. Flor de Sal by Melides, is ideal for tapas and small plates. Tia Rosa serves traditional

“Melides (pronounced “Melidesh”) is better known for its rich cultural heritage, particularly traditional food and wine rather than monuments.”

THIS PAGE AND OPPOSITE: Hotel Vermelho’s restaurant, Xtian, offers guests traditional Portuguese dishes with an international twist. Natural stone features throughout Hotel Vermelho’s lush grounds and architecture. All photos: courtesy of Hotel Vermelho.



regional dishes, such as duck rice and eel, and O Fadista, located near the church, has a striking interior with regional paintings. The new chic addition is Vermelho's restaurant Xtian (a play on "Christian") decorated with a collection of vintage Bollywood posters. The menu is reflective of traditional Portuguese dishes but with an international twist. Many of the ingredients, such as IV Pilar, the house olive oil, are sourced from small family operations. There is an extensive wine list, including the crisp white, Eruptio from the Azores.

Now, having reached peak-Comporta, the sleepy hideaway is stirring. Discerning travellers are warming up to chilled out Melides, which is attracting a bevy of international elites such as French designer and architect Phillippe Starck, Brazilian model Gisele Bündchen, and German painter Anselm Kiefer. Many have been lured by Melides Art, a residential community, tourist destination and artists retreat that was conceived in 2019 by Portuguese real estate developer Miguel Carvalho. Scattered across the communal park's expansive 270-hectare forest are an array of luxurious villas and art studios — available to travelers and artists alike for both long and short term lease. Wandering further through the pine and eucalyptus trees reveals a handful of large-scale sculptures, including Marnie Eber's "The Autumn Bear," Robert Melee's "Colorful Monsters," and Olaf Breuning's anthropomorphic marble figures titled "The Humans." Multiple art exhibitions and cultural events will also be held annually at the park's newly established Art Pavilion and Museum of Horizon.

Additionally, actor George Clooney is making a mark in Melides, putting some of that Casamigos tequila money (Clooney and his partners sold the brand for \$1 billion) towards a piece of the Herdade da Costa Terra Golf & Ocean Club. Louboutin too, is breaking ground on a second, 8-room hotel near the lagoon complete with a pool, spa and a rooftop bar.

Fortunately, transformations have been kept to a minimum as developers strive to harmoniously blend into the surrounding environment. In honour of his love of Melides, Louboutin initiated a non-profit dedicated to the conservation of local biodiversity including the lagoon. While it would be exhilarating to bump into the shoe designer or Clooney on a morning walk, wouldn't it be lovely if Melides, the sleepy beauty, slept in for just a little bit longer? □

OTTAWA'S EVOLVING CHARM

World-class museums, delectable cuisine and a vibrant arts scene are redefining Canada's capital city. By Laura Byrne Paquet



Parliament Hill's suite of Gothic revival buildings, nestled above the south banks of the Ottawa River, evoke the history of democracy and the charm of Canada's capital city. Photo: Shutterstock.

I'm savouring seared scallops and soy-coconut rice noodles at Gezellig in Westboro, one of Ottawa's chicest neighbourhoods. Housed in a former 1950s bank building, the restaurant entices guests with a menu featuring small bites like roasted beet salad with haloumi during lunch and banana bread French toast for weekend brunch. The dinner menu offers clever twists on bistro classics.

Gezellig, named after the Dutch word for "cozy," reflects just one aspect of European influence in Ottawa. Earlier that day, I had visited Uppliva Sauna & Steam in Hintonburg. This Swedish-inspired spa, with its cedar-scented sauna, tiled steam room, cold plunge tub, and serene relaxation lounge, accommodates just 16 guests at a time. As I leaned back in an armchair, experiencing the soothing effects of one of the spa's Wildcrafted facial masks, I couldn't help but realize how much my adopted hometown has changed in recent years.

If you had told me when I moved to Ottawa, that one day I would be pampering my face with rhassoul clay and organic acai berries in the afternoon and indulging in Thai-style scallops that evening, I would have laughed. In the early 1980s, Canada's capital city largely lived up to the scathing summary dealt a decade earlier by politician Jean Marchand: "The best thing about Ottawa is the train to Montréal." Ouch.

Back then, if you wanted an upscale restaurant meal, your options were scarce and stodgy. As for culture, The National Gallery of Canada was tucked away inside a drab former office building. Hosting an elegant soirée? The Chateau Laurier hotel was one of the few options — undoubtedly gorgeous, but a city with ambition needs more than one or two glamorous venues.

Fast forward four decades, and Ottawa is no longer labeled as "the city that fun forgot," as famously coined by magazine columnist Allan Fotheringham. Notably, both the restaurant and nightlife scenes have grown exponentially.

In the 1980s, these scenes were primarily concentrated in the ByWard Market, a historic neighbourhood near Parliament Hill that still offers unique dining locales. At Starling, for example, bird-patterned wallpaper creates a photogenic backdrop for farm-to-table fare. The 16th-floor cocktail lounge, Copper Spirits and Sights, located in the stylish Andaz Ottawa hotel, hosts the Sunday Beats + Brunch DJ buffet, which has become a hot ticket event.

For cultural fare, the National Gallery of Canada made its home in a landmark granite-and-glass building on the edge of the ByWard Market decades ago, and its approach continues to evolve in exciting ways. The Indigenous and Canadian Galleries, opened in 2017, juxtapose works by artists such as Norval Morrisseau and Emily Carr to illustrate how different artistic traditions have influenced each other.

These days, however, the National Gallery is no longer Ottawa's sole notable art venue. Just a 15-minute walk away, the Ottawa Art Gallery serves as an architecturally bold showcase for rotating exhibitions that highlight local artists such as painter Norman Takeuchi and multidisciplinary artist Mairi Brascoupé. The gallery's Jackson Café, illuminated by a three-storey glass wall, is also a stand-out as one of the city's most striking spots for a coffee break. Nearby, the CF Rideau Centre houses luxury retailers such as Coach, Kate Spade, Michael Kors and Tiffany.

On the opposite side of the Rideau Canal,



THIS PAGE: (clockwise from top): Artist Louise Bourgeois' 30-foot-tall steel spider sculpture welcomes visitors to the National Gallery of Canada. Photo: Alamy. The Andaz Hotel and restaurant in Ottawa's trendy Byward Market is favoured for its chic accommodations and close proximity to downtown life. Photos: courtesy of the Andaz Hotel.



Sparks Street has long been a puzzle for urban planners. Since its establishment as a permanent pedestrian mall in 1967, it has never quite resonated with either locals or visitors — but that is changing, too.

Ottawa's new light-rail transit line, the O-Train, is now strategically stationed near both ends of the five-block mall, ensuring convenient accessibility for both locals and visitors. The reStays hotel has injected a dash of mystery into Sparks Street with its recent addition of a secret courtyard and swanky loft hotel rooms. On the hotel's ground floor,

Stolen Goods, a tiny cocktail bar, quenches patrons' thirst with artisanal cocktails and premium single malt scotches until 2 am. Meanwhile, just steps away, power brokers dine on culinary dishes like truffled beef tartare at the upscale Riviera restaurant.

For a truly exceptional fine-dining experience, take a short cab ride from downtown to Atelier, one of the capital's most exclusive restaurants. Chef Marc Lepine curates a nightly 40-course molecular gastronomy tasting menu, where guests indulge in a four-hour culinary journey for \$250, with

the option to enhance their meal with wine pairings for an additional \$300.

Nearby, at Dows Lake, Le Boat has established its Ottawa hub. The U.K.-based company offers luxury houseboats for guests to navigate along the historic Rideau Canal. The poshest model, the Horizon 5, features five air-conditioned ensuite cabins, a full galley kitchen, a cutting-edge sound system, and an expansive sundeck.

In today's Ottawa, remarkable experiences are plentiful — from the people, to the places, to the progress. □

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14 Queen Street, Box 1570,
Niagara-on-the-Lake, Ontario, LOS 1J0
Phone 905.468.0001
Toll-free 1.888.468.0151

COLLINGWOOD

243 Hurontario Street,
Collingwood, Ontario, L9Y 2M1
Phone 705.416.1499

GANANOQUE

49 King Street East, Suite 100,
Gananoque, Ontario, K7G 1E8
Phone 613.382.0122

HUNTSVILLE

133 Hwy 60 E,
Huntsville, Ontario, P1H 2J9
Phone: 705.784.0966

MUSKOKA - PORT CARLING

97 Joseph Street, Unit 101,
Port Carling, Ontario, POB 1J0
Phone: 705.765.5020

MUSKOKA - GRAVENHURST

3-410 Muskoka Road South,
Gravenhurst, Ontario, P1P 1J4
Phone: 705.687.5656

ALBERTA

CALGARY

290, 815 - 17th Avenue SW,
Calgary, Alberta, T2T 0A1
Phone 403.254.5315

CANMORE

100 - 1040 Railway Avenue,
Canmore, Alberta, T1W 1P4
Phone 403.707.8048
Toll-free 1.855.254.5315

EDMONTON

10665 Jasper Avenue, 14th Floor,
Edmonton, Alberta, T5J 3S9
Phone 780.652.1228

BRITISH COLUMBIA

VANCOUVER - DOWNTOWN / YALETOWN

Suite 210 - 858 Beatty Street,
Vancouver, British Columbia, V6B 1C1
Phone 604.632.3300
Toll-free 1.877.236.8800

WEST VANCOUVER

235 15th Street, Suite 200,
West Vancouver, British Columbia, V7T 2X1
Phone 604.922.6995

LIONS BAY

350 Centre Road,
Lions Bay, British Columbia, V0N 2E0
Phone 604.922.6995

WHISTLER

Phone 604.932.3388
Toll-free 1.888.932.3389

VICTORIA

752 Douglas Street,
Victoria, British Columbia, V8W 3M6
Phone 250.380.3933
Toll-free 1.877.530.3933

SALT SPRING ISLAND

120 Lower Ganges Road,
Salt Spring Island, British Columbia, V8K 2S8
Phone 250.537.1778
Toll-free 1.888.697.1550

KELOWNA

108 - 1289 Ellis Street,
Kelowna, British Columbia, V1Y 9X6
Phone 250.469.9547

B.C. INTERIOR

Suite 104 - 3477 Lakeshore Road
Kelowna, British Columbia, V1W 3S9
Phone 250.469.9547



BEDFORD BAY ESTATES & MARINA

79 SHORE DRIVE
BEDFORD, NS | MLS 202403500
\$4,300,000

A one-of-a-kind oceanfront development located on Shore Drive, at the very edge of the vibrant Bedford Waterfront, featuring a private marina with deep-water mooring. This custom design home in the heart of a boating mecca, captures the dramatic sweeping views of the Bedford Basin framed by the magnificence of the Halifax-Dartmouth bridges.

ANGIE BRYANT*
1.902.448.8809 | ANGIE.BRYANT@SOTHEBYSREALTY.CA



ENCHANTING HISTORIC HOME

123 DUKE STREET
CHESTER, NS | MLS 202325738
\$1,600,000

Once a distinguished inn, this exquisite residence now offers a perfect blend of historic charm and modern luxury in the heart of Chester. Whether you are looking to make this your dream residence, create an income stream through rentals, or host memorable events, 123 Duke St stands as a testament to timeless elegance and endless possibilities.

ANGIE BRYANT*
1.902.448.8809 | ANGIE.BRYANT@SOTHEBYSREALTY.CA



IN THE HEART OF SILLERY

2170 RUE DE LINO
SAINTE-FOY-SILLERY, QC | MLS 16989253
\$2,495,000

Ideally located at the end of a cul-de-sac with no neighbors to the East, this residence has everything to please. You will appreciate the spacious living areas of this well-designed and high-quality recent construction. Impressive ceiling height in the living room enhanced by a wood-burning fireplace. Close to all services, top schools and Maguire Ave.

Idéalement située au bout d'un rond-point et sans voisin à l'est, cette résidence a tout pour plaire. Vous saurez apprécier les vastes pièces de vie de cette construction récente bien pensée et de grande qualité. Impressionnante hauteur sous plafond dans le salon agrémenté d'un foyer au bois. Près des services, des meilleures écoles et de l'avenue Maguire.

ERIC GAGNON*
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E&O.E. This information is from sources which we deem reliable, but must be verified by prospective purchasers and may be subject to change or withdrawal.
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Real estate agency, Sotheby's International Realty Quebec. Sotheby's International Realty Canada. Brokerage. Independently Owned & Operated.



SUPERB ESTATE

5474 CHEMIN ROYAL
SAINT-JEAN-DE-L'ÎLE-D'ORLÉANS, QC | MLS 21200791
\$1,989,000

A true oasis of peace. Views of the St. Lawrence River. Estate includes main residence of six bedrooms, guest house, garage and barn. 190,800 sq. ft. of land.

Véritable oasis de paix. Vue sur le fleuve St-Laurent. Domaine comprend une résidence principale de six chambres, une maison d'invités, un garage une grange. Terrain de 190 800 pi. ca.

MAURICE HOULE*
1.418.580.9120 | MHOULE@SOTHEBYSREALTY.CA



RIVERSIDE ESTATE IN SHAWINIGAN

2235 RUE JACQUES-HÉROUX
SHAWINIGAN, QC | MLS 23752796
\$1,650,000

Nothing less than an estate on the edge of the majestic St-Maurice River with access for your boats. High caliber construction and very good taste.

Rien de moins qu'un domaine en bordure de la majestueuse rivière St-Maurice avec accès pour vos embarcations. Construction de haut calibre et de très bon goût.

MARC THIBEAULT*
1.819.531.3266 | MTHIBEAULT@SOTHEBYSREALTY.CA



OLD QUEBEC CITY GEM

30 AVENUE ST-DENIS, APT. 203
LA CITÉ, QC | MLS 13682556
\$980,000

The most photographed residential building in Quebec City. Views of Citadelle, Park of Bastion-de-la-Reine and mountains: you will fall in love with the Conservatoire.

Absolument unique dans le Vieux-Québec. Vue sur la Citadelle, le parc du Bastion-de-la-Reine, la ville et les montagnes: vous tomberez en amour avec le Conservatoire.

ERIC GAGNON*
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EXPERIENCE LUXURY, COMFORT AND NATURE

921 CHEMIN COMPTON
BROMONT, QC | MLS 23111536
\$4,995,000

Indulge in a realm of luxury boasting mountain vistas on 5.4 acres of land, complete with two private lakes. Just minutes away from Bromont Ski Resort and its charming village.

Laissez-vous séduire par cette propriété aux vues montagneuses. 5,4 acres, deux lacs privés, Elle offre un cadre exceptionnel. À quelques minutes de ski Bromont et son charmant village.

MARIE-JOSÉE ROULEAU*
1.514.660.6682 | MJROULEAU@SOTHEBYSREALTY.CA
MARIEJOSEEROLEAU.COM



160-ACRE DOMAIN IN THE EASTERN TOWNSHIPS

350 CH. DE LEADVILLE
POTTON, QC | MLS 17947854
\$3,950,000

160-acre domaine. Strategically located next to Owl's Head Resort, the six bedrooms and the guest house will certainly be filled with family and friends on every occasion.

Domaine de 160 acres. Stratégiquement situé à côté du Owl's Head Resort, les six chambres et la maison d'hôtes seront remplies par la famille et les amis régulièrement.

MIKE CYR**
1.819.239.1894 | MIKE.CYR@SOTHEBYSREALTY.CA
MIKECYR.CA



LUXURIOUS FAMILY RESIDENCE

87 RUE LOUIS-PHILIPPE-1ER
BROMONT, QC | MLS 10755634
\$1,849,000

This prestigious property, located on the Royal Bromont Golf Course, offers six bedrooms, a veranda, a double garage, and much more. Distinctive design and high-end materials.

Cette prestigieuse propriété, située sur le parcours de golf Le Royal Bromont, offre six chambres, véranda, garages et plus encore. Design distinctif et matériaux haut de gamme.

MARIE-PIERS BARSALOU**, 1.450.577.0272 | MPBARSALOU@SOTHEBYSREALTY.CA
JOHANNE MEUNIER*, 1.514.926.5626 | JMEUNIER@SOTHEBYSREALTY.CA
BARSALOUMEUNIER.COM



MAGNIFICENT CLIFFSIDE MANOR

36 AVENUE SUNNYSIDE
WESTMOUNT, QC | MLS 28179655
\$14,800,000

This upper-Westmount villa marries stunning landscapes with panoramic views. Majestic entertaining spaces with large living quarters are the perfect blend for any lifestyle.

Cette résidence à flanc de falaise dans le haut de Westmount marie un aménagement paysager méticuleusement soigné avec des vues panoramiques à couper le souffle.

GABRIEL PLIVA*
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EXQUISITE RESIDENCE OF FIVE BEDROOMS

141 AVENUE HIGHFIELD
MONT-ROYAL, QC | MLS 13958894
\$3,195,000

Tastefully designed, this impeccable Scandinavian meets Palm Springs design and luxurious features boast a perfect blend of modern elegance and timeless charm.

Conçue avec goût, cette impeccable rencontre scandinave Palm Springs et ses caractéristiques luxueuses offrent un mélange parfait d'élégance moderne et de charme intemporel.

JIHANE GUETTAR*
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THEMONTREALREALTOR.COM



BREATHTAKING GILDED AGE MANOR

3970 CHEMIN DE LA CÔTE-DES-NEIGES
VILLE-MARIE, QC | MLS 27134111
\$9,998,000

One of the city's most recognizable and grand manors, harkening back to the gilded age of industry in Montreal, is truly a sight to behold. This meticulously restored historic residence called Sparrow Manor stands as the crowning jewel of the city, with limestone bricks and eight gas fireplaces, some boasting massive marble mantles. It features seven panoramic galleries that overlook the mountain and city, along with five bedrooms, staff quarters, a recently constructed contemporary salt-water pool, double garage and much more. An opulent oasis of grand proportions in the middle of the metropolis.

L'un des manoirs les plus reconnaissables et les plus grandioses de la ville, qui remonte à l'âge d'or de l'industrie Montréalaise, est un véritable joyau. Cette résidence historique nommée Manoir Sparrow, méticuleusement restaurée est le fleuron de la ville, avec des briques de calcaire, d'imposantes moulures en plâtre fabriquées par des artisans et huit foyers au gaz, dont certains sont dotés de manteaux de marbre massifs. Il comprend sept galeries surplombant la montagne et la ville, plus de cinq chambres à coucher, un logement de fonction, une piscine d'eau salée récemment construite, deux garages, et bien d'autres choses encore.

CASSIAN BOPP*
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MAGNIFICENT AND SPACIOUS HOME

127 RUE NORTHVIEW
DOLLARD-DES-ORMEAUX, QC | MLS 28224023
\$3,395,000

Magnificent and spacious home. Custom-built with high-end finishes and timeless design throughout. Nestled on one of the most sought-after streets of Dollard-des Ormeaux.

Magnifique et spacieuse maison. Construite sur mesure avec des finitions haut de gamme et un design intemporel. Niché sur l'une des rues les plus recherchées de Dollard-des Ormeaux.

DINO CAFARO*
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UNPARALLEL VIEWS

365 RUE ST-ANDRÉ, APT. 1501
VILLE-MARIE, QC | MLS 10374716
\$2,995,000

This 2,415 sq.ft. three-bedroom condo offers city, water, and mountain views, ample natural light, two garages, and three lockers, ideal for luxury living. Interested in renting with the option to buy?

Ce condo de 2 415 pi. ca., avec trois chambres, offre une vue sur la ville, l'eau et les montagnes. Lumière naturelle abondante, deux garages et trois casiers inclus. Intéressé par la location avec option d'achat ?

ANNE BEN-AMI (MADAR)*
1.514.726.3037 | ABEN-AMI@SOTHEBYSREALTY.CA



IMPECCABLE IN POINTE-SAINT-CHARLES

438-444 AVENUE ASH
LE SUD-OUEST, QC | MLS 22598050
\$1,950,000

Upscale six-unit property nestled along the border of Le Ber Park. Each unit has been upgraded by the current owners, ensuring the highest standards of modern living.

Propriété haut de gamme de six logements nichée en bordure du parc Le Ber. Chaque unité a été rénovée par les propriétaires, garantissant le plus haut standard de vie moderne.

FRANCYS-ISMAËL AYOTTE-RODRIGUE*
1.438.466.8252 | FRANCYS.RODRIGUE@SOTHEBYSREALTY.CA
THESAVARIATEAM.COM



SOPHISTICATION AND ELEGANCE

308 LONDON DRIVE
BEACONSFIELD, QC | MLS 11520386
\$1,799,000

Family home with open-concept layout and custom craftsmanship throughout. Adorned with four bedrooms, each with a private en-suite bathroom, and a gourmet kitchen.

Maison familiale de haute gamme à aire ouverte. Ornée de quatre chambres, chacune avec une salle de bain attenante, et une cuisine gastronomique de rêve.

ANGELA CARCIERO*
1.514.916.7868 | ANGELA.CARCIERO@SOTHEBYSREALTY.CA
ANGELACARCIERO.COM



MONKLAND VILLAGE MARVEL

4224 AVENUE DE MELROSE
CÔTE-DES-NEIGES / NOTRE-DAME-DE-GRÂCE, QC | MLS 27069038
\$1,625,000

Built like a fortress. Professionally renovated. All foundation works built by Heneault and Gosselin. Estimated cost is over \$500,000. Structural Drawings are available.

Cette maison a été rénovée par des professionnels : Plans d'ingénierie structurelle disponibles. Tous les travaux de fondation ont été construits par Heneault et Gosselin.

GÉRALDINE LIBRATY*, 1.514.962.5563 | GLIBRATY@SOTHEBYSREALTY.CA
SUSAN LLOYD (LEDUC)*, 1.438.882.8088 | SLLOYDLEDUC@SOTHEBYSREALTY.CA
SUSANLLOYDLEDUC.COM



IMMACULATE SEMI-DETACHED HOME

3421 AVENUE MARLOWE
CÔTE-DES-NEIGES / NOTRE-DAME-DE-GRÂCE, QC | MLS 23812080
\$1,469,000

Stunning property in a sought-after Westmount Adjacent location, just minutes away from the metro, shopping, parks, schools, and various amenities.

Résidence jumelée dans un emplacement privilégié à côté de Westmount, à seulement quelques minutes du métro, des boutiques, des parcs, des écoles et d'autres commodités.

SAUL CIECHA*
1.514.941.6248 | SCIECHA@SOTHEBYSREALTY.CA



IDEAL LOCATION

155-161 RUE LABONTÉ
LE VIEUX-LONGUEUIL, QC | MLS 14390326
\$1,275,000

This 1885 quadruplex represents a golden opportunity for investors. Prime location in an expanding neighbourhood. This property stands as a secure and promising investment.

Quadruplex de 1885 avec une excellente rentabilité. Son emplacement privilégié dans un quartier en plein essor en fait un investissement sécurisé et prometteur.

FRANÇOIS EMOND*
1.514.222.4876 | FRANCOIS.EMOND@SOTHEBYSREALTY.CA



SPECTACULAR PANORAMIC VIEWS

100 RUE ANDRÉ-PRÉVOST, APT. 1702
ÎLE-DES-SŒURS, QC | MLS 22579503
\$973,500

Open concept corner unit boasting three bedrooms, 2+1 bathrooms, floor-to-ceiling windows offering spectacular panoramic views of the St-Lawrence River, Montreal and the mountain.

Élégante unité de coin, plan à aire ouverte, trois chambres, 2+1 sdb, fenestration sols plafonds offrant de superbes vues panoramiques sur le Fleuve, Montréal et le Mont-Royal.

CYRILLE GIRARD*
1.514.582.2810 | CGIRARD@SOTHEBYSREALTY.CA
CYRILLEGIRARD.COM



WELCOME TO PENTHOUSE 10

80 RUE BERLIOZ, APT. PH10
VERDUN / ÎLE-DES-SŒURS, QC | MLS 25501885
\$6,500/MONTH

This penthouse offers three spacious bedrooms, three bathrooms and a functional open-concept kitchen. Enjoy panoramic views of the St. Lawrence River and the city from a private balcony.

Ce penthouse offre trois chambres spacieuses, trois salles de bains et une cuisine ouverte fonctionnelle. Le balcon privé offre une vue panoramique sur le fleuve Saint-Laurent et la ville.

L'ÉQUIPE SAVARIA
CHRISTIANE SAVARIA*, 1.514.830.6415 | CSAVARIA@SOTHEBYSREALTY.CA
THESAVARIATEAM.COM



PRESTIGIOUS PROPERTY

2 RUE DE CHINON
BLAINVILLE, QC | MLS 28305715
\$3,449,000

Magnificent and unique property in the Fontainebleau area. Four bedrooms, four bathrooms, and two garages. Beautifully landscaped backyard on 30,000 sq. ft. lot.

Magnifique et unique propriété dans le secteur de Fontainebleau. Quatre chambres, quatre salles de bains, et deux garages. Cour arrière magnifiquement aménagée sur terrain de 30 000 pi. ca.

NADIA MALTAIS*
1.514.994.3589 | NMALTAIS@SOTHEBYSREALTY.CA
NADIAMALTAIS.COM



NAVIGABLE WATERFRONT

303 CHEMIN DU TOUR
 SAINTE-DOROTHÉE, QC | MLS 23480826
\$2,599,000

Luxurious Californian style property on large private lot. In-ground pool, terraces and spa; a perfect courtyard for entertaining with family or friends.

Bord de l'eau navigable. Luxueuse propriété de style californien sur grand terrain privé. Piscine creusée, terrasses et spa; une cour parfaite pour recevoir en famille ou amis.

JENNIFER VIENNEAU*
 1.514.265.3669 | JVIENNEAU@SOTHEBYSREALTY.CA
 JENNIFERVIENNEAU.COM



LUXURY LIVING IN LAVAL

300 RUE LES ÉRABLES
 LAVAL-SUR-LE-LAC, QC | MLS 15809003
\$2,450,000

Prestigious property located in popular district of Laval-sur-le-Lac. Offers five bedrooms, six bathrooms and two garages located on 20,000 sq. ft. lot including large in-ground pool.

Propriété de prestige située dans le quartier prisé de Laval-sur-le-Lac. Offre cinq chambres, six salles de bains et deux garages sur lot de 20 000 pi. ca. avec grande piscine creusée.

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 NADIA MALTAIS*, 1.514.994.3589 | NMALTAIS@SOTHEBYSREALTY.CA
 NADIAMALTAIS.COM



SPECTACULAR RESIDENCE

MONTÉRÉGIE
 VERCHÈRES, QC | SIRC1310330
\$7,000,000

Exceptional residence overlooking the St. Lawrence River, once belonging to the well known Ogilvy Family. Located on over 215,000 sq. ft. of land, this property is ideal as a family compound and offers a breathtaking panoramic view of the beautifully manicured and landscaped lot. The main house has been renovated but still maintains its original charm and integrity. Over the double garage, the renovated coach house is ideal for weekend visitors or live-in help. The saltwater pool is set mid-level in the center of the lot.

Résidence exceptionnelle surplombant le St-Laurent, ayant appartenu à la célèbre famille Ogilvy. Située sur un terrain de plus de 215,000 pi. ca., cette propriété est idéale comme complexe familial et offre une vue panoramique à couper le souffle sur le terrain magnifiquement entretenu, bordé de haies et paysager. La maison principale a été rénovée tout en conservant son charme et son intégrité d'origine. La pergola est l'endroit idéal pour observer les bateaux qui passent du port de Contrecoeur. La piscine d'eau salée est située à mi-hauteur au centre du terrain.

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 GÉRALDINE LIBRATY*, 1.514.962.5563 | GLIBRATY@SOTHEBYSREALTY.CA
 SUSANLLOYDLEDUC.COM





DESIGN HOUSE SAINT-BRUNO

1820 RUE DE CAMBRAI
SAINT-BRUNO-DE-MONTARVILLE, QC | MLS 23662047
\$4,900,000

Stunning house in Saint-Bruno-de-Montarville, designed by the award-winning architecture firm Bipède. Clean design, natural light, woodwork, unique pool pavilion. A must-see.

Magnifique résidence à Saint-Bruno-de-Montarville, conçue par la firme d'architecte primée Bipède. Design épuré, lumière naturelle, boiseries, pavillon piscine unique. À voir.

MONICA GENEST*, 1.514.287.7434 | MGENEST@SOTHEBYSREALTY.CA
VICTORIA MARINACCI*, 1.438.828.3428 | VMARINACCI@SOTHEBYSREALTY.CA
GENESTMARINACCI.COM



DREAM PRIVATE ESTATE

4139 CHEMIN LOTBINIÈRE
SAINT-LAZARE, QC | MLS 20002348
\$2,250,000

Spectacular 50 acres of equestrian property. Five bedrooms and five bathrooms. 24 box stalls, 150'x80' post and beam arena, 15 acres of tile drained land, 16 paddocks, grass jumping ring equestrian trails.

Spectaculaire propriété équestre de 50 acres, Cinq chambres et cinq salles de bains. Manège de 150'x80', 24 stalles, 15 acres de terrain drainé, 16 paddocks, ring de saut et sentiers équestres.

STÉPHANE LARRIVÉE*
1.514.809.8466 | SLARRIVEE@SOTHEBYSREALTY.CA



SPACIOUS CONTEMPORARY

406 RUE ST-THOMAS
SAINT-LAMBERT, QC | MLS 19589878
\$2,239,000

Spacious open-concept property, renovated and extended, located in a peaceful area with an intimate and sunny yard, near parks, services and transportation.

Spacieuse propriété à aires ouvertes, rénoverée et agrandie, située dans un quartier paisible avec cour intime et ensoleillée, près des parcs, services et transport.

ANNE MARINEAU*, 1.514.231.8698 | AMARINEAU@SOTHEBYSREALTY.CA
ZOË VENNES**, 1.514.718.8004 | ZVENNES@SOTHEBYSREALTY.CA
MARINEAUVENNES.CA



PRIME LOCATION IN MONTREAL SUBURB

6665 RUE CORELLI
BROSSARD, QC | MLS 22083230
\$1,450,000

Five-bedroom retreat near city, blends strategic location and family comfort. Gourmet kitchen, modern basement, tranquil backyard with in-ground pool—an ideal urban-suburban home.

Un positionnement idéal par rapport à Montréal, un havre de paix avec piscine creusée et un sous-sol moderne, cette propriété offre un mélange entre la ville et la banlieue.

CHARLES MIMEAULT*
1.514.708.3344 | CHARLES.MIMEAULT@SOTHEBYSREALTY.CA
CHARLESMIMEAULT.COM



LAC LACOSTE - THREE FULLY PRIVATE LAKES

CHEMIN LACOSTE
RIVIÈRE-ROUGE, QC | MLS 21386626
\$19,500,000+ TAXES

Experience the ultimate in luxury and exclusivity at Lac Lacoste Estate—a stunning 2,324-acre playground boasting three fully private lakes and seven lakefront homes.

Découvrez l'expérience ultime du luxe et de l'exclusivité à la Ferme Lac Lacoste - un terrain de jeu de 2 324 acres situé près du célèbre Mont-Tremblant.

HERBERT RATSCH**
1.819.429.9019 | HRATSCH@SOTHEBYSREALTY.CA
HERBIE.CA



PRIVATE ESTATE IN SAINTE-ADÈLE

1295 CHEMIN RIVERDALE
SAINTE-ADÈLE, QC | MLS 16604844
\$1,699,000

A completely renovated masterpiece with a glass-enclosed indoor pool. An enchanting 45,000 sq. ft. lot awaits you, with the sound of the Rivière du Nord running alongside.

Un chef-d'oeuvre entièrement rénové avec piscine intérieure complètement vitrée. Un terrain féérique de 45 000 pi. ca. vous attend avec le son de la rivière du Nord qui longe le terrain voisin.

JULIE ST-LAURENT*, 1.514.813.2163 | JULIE.ST-LAURENT@SOTHEBYSREALTY.CA
JEAN-MARC VICINO*, 1.514.266.0193 | JEAN-MARC.VICINO@SOTHEBYSREALTY.CA
JULIESTLAURENT.COM



MAGNIFICENT PRIVATE ESTATE

1975 RUE DU ROUSSILLON
SAINTE-ADÈLE, QC | MLS 13772727
\$1,299,000

This magnificent private estate, which conceals a sumptuous single-storey residence on more than 1.7 acres of wooded and landscaped land, bordered by the Rivière du Nord.

Ce magnifique domaine privé, qui recèle une immense et somptueuse résidence de plain-pied sur plus de 1,7 acres de terrain boisé et paysagé est bordé par la Rivière du Nord.

CHANTALE TARDIF*
1.514.532.0632 | CTARDIF@SOTHEBYSREALTY.CA
CHANTALETARDIF.COM



THREE BEDROOM WITH PANORAMIC VIEWS

585 BLOOR STREET EAST, SUITE 4215
TORONTO, ON
\$1,125,000

Three-bedroom condominium with spectacular panoramic North, East and West views over Rosedale treetops, Bloor Street from Yonge to the Danforth. Wooden floors and quartz counters. Steps to two subways, DVP, Metropolitan and University of Toronto. Fabulous amenities include concierge, party rooms, outdoor pool, fitness centre, gym, and yoga studio. Parking and locker included.

LINDA CHU†, 1.416.716.1218 | LCHU@SOTHEBYSREALTY.CA
LISA MARIE DOOREY‡, 1.416.720.1495 | LDOOREY@SOTHEBYSREALTY.CA
DOOREYCHUTEAM.COM



CIELO ALBA

183 WELLINGTON STREET WEST, SUITES #4602 AND #4603
 TORONTO, ON | MLS C8016662
\$23,500,000

Welcome to Cielo Alba, the pinnacle of luxury condominium living in Toronto. This extraordinary 6,000 sq. ft. unit epitomizes the perfect blend of location, world-class amenities, and unmatched urban lifestyle.

For nearly a century, the Ritz-Carlton name has symbolized opulent hospitality. Experience unparalleled pampering and personalized service, from sumptuous spa treatments to late-night room service indulgences.

The Ritz-Carlton Toronto, designed by Kohn Pedersen Fox Associates, sets the standard for luxury living downtown. Nestled within this iconic 52-story tower lies Cielo Alba, the epitome of exclusivity.

Live atop the hotel in private residences with access to elite amenities: a fully-equipped fitness center, saltwater pool, hot tub, and more. Enjoy valet parking, dedicated concierge, and 24-hour room service—all within reach.

Experience the vibrancy of downtown living, with world-class shopping, dining, and entertainment at your doorstep. Positioned in Toronto's entertainment district, you are steps away from cultural landmarks and theatres.

ANDY TAYLOR†, 1.416.994.2118 | ANDYTAYLOR@SOTHEBYSREALTY.CA
 JODI ALLEN†, 1.416.960.9995 | JALLEN@SOTHEBYSREALTY.CA
 TORONTOLUXURYHOME.CA



LUXURY MEETS FUNCTIONALITY

36 HAZELTON AVENUE, SUITE 5B
 TORONTO, ON | MLS C7060362
\$9,988,000

Welcome to 36 Hazelton Avenue, Suite 5B, a masterpiece born of collaboration between owners and BCMR Custom Homes. This 3,955 sq. ft. residence is the culmination of five years of planning and craftsmanship, resulting in a home unparalleled in Toronto.

Every detail exudes luxury. Warm earth tones create a serene ambiance, while durable materials ensure beauty. A 280-bottle glass-enclosed wine cellar greets you, accented by a steel cable suspension system.

The grand dining room features a coffered ceiling, while a sliding wall separates the dining area from the kitchen. The living and family rooms, divided by a unique fireplace, provide cozy spaces for relaxation.

Floor-to-ceiling windows offer panoramic views. The gourmet kitchen boasts Miele appliances and solid walnut millwork, while an expansive butler's pantry adds convenience.

The primary suite features a stunning headboard wall, a steam shower, and a decadent bathtub. The spacious terrace invites you to enjoy sunrises and sunsets.

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AN ARCHITECTURAL GEM

350 DAVENPORT RD, SUITE 5
TORONTO, ON | MLS C7053856
\$5,000,000

Fosters an atmosphere of intimacy and privacy. With unparalleled attention to detail, this eight-story luxury condominium unveils mere six residences, ensuring a world of discretion and exclusivity. A private elevator leads to a stone-terraced home with 15 ft. of trees of your choice. Smooth 10 ft. ceilings and solid core wood doors.

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LUXURY LIVING ABOVE THE RITZ

183 WELLINGTON ST W, SUITE 2506
TORONTO, ON | MLS C8007488
\$3,800,000

Enjoy stunning South-West lake, CN Tower and sunset views. Updated two-bedroom, three-bathroom suite, direct elevator access. Best-in-class finishes; 10 ft. ceilings, cornice moldings, custom kitchen, hardwood, granite and marble throughout. Valet parking, concierge and doorman. Enjoy all hotel amenities including, spa, fitness, pool, room service, and more.

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PEACEFUL FAMILY COMPOUND

74877 DRIVE GEORGE SMITH AVENUE
BAYFIELD, ON | MLS X7214620
\$2,975,000

On a broad 223 ft. stretch of sugary sand beach on the shores of aquamarine Lake Huron stands this 1.78-acre estate that has not been offered for sale in decades. The property is distinct and exceptionally private, featuring extensive trails and paths, mature native trees reaching toward blue skies, verdant gardens and playful water features.

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PRESTIGIOUS ADDRESS IN TORONTO

183 WELLINGTON STREET WEST, SUITE 3602
TORONTO, ON | MLS C7259384
\$2,388,000

The Residences at The Ritz-Carlton. Absolutely stunning one-bedroom suite with two bathrooms. North views overlooking the entire city, 10 ft. ceilings with floor-to-ceiling windows, gas fireplace and eat-in kitchen. Beautiful finishes throughout the suite. Five-star amenities include concierge, valet parking, 22nd floor lounge and terrace, indoor pool and spa.

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TIMELESS STYLE AND SOPHISTICATION

496 FAIRLAWN AVENUE
TORONTO, ON | MLS C8018298
\$5,100,000

Nestled in the highly sought-after Bedford Park, this elegant 4+1 bedroom, six bathroom home boasts a tasteful blend of timeless and contemporary styles. Proudly sitting on a 40 x 150 ft. lot with approximately 5,500 sq. ft. of interior living space. Completely landscaped with a saltwater heated in-ground pool. Ideal for those looking to enjoy elevated family time while having upscale amenities at their fingertips. One of the finest and most sophisticated homes built in the neighbourhood.

ARMIN YOUSEFI†, 1.416.873.6477 | AYOUSEFI@SOTHEBYSREALTY.CA
496FAIRLAWN.COM



A RARE LYTTON PARK GEM

232 GLENGROVE AVENUE WEST
TORONTO, ON
\$2,750,000

Located in the sought-after Lytton Park neighbourhood, this three-storey, five-bedroom home was designed for effortless living and entertaining. Featuring custom designer interiors, spacious rooms, cozy fireplace, skylight-filled family room, and an expansive garden. Top Toronto schools, parks and amenities nearby. Perfect blend of elegance and comfort for family living.

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232GLENGROVE.COM



SLEEK AND MODERN YORKVILLE LIVING

32 DAVENPORT ROAD, SUITE 2905
TORONTO, ON | MLS C8031014
\$2,599,800

Boasting panoramic city views, a sleek, modern design, 10 ft. ceilings and top-tier finishes. Suite 2905 at The Yorkville Condos redefines urban living at its best. With approximately 2,000 sq. ft. of interior living space, this one-of-a-kind suite features a 700 sq. ft. terrace that perfectly creates a balance of indoor and outdoor living. Rare 3+1 bedrooms, three full bathrooms and two side-by-side parking spaces. Bright and airy throughout with spectacular east, south and west views of the city.

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ARMINGROUPREALESTATE.COM



FAMILY LIVING REACHES ITS PINNACLE

21 MCRAE DRIVE
TORONTO, ON | SOLD
\$2,395,000

Family living reaches its pinnacle in coveted South Leaside. This exceptional four-bedroom home seamlessly blends character and charm with modern functionality, offering an idyllic sanctuary for every member of the family. Its timeless curb appeal captivates, boasting extra wide frontage and an oversized private driveway—a true standout in the neighbourhood.

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21MCRAE.COM



EMBRACE THE EXTRAORDINARY

29 EDGEHILL ROAD
TORONTO, ON | MLS W7012066
\$14,880,000

Celebrate the very best in life. A Georgian-inspired residence of the highest order on Edgehill Drive; West Toronto's most prestigious address. This nearly 12,000 sq. ft. residence exudes timeless elegance with grand entertaining spaces, a glass-walled wine cellar and a home cinema. Exceptionally well-proportioned bedrooms. A resort-like ravine setting with abundant tableland, an inground pool and an extraordinary cabana. Enjoy proximity to top golf clubs as well as a 10-minute drive to the airport.

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A MASTERPIECE OF ELEGANCE AND CONVENIENCE

50 YORKVILLE AVENUE, SUITE 4303
TORONTO, ON | MLS C8048030
\$11,000,000

The epitome of luxury living at Four Seasons Private Residences; arguably the city's preeminent condominium. This prestigious apartment, in the heart of Yorkville, boasts a newly renovated 3,500 sq. ft. haven with direct elevator access, 10 ft. ceilings, floor-to-ceiling windows and two terraces. It is one of the most sought-after layouts in the building, given its exposure on three sides. Surrounded by the city's finest restaurants, cafes, boutiques and gourmet grocers.

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SOPHISTICATION AND CHARM

101 ADMIRAL ROAD
TORONTO, ON | MLS C8082828
\$7,600,000

Discover timeless elegance in this 1909 Tudor-inspired home nestled on one of the Annex's most coveted streets. Space abounds for growing families, with six bedrooms and 8,000 sq. ft. of living space across all levels. This residence blends grand architecture and enduring charm. Generously proportioned living and dining rooms, adorned with original fireplaces, are perfect for entertaining and large family holiday gatherings. U of T and museums are moments away.

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ARCHITECTURAL EXCELLENCE

11 NORTH DRIVE
TORONTO, ON | MLS W8030942
\$7,499,000

Luxury living where design meets the serenity of the outdoors. A 5,500 sq. ft. modern gem, seamlessly blending with nature's beauty. Stretches of glass harmoniously meld the exteriors with the interiors. Walk in and prepare to be amazed. From soaring two-storey ceilings to a massive eat-in kitchen, no detail has been overlooked. The back garden, with a saltwater pool, outdoor cabana and kitchen, is an ultra-private paradise surrounded by lush trees. Located near top schools, golf, tennis, parkland, and nature trails.

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E&O.E. This information is from sources which we deem reliable, but must be verified by prospective purchasers and may be subject to change or withdrawal.
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Real estate agency, Sotheby's International Realty Quebec. Sotheby's International Realty Canada. Brokerage. Independently Owned & Operated.



LAKE ONTARIO IN YOUR BACKYARD

1 LAKE SHORE DRIVE
 TORONTO, ON | MLS 40550433
\$4,650,000

One of only a few detached homes in Toronto with direct access to Lake Ontario. Your once-in-a-lifetime opportunity to own a stunning modern home on the waterfront. Forget driving hours to Muskoka—this epic modern beach house perfectly mirrors Californian living in the city, with no commute. Just minutes west of downtown, every day will feel like a summer vacation with the lake in your backyard. Featured in the Toronto Star, this unique property is tucked away at the end of a quiet cul-de-sac and designed by award winning blackLAB architects. 10 ft. tall window walls swing open to provide sweeping views of Lake Ontario and bring the outdoors into your living room. The elegant wood-burning fireplace accompanies the Malibu chef's kitchen that will reignite your passion for cooking. Your sunny primary bedroom features a balcony with panoramic lake views making it the perfect place for sunrises and sunsets. The newly renovated beach cottage serves as your guest/in-law suite or retreat for the kids.

DAVE DUBBIN*
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SERENITY IN THE HEART OF THE CITY

379 WALMER ROAD
TORONTO, ON | MLS C6788312
\$7,500,000

Step into a magnificent residence where design meets the embrace of nature. Nestled in the coveted heart of Forest Hill/Casa Loma, this sanctuary is cradled within a serene, private setting that boasts a 104 by 263 ft. ravine lot, offering picturesque tree-house vistas. Spanning over 7,000 sq. ft. of living space across four mesmerizing ravine view levels, this home presents a beautiful bespoke kitchen which gracefully leads out to over 1,600 sq. ft. of outdoor living space spanning over three levels, perfect for summer evenings overlooking the ravine. Gracious principal rooms include a main floor library, living room, family room, formal dining room and breakfast room with soaring ceilings, custom millwork and built-ins. A unique private oasis in the heart of the city close to the best private schools and steps from the subway. This rarely seen double lot is just waiting for you to add your own touches whether it be a crystal-clear pool or an outdoor kitchen to enjoy al fresco dining beneath the stars. This property provides unparalleled sanctuary right in the heart of the city.

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STUNNING HARBORD VILLAGE VICTORIAN

32 BORDEN STREET
TORONTO, ON | MLS C7306472
\$2,545,000

Sophisticated, elegant, meticulously renovated three-storey Harbord Village Grand Victorian. Bespoke architect-designed contemporary interiors, working fireplace and detached garage. Open-concept, clean lines, luxurious materials, rich Douglas Fir custom millwork and a rare attention to detail. Beautifully landscaped close to University of Toronto and downtown Toronto.

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SOPHISTICATED OWL HOUSE LANE

390 WELLESLEY ST E, TOWNHOUSE 1
TORONTO, ON | MLS C7265072
\$1,395,000

Beautifully renovated, sophisticated, stylish turnkey townhome on highly sought after Owl House Lane. Sundrenched, spacious, open-concept, hardwood floors, wood-burning fireplace and a magnificent rooftop terrace with sweeping treetop and city views. Welcome to effortless urban living in a garden setting in the heart of leafy Cabbagetown.

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VIBRANT CABBAGETOWN LIVING

370 WELLESLEY STREET EAST
TORONTO, ON | MLS C5996019
\$1,449,000

Stylish Cabbagetown Victorian rowhouse features spacious open-concept main with soaring ceilings, bay window and elegant fireplace. Renovated kitchen with large island opens to private backyard for alfresco dining. Large primary bedroom, third bedroom is ideal for nursery/home office. Steps to Riverdale Farm, parks, local shops and restaurants.

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A VIEW FROM THE TOP

20 BURKEBROOK PLACE, PENTHOUSE 12
TORONTO, ON | SOLD
\$1,299,000

Wonderful opportunity at the prestigious Kilgour Estates. Split two bedroom, two bathroom with hardwood floors, a gas fireplace, two walkouts to a large entertainment size terrace, laundry room with a sink, two side-by-side parking spots, and two storage lockers. Much admired building in a convenient location on a ravine setting.

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LUXURY LAKE VIEWS AT PIER 27

39 QUEENS QUAY E, SUITE 721
TORONTO, ON | MLS C8080920
\$835,000

Enjoy lake views at Pier 27 in downtown Toronto. Luxury one bedroom and den, 735 sq. ft. with 84 sq. ft. balcony, 10 ft. ceilings, floor-to-ceiling windows, large open concept living/dining area. Upgrades include hardwood floors, appliances, backsplash, countertops, custom-made window coverings. Amenities include indoor and outdoor pools, sauna, gym. Parking space and locker.

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PRIME LAKESIDE RETAIL

12A -16 BROOKERS LANE #A29
TORONTO, ON | MLS W8039746
\$849,900

Vibrant Humber Bay Shores. Professionally built-out and fully equipped turn key retail/office space in this ever expanding area of West Toronto. 26 ft. ceilings conducive to potential mezzanine. Steps to shops, restaurants, cafes, groceries, Toronto Transit and Lake Ontario. Direct access to major highways. Minutes to downtown Toronto.

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THE LANDMARK OF BAYVIEW HILL

48 OLD PARK LANE
RICHMOND HILL, ON
\$8,800,000

A magnificent gated mansion of classic European design, overlooking Richmond Hill, Markham and Toronto. Built on the most prominent lot in the area by one of Canada's foremost developers as their own home. Upgraded with geo thermal heating and cooling. The magnificent grounds have been landscaped to create complete privacy with pool and fountains.

ALLAN CONSKY†
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A SYMPHONY OF LUXURY, STYLE, AND ACREAGE

5666 WINSTON CHURCHILL BLVD
ERIN, ON
\$3,200,000

Exquisite and secluded, this two-acre haven unveils a breathtaking open-concept bungalow spanning approximately 6,000 sq. ft. of living space. The kitchen seamlessly melds with the grand room, graced by cathedral ceilings, creating an entertainer's dream. A heated three-car attached garage complements the property, alongside a newly constructed 2,400 sq. ft. out building with heated floors. The finished basement, featuring a walk-up separate entrance, two bedrooms, games room, theatre area, adding to the allure of this architectural masterpiece.

JOHN GENEREAUX†
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CHARMING LORNE PARK FAMILY HOME

1256 SAGINAW CRESCENT
MISSISSAUGA, ON | MLS W7278746
\$1,600,000

Nestled in the prestigious Lorne Park neighbourhood, this five-bedroom is located on a tree-lined street. With traditional design, it spans around 3,600 sq. ft. over three levels. One of the standout features of this property is an L-shaped in-ground pool with solar heating in a south-facing backyard. Skylights offer a bright and airy atmosphere.

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HERITAGE CONVERTED SCHOOL ON THE PARK

64 WELLS STREET, SUITE 107
AURORA, ON | MLS N8036848
\$1,450,000

Boutique heritage building located in the desirable location of Old Aurora. This spacious loft offers an exceptional floor plan and an approximately 1,000 sq. ft. landscaped terrace with South and Westerly views. Engineered hardwood floors, brick wall, gas fireplace and barn doors all come together to create a sophisticated, light-filled space. A bespoke kitchen with marble counters, Scavolini Cabinetry and stainless-steel appliances combines with a dining room with three-sided fireplace.

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TIMELESS ELEGANT ESTATE

472 GAGE STREET
NIAGARA-ON-THE-LAKE, ON | MLS 40528180
\$10,750,000

In the heart of Ontario's Wine Country, this prestigious Georgian Estate has over 15,000 sq. ft. of meticulously designed space. Featuring a greenhouse, conservatory, and a paddle ball court. Formal rooms, chef's kitchen, family room, wine cellar, crafts room, pool house with an indoor salt water pool. Near Lake Ontario, restaurants, parks, and wineries.

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PANORAMIC VIEWS AT THE MADISON

174 MOUNTAIN PARK AVENUE, SUITE 6 EAST
HAMILTON, ON | MLS 40526824
\$1,778,000

Truly a rare offering in the GTA. Your chance to live in the exclusive Madison at the top of Hamilton Brow. Offering over 2,400 sq. ft. plus terrace and balcony. The key feature is the view, you can watch the sunrise come over Toronto and Lake Ontario every morning. No compromises with chef's kitchen, two bedrooms, two bathrooms, dining room, office and den.

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ROBERTSONKADWELL.COM



DISCOVER MARKHAM VILLAGE

19 PARADISE AVENUE
MARKHAM, ON | MLS N8019140
\$1,358,000

Prime location in Markham Village on 70 by 110 ft. mature lot with professionally landscaped yard. Large windows surround house capturing daylight creating a bright and charming home. Amenities include a short walk to Main Street Markham, public transit, schools, Village Community Centre, Rouge Valley Trail and short drive to the hospital, highways and much more.

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NORTHUMBERLAND HILLS GETAWAY

336 CAMPBELL ROAD
CRAMAHE, ON | MLS X7261716
\$1,075,000

Quality built four-bedroom home on 3.5 acres with forever westerly views of the legendary Northumberland Hills. Four-car all season garage/workshop; in-law suite, salt water pool and fully-equipped off-grid cabin in a treehouse setting. Close to the popular village of Warkworth for restaurants, shops, galleries and golf. Just 90 minutes to Toronto.

JACKSON THURLING†, RANDALL PEARLE†
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ULTIMATE MUSKOKA LIFESTYLE

98 MAILE RUN
MUSKOKA, ON
\$12,500,000

A rare opportunity to own and build on the most highly coveted parcel of land on Lake Joseph and to enjoy the ultimate Muskoka lifestyle. With 1,093 ft. of frontage, this property is the longest parcel of land to become available on this lake in decades. Situated in the most desirable area, it presents an incredible amount of building opportunities and panoramic views that are second to none across north Lake Joseph. This property has building permits in place, and the ability to build a residence up to 7,500 sq. ft. with a two-storey boathouse. There are also endless opportunities for outbuildings and yoga studios, a private golf course and a helicopter pad. The road will allow any buyer to develop a footprint in paradise. This land offers privacy and an opportunity rarely seen in Muskoka, let alone on North Lake Joseph, and will allow you to build the bespoke compound of your dreams. Easy access to the water's edge makes it possible for all guests and family members to enjoy this property's rare beauty. With its timeless charm, this property is of the highest calibre in Muskoka.

STOREY BADGER®
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SUNSET POINT ON LAKE MUSKOKA

1250 WALDMERE ROAD
BRACEBRIDGE, ON | MLS 40410125
\$25,000,000

Presenting the most iconic Muskoka Estate, embodying unparalleled luxury and prestige on the shores of Lake Muskoka. This 8.3-acre peninsula triumphantly extends offering more than 2,180 ft. of frontage. This due West-facing sunset peninsula awaits. Multiple-parcel opportunity—purchase one or all four parcels. Secure your compound in Muskoka's premier location.

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LUXURY ON LAKE MUSKOKA

1316 EAST BAY ROAD UNIT #4A
TORRANCE, ON
\$15,995,000

Stunning 7,500 sq. ft. luxury new build, nestled on 4.8 acres of beautifully landscaped private land with 306 ft. of Lake Muskoka frontage. This 7+2 bedroom, seven bathroom estate was designed and masterfully built by Cottage Country Builders with interior finishes by Hilltop Interiors. Seize this opportunity to acquire a new build on the Muskoka Lakes.

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OPULENCE ON LAKE SIMCOE

1454 ROBINSON PLACE
INNISFIL, ON
\$13,900,000

This opulent lakeside estate offers unparalleled magnificence. Set on nearly eight acres with 350 ft. of Sunset Lake Simcoe shoreline, this residence flawlessly blends Tuscany's allure and traditional lakeshore sophistication. Featuring five bedrooms and 9+2 bathrooms, this property offers breathtaking vistas of Lake Simcoe's blue waters. Joe Brennan Build.

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LAKE ROSSEAU DEVELOPMENT LAND

1124 COATE ROAD #8
ROSSEAU, ON | MLS 40476720
\$11,995,000

Presenting immense opportunity with unmatched potential. Coveted southwest exposure, expansive acreage and vast frontage. This Lake Rosseau estate boasts 6.5 acres and an impressive 1,369 ft. of water frontage. Awaiting your creative direction for luxury residences. Sever the landscape to multiple waterfront lots or create a generational compound.

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COMMERCIAL WATERFRONT | SPARROW LAKE

1084A WENONA LODGE ROAD
SEVERN BRIDGE, ON | MLS 40514990
\$5,800,000

This 68 acre waterfront parcel presents a rare and remarkable investment opportunity permitting commercial establishment. With approximately 1,056 ft. of waterfront on Sparrow Lake, the property offers gentle topography and stunning lake views with direct access to the Trent-Severn water system, while being just 1.5 hours from the Greater Toronto Area.

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ESTATE SIZED LOTS ON LAKE ROSSEAU

HIGHLANDS ISLAND
MUSKOKA LAKES, ON | MLS 40530957
\$4,995,000

Featuring 7.52 acres and 1,624 ft. of south-facing water frontage situated in a central Lake Rosseau locale. Approved to be severed into two estate sized lots each with greater than 500 ft. of water frontage. Unique ability to create a bespoke luxury generational compound on Lake Rosseau. Owned mainland docking with parking five minutes away.

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RADIANT SUNSET COTTAGE

20 BAXTER ISLAND
BRACEBRIDGE, ON
\$4,950,000

Nestled in the heart of Lake Muskoka, this retreat is an entertainers paradise. Boasting 565 ft. of pristine shoreline, a 5,000 sq. ft. eight-bedroom cottage, two-storey boathouse and 2.9 acres. This exceptional property spans both west and east sides of Baxter Island offering unparalleled privacy and providing exposure for both stunning sunsets and sunrises.

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CONTEMPORARY COTTAGE | LAKE ROSSEAU

1004 RANSBURY ROAD
PORT CARLING, ON
\$4,195,000

Enjoy luxury on Lake Rosseau. Built in 2017, this 3,200 sq. ft., four-bedroom, three-bathroom cottage is a masterpiece of thoughtful design and craftsmanship. The cottage and property feature a level lot with flagstone pathways and firepit, sports court, refreshed two-storey boathouse and stunning 207 ft. on the water. Ideal for gatherings with the whole family.

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LAKE JOSEPH OASIS

1805 PENINSULA ROAD, UNIT 225
PORT CARLING, ON | MLS 40538387
\$6,895,000

On Lake Joseph's coveted shores, this four-bedroom, 2.5-bathroom cottage offers 245 ft. of water frontage, 2.5 acres and southwest exposure. It showcases vaulted ceilings, lake views, a stone fireplace, and a two-slip boathouse with living accommodations above. Both hot tub and sauna offer indulgent retreats. Savour mesmerizing sunsets, embracing Muskoka's lifestyle.

SHAWN WOOF†
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ELEVATED COLLINGWOOD LIVING

102 SALZBURG PLACE
BLUE MOUNTAINS, ON | MLS 40541977
\$5,199,000

A modern masterpiece of elevated four-season living with impressive views of Craigeith Ski Club. This seven-bedroom home provides approximately 7,000 sq. ft. of supreme living space on a remarkable 1/2 acre lot with pool that backs onto Craigeith Meadows Trail. This opportunity represents the pinnacle of the Collingwood lifestyle.

MYLES SLOCOMBE†
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STUNNING WINDROSE ESTATE

16 MEADOWLARK WAY
COLLINGWOOD, ON | MLS 40545099
\$3,799,000

Adjacent to Olser Bluff Ski Club is this well appointed 7,100 sq. ft. home on 1.2 acres with unparalleled views of the ski slopes. Features include chef's kitchen, primary suite, loft, walkout lower level, games area, theater, wine cellar, gym, apres ski patio, hot tub with TV and fireplace and a 1,241 sq. ft. triple car garage.

KEVIN GILCHRIST†
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THEGILCHRISTGROUP.CA



BREATHTAKING RESORT HOME

148 SNOWBRIDGE WAY
COLLINGWOOD, ON | MLS 40484701
\$2,495,000

Signature post and beam masterpiece. Exclusive community steps from Blue Mountain's Ski Resort and backing onto the third hole of Monterra Golf Course. Almost 6,000 sq. ft.: seven bedrooms, five bathrooms, lower level sports/family rooms. Soaring 28 ft. timber clad ceilings, Douglas Fir Floors. Muskoka Granite fireplace. Rare and exceptional four-season resort home.

TODD KAUFMAN†
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DEVELOPMENT OPPORTUNITY

343 BLUE LAKE ROAD
SOUTH DUMFRIES, ON | MLS 40507787
\$6,900,000

Spectacular 140-acre farm nestled up against the urban boundary of St. George near the intersections of highway 24 and Blue Lake road (Highway 5). 100 acres of flat, workable land stretching a full concession with large frontage on Blue Lake road and Scenic drive. Property includes turn of the century stone cottage on separate one acre pin.

KEVIN HAIGHT† | 1.519.865.3000 | KHAIGHT@SOTHEBYSREALTY.CA



RIVER FRONT LIVING

1501 TYE ROAD
NEW HAMBURG, ON | MLS 40524169
\$2,999,000

Eclipsed by 73 breathtaking acres of farmland along the banks of the Nith River this modern residence is a sanctuary for nature enthusiasts. The elegantly updated, custom built bungalow loft boasting nearly 4,500 sq. ft. of living space with lofty ceilings, numerous skylights, and expansive windows that invite a bounty of natural light.

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ALICIA HAIGHT†, 1.905.995.1805 | AHAIGHT@SOTHEBYSREALTY.CA



RIVERSIDE DEVELOPMENT

199 GRAND RIVER STREET NORTH
PARIS, ON | MLS 40485664
\$2,950,000

Very rare infill development site on the banks of the Grand River only steps from the downtown core of Paris Ontario. 3.7 acres (1.4 acres developable) with community corridor designation within the new Brant County official plan allows for a range of rezoning options. Townhouses, stacked towns or multiplex are some of the potential residential redevelopment opportunities. This site would command substantial premiums and provides the perfect backdrop for an upscale infill project.

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STUNNING HOME IN ST. GEORGE

440 GERMAN SCHOOL ROAD
ST. GEORGE, ON | MLS 40535853
\$1,890,000

Circa 1860, this impressive house was built by one of the original founding families of Brant County. The County of Brant was just taking shape and Canada had not yet become a country when this home was under construction. Triple brick and balloon frame construction, Palladian stone arches and lintels, highly detailed corbels and frieze, intricate chimneys and exposed stone foundation are all in excellent condition and stand as a testament to the outstanding craftsmen of a bygone era.

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E&O.E. This information is from sources which we deem reliable, but must be verified by prospective purchasers and may be subject to change or withdrawal.
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Real estate agency, Sotheby's International Realty Quebec, Sotheby's International Realty Canada, Brokerage, Independently Owned & Operated.



DEVELOPMENT OPPORTUNITY IN MIDLAND

8870 COUNTY 93 ROAD
MIDLAND, ON | MLS 40397141
\$10,500,000

This beautiful property offers a perfect blend of countryside living and exciting commercial opportunities on over 115 acres. Includes an updated farmhouse and a 3,600 sq. ft. shop currently being utilized as a machine shop business. Additional buildings can be added up to 35% lot coverage, presenting exciting future development prospects.

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MEGAN COXWORTH†, 1.705.543.9989 | MCOXWORTH@SOTHEBYSREALTY.CA
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TRENT SEVERN WATERWAY GEM

38 SR405 SEVERN RIVER
MUSKOKA LAKES ON | MLS 40403651
\$949,000

Accessed by boat only, this incredible waterfront family cottage features a spacious open concept main cottage with two bedrooms, a three-piece bathroom, sunroom and a guest cabin outfitted with a bedroom, loft and another three-piece bathroom. With 265 ft. of water frontage and 2.95 acres of land, this property offers plenty of room to explore.

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LIFESTYLE OF ABUNDANCE

13065 HIGHWAY 62
MADOC, ON | MLS X6809638
\$4,395,000

Idyllic 123 acre estate. Private country retreat or family compound. Extensively renovated original farmhouse and artfully planned additions offer six bedrooms, eight bathrooms, two kitchens, multiple living and entertaining areas, home theatre, gym, elevator, and more. A spectacular assemblage with tennis court, pool, barn, lush grounds and water access. Two hours to the Greater Toronto Area.

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WATERFRONT LIVING AT ITS FINEST

20 TWELVE TREES COURT
PRINCE EDWARD COUNTY, ON | MLS X7385562
\$2,151,000

Lake Ontario in Prince Edward County. Lake breezes and panoramic views. Stunning new 3,197 sq. ft. four-bedroom, four-bathroom with open plan and premium finishes. Wake to morning sunrises as you enjoy coffee on your private balcony. Luxe bathrooms will pamper your body and soul. Enjoy small town living in Wellington within steps to everything. Receive a \$25K bonus to personalize your home.

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SWEEPING SHORES OF PRINCE EDWARD COUNTY

17461 LOYALIST PARKWAY
PRINCE EDWARD COUNTY, ON
\$3,250,000

Introducing Millefleurs, an exquisite 5.6-acre estate situated just beyond Wellington in picturesque Prince Edward County. Nestled on the shores of Lake Ontario, this expansive property boasts a 263 ft.-long limestone bluff and is surrounded by enchanting organic lavender fields. The allure of the waterview captivates you from the moment you step inside this executive home. With meticulous attention to detail, this home epitomizes elegance with herringbone flooring, soaring ceilings, and a thoughtfully designed open layout that floods the space with natural light. The main level of this four-bedroom, four-bathroom residence boasts a living room with an impressive 18 ft. ceiling, a well-appointed chef's kitchen, a dining room adorned with a coffered ceiling and a primary bedroom suite—all offering breathtaking views of the sprawling water and ancient red oaks.

The property also offers a private guest suite with a kitchenette, a large studio workspace and a barn, presenting numerous opportunities for entertaining guests, agri-tourism or simply for private enjoyment. This property is a harmonious blend of sophistication and serenity in the heart of Prince Edward County.

ANDREA BERTUCCI*
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ANDREABERTUCCIREALTOR.COM



BAY HIDEAWAY, PRINCE EDWARD COUNTY

3400 COUNTY ROAD 3
PRINCE EDWARD COUNTY, ON
\$1,650,000

Embark on a journey to discover a haven of peace and tranquillity nestled along the picturesque shores of Prince Edward County. Immerse yourself in the wonders of nature on the Bay, where you can observe swans, geese, and turtles and enjoy the splendour of breathtaking sunsets.

Your connection to this inviting three-bedroom, two-bathroom retreat transcends the captivating waterview; it is about embracing the very essence of home. Stepping onto this serene property will evoke a sense of destiny as if the universe has guided you to this moment.

Create and cherish memories with friends and family within the renovated open-concept space, highlighted by the chef's kitchen. Revel in the panoramic views of the Bay of Quinte from every corner of the property. The expansive vistas serve as a backdrop for moments of joy and connection in this tranquil retreat.

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A FRAME HOME IN PARIS, ONTARIO

75 MAIN STREET
PARIS, ON | MLS 40549376
\$1,599,000

With four bedrooms and two kitchens, this property offers versatility and potential for multi-generational living or rental income and has been updated throughout with ample space for entertaining. The detached garage has a bonus studio above. If you are looking for a home that transcends the ordinary and offers endless possibilities, this is it.

CARRIE VAN DIXHOORN¹
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ELEGANT DESIGN, MODERN MASTERPIECE

2124 9 AVENUE NW, WEST HILLHURST
CALGARY, AB | MLS A2103512
\$2,800,000

This executive residence, designed by Calgary's renowned architect John Brown, epitomizes luxury living. With 4,303 sq ft, four bedrooms, and 3.5 bathrooms, it boasts a timeless modern exterior of stucco, wood, and glass. Every detail exudes sophistication, offering a rare blend of comfort and elegance. Do not miss out on this opportunity for an exceptional urban lifestyle.

RENATA M. REID¹
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ELEGANTLY APPOINTED FAMILY HOME

1615 48 AVENUE SW, ALTADORE
CALGARY, AB | MLS A2099299
\$2,275,000

Experience family comfort and upscale entertaining in this exceptional home. With 4,785 sq ft, five bedrooms with ensuites, and caters to large gatherings and quiet moments alike. The great room features luxurious coffered ceilings, crown molding and wainscoting- examples of timeless elegance found throughout the home. Situated in a sought-after neighbourhood with top schools and amenities, seize the chance to call this property your forever home.

RENATA M. REID¹
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MODERN. STUNNING.

422 21 AVENUE NE
CALGARY, AB | MLS A2100314
\$1,148,000

Ideally located, this magnificent well-styled home blends luxury finishes with smart home technology, for an unparalleled living experience. Soaked in natural light, the bright open-concept features designer elements finished to the most discerning of standards and combines effortless comfort, creating the perfect retreat with inner city convenience.

STEVEN HILL¹
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CANMORE, BANFF & THE BOW VALLEY, ALBERTA

THE CANADIAN ROCKIES

825 14TH ST, CANMORE, AB | **\$3,700,000**

404 MOUNTAIN TRANQUILITY, CANMORE, AB | **\$1,399,000**

909 & 911 9TH ST, CANMORE, AB | **NEW CONSTRUCTION DUPLEX**

Nestled in the heart of the Canadian Rockies, Canmore and Banff are not just locations; they are gateways to an unparalleled lifestyle. Imagine a life where each season brings its own adventure: hiking, biking, and golfing under the summer sun, and skiing or snowshoeing through pristine winter landscapes. Here, every day is a festival, enriched by world-class dining, vibrant arts, and a community spirit that is second to none.

Just an hour from Calgary, these mountain havens offer the perfect blend of wilderness and convenience, making them ideal for both full-time living and seasonal escapes. Whether you are drawn to contemporary mountain homes, cozy ski chalets, or scenic golf estates, Canmore and Banff provide a majestic backdrop to your life's best moments.

Choose more than a home; choose a lifestyle that keeps you engaged, inspired, and connected to nature. It's no surprise Canmore is celebrated as one of Canada's finest places to live. Let's make it your home too.

CHRISTOPHER VINCENT & LAURA WRIGHT

CHRISTOPHER VINCENT[†], 1.403.707.8048 | CVINCENT@SOTHEBYSREALTY.CA

LAURA WRIGHT[†], 1.403.679.1702 | LWRIGHT@SOTHEBYSREALTY.CA

CANMOREBANFFREALTY.COM



CRANBROOK LANDS EAST - 9085 ACRE LARGE TRACT PARCEL

SUB LOT 1 HIGHWAY 3/93
CRANBROOK, BC | MLS 2474393
\$86,525,530

SUB LOT 14 HIGHWAY 3/93
CRANBROOK, BC | MLS 2474392
\$31,577,000

Land Assembly opportunity—adjacent to City of Cranbrook. A total of 9,085 acres known as the Cranbrook East Lands, priced at \$13,000 per acre. This parcel Sub Lot 1 is a total of 6,656 acres currently zoned RR 60 Both properties are out of the ALR. The properties offer as a whole: a shared border with the City of Cranbrook, 15-minute drive to The Canadian Rockies International Airport. Breathtaking views of Fisher Peak (Crown of the Continent) and Rocky Mountains, wide logging roads throughout property allow easy access to timber, unregistered lake and ponds. There is exposed gravel throughout with Concrete, Asphalt Sand and Decorative rock. There is permitted (MOT) primary access off Highway 93/3. This is an excellent opportunity for potential residential and recreational development, the Trans-Canada trail borders the East side of the property, other trails and rock-climbing face all are all within the boundary of the properties. Explore.

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VALEMOUNT RIVERFRONT ACREAGE

2805 MORRISON ROAD
VALEMOUNT, BC | MLS R2805319
\$2,998,000

Coined the Billionaires' Backyard; epic mountain recreation: Heli-ski and mountain climbing and hiking, with an airport expansion and potential ski area rumoured. This is an excellent investment opportunity. A Spanish Colonial Revival home sitting a top 98 riverfront acres (zoned RU2) nestled beside the Valemount Pines golf course on the McLennan River.

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EXECUTIVE WATERFRONT HORSE LAKE

6663 SVEN ROAD
HORSE LAKE, BC | MLS 2823180
\$2,995,000

Peaceful and secluded; Horse Lake waterfront acreage (2 titled lots/7.05 acre) with a European architects' inspired Lindal home, featuring a detached three truck garage and an elaborate wood shed. To inspire your senses; nature, water and the forest enclose this peaceful retreat of seven bedrooms and five bathrooms with a float plane and boat dock 15 minutes to amenities.

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OKANAGAN WATERFRONT CONTEMPORARY

17750 JUNIPER COVE ROAD
LAKE COUNTRY, BC | MLS 10287015
\$1,500,000

Stunning waterfront acreage on beautiful Okanagan Lake in Lake Country. Lovely northwest contemporary home. Four bedrooms, two bathrooms, a cozy living room space with a wood fireplace—perfect for sharing the water stories of the day. Jump from the new 2019 dock-wharf and enjoy 117 ft. of private waterfront beach. Close to Predator Ridge golf resort and winery.

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NICOLA LAKE WATERFRONT 3 HOURS YVR

5584 HARMON ESTATES ROAD
MERRITT, BC | MLS 172890
\$1,395,000

For your joy of water and lakefront living. Peaceful and off the beaten path: Nicola Lake is a recreation haven known for its calm mornings, perfect waterskiing and fishing and the thermal breeze afternoons, renowned for sailing, windsurfing and kitesurfing adventure. This is a rare microclimate and very desirable location with a southeast facing.

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TIMELESS DESIGN

2523 HILLSBOROUGH ROAD
WEST KELOWNA, BC | MLS 10286512
\$2,850,000

2523 Hillsborough Road in West Kelowna offers a prestigious address with stunning views of Okanagan Lake, the City of Kelowna and surrounding mountains. As you enter through the gates, you will find an estate property featuring a balance of indoor and outdoor spaces for family life and entertaining. This home is the epitome of luxury living.

BENEDET & ROSS GROUP
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SCOTT ROSS^{PREC}, 1.250.878.0159 | SCOTT.ROSS@SOTHEBYSREALTY.CA
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LUXURY PENTHOUSE LIVING

2802-1181 SUNSET DRIVE
KELOWNA, BC | MLS 10288417
\$2,090,000

Luxury living awaits you in this exquisite sub-penthouse. A sophisticated blend of modern design and unparalleled views. Floor-to-ceiling windows, high-end finishes throughout plus an expansive terrace that offers panoramic vistas of Lake Okanagan. Enjoy exclusive access to world-class amenities, steps away from the city's finest dining and shopping.

COOK MUCCILLO & ASSOCIATES
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KASHMERE MCKINLEY BEACH

9-3700 MCKINLEY BEACH DRIVE
KELOWNA, BC | MLS 10304640
\$1,998,000

This premier development seamlessly integrates luxury with nature, offering stunning lake views. Meticulously crafted homes compliment the serene surroundings, providing a blend of tranquility and modern elegance. Experience a harmonious lifestyle where the beauty of nature meets sophisticated design, creating a truly exceptional living experience.

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OCEAN VIEW LUXURY LIVING IN WHITE ROCK

15046 BUENA VISTA AVENUE
WHITE ROCK, BC | MLS R2853178
\$2,986,000

Incredible panoramic ocean and pier views—this luxurious four-floor with elevator, concrete-framed home offers lifestyle living on the Pacific Coast. Each floor is bathed in natural light with an abundance of windows, providing breathtaking ocean views to the south and west. Enjoy three spacious decks, high-end finishes, bespoke cabinetry, an at-home art studio, and state-of-the-art appliances in the gourmet kitchen. Easy access to Vancouver.

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SOLDBYPEERS.COM



WEST COAST WATERFRONT ESTATE

5363 KEW CLIFF ROAD
WEST VANCOUVER, BC | MLS R2851195
\$26,888,000

Exceptional West Coast post and beam west-facing waterfront estate designed and built by Lepik Construction that is a truly a one of a kind masterpiece. Offering nearly 13,000 sq. ft. with three levels of living space, five bedrooms, seven bathrooms, pool, hot tub, four-level indoor elevator, and an incredible 50 ft. attached indoor private yacht garage with private elevator access believed to be the only of its kind in North America.

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SOTHEBYSREALTY.CA/ERIC-LATTA
VIVIAN LIN^S, 604.808.0136 | VLIN@SOTHEBYSREALTY.CA
SOTHEBYSREALTY.CA/VIVIAN-LIN



WATERFRONT ESTATE IN WEST VANCOUVER

5375 KEW CLIFF ROAD
WEST VANCOUVER, BC | MLS R2795427
\$16,800,000

The largest waterfront estate in West Vancouver. Over 31,000 sq. ft. of prime waterfront with 175 ft. of incredible oceanfront situated on a private southwest point. Russell Hollingsworth and Ian Davidson design, this 1968 architectural masterpiece is ready to rise again. Huge indoor pool, one of a kind 50 ft. private dock, and enormous seaside patio cantilevered over the ocean with an electronic hoist all designed to entertain. This is a legacy property that will never be replicated and is an absolute treasure.

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CRAFTSMAN LUXURY HOME

731 GRAFTON ROAD
BOWEN ISLAND, BC | MLS R2800432
\$2,049,000

If quality craftsmanship is what you are looking for, be sure to visit this home and prepare to be impressed. One-year-new 2,100 sq. ft. custom contemporary built to impeccable standards with in-floor heat and filtered ventilation system.

Features include: 1,100 sq. ft. workshop with 200 amp service including two possible EV charging stations and 20,000 gallon cistern with rainwater capture for irrigation. A charming 550 sq. ft. cabin at the other end of the property perfect for guests or rental.

Enjoy total privacy on the fully fenced and gated one acre property surrounded by mature trees and stunning landscaping including; pond, waterfall, orchard, veggie gardens, and an expansive flat lawn ideal for playing, entertaining or just lounging and enjoying the views of Valhalla Ridge, Mt. Gardner and more.

THE DIVES TEAM
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PETER DIVES^S, 604.802.8559 | PETER.DIVES@SOTHEBYSREALTY.CA
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RAINMAKER WINERY

4576 BLACK SAGE ROAD
OLIVER, BC | SIRC1589423
\$6,750,000

Presenting the Okanagan's premier winery offering: Rainmaker Wines. Located within the lush rolling vineyards of the prestigious Black Sage Bench, this newly built winery is an excellent opportunity for an individual or group looking to enter the industry at a premier level or an existing winery looking for a new high-profile home. A dynamic marvel construction of glass and steel, the Rainmaker Winery facility building incorporates new and natural elements to cultivate a breathtaking experience in both the tasting room and production facilities. The property has 9.59 planted vineyard acres with Viognier, Syrah, Cabernet Sauvignon, Roussanne, Tempranillo, and Chardonnay Musque. Situated within Canada's Wine Capital, Oliver BC, Rainmaker Wines is located on one of the most visited stretches of road in the South Okanagan Valley within Oliver's highly sought-after Black Sage Bench. Home to esteemed wineries Burrowing Owl Estate, Black Hills Estate, and Church and State Wines, the Black Sage Bench emerges as a highly sought-after viticultural terroir of unparalleled quality.

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AVERILL CREEK VINEYARD WINERY

6552 NORTH ROAD
DUNCAN, BC | MLS 938229
\$8,500,000

Averill Creek Vineyards offers a turnkey winery operation amidst the breathtaking North Cowichan scenery. The winery's state-of-the-art building was designed by architect Vasko Pavlov with a unique gravity flow design. Perched above the vineyards, the stunning building blends seamlessly into the riparian landscape. This reputable winery business includes a 45-acre property with 30 acres of planted vineyard, the 8,300 sq. ft. production building/tasting room, and an 11-acre leased vineyard. Located within the Sonomos region of the Cowichan Valley Geographical Indication, Averill Creek is known for its exceptional quality, minimal intervention wines. Their wine is served by the glass at five of Vancouver's Michelin star restaurants. Their wine lineup ranges from their popular Joue table-wine collection to their trademarked Charme de l'île sparkling wine to their notable reserve Pinot Noir.

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THE FROSCH GROUP

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THE POINT HOUSE ESTATE

3200 CLAM BAY ROAD
 PENDER ISLAND, BC | MLS 940748
\$19,800,000

Presenting the offering of an architecturally significant home on North Pender Island—the Point House by notable West Coast modern architects Bo Helliwell and Kim Smith of Blue Sky Architecture. Blue Sky design spaces in a way that is rooted in place. Their defining characteristic is their use of curved lines and organic forms, on the principle that there are very few straight lines and boxes in nature. This exquisite waterfront home is situated on a 105-acre estate on North Pender Island. The estate overlooks Navy Channel and faces towards the sun-illuminated mountains of Mayne Island. The property includes a sustainable farm, the shoreline of Davidson Bay, a 50 ft. dock, an idyllic pond, and acres of untouched old-growth forest. The property offers a transcendental experience at all times of day. At sunrise, golden morning light illuminates the arbutus trees at the water's edge, their bark glowing a brilliant red. At night, millions of stars emerge glittering above the inky water. The Point House Estate awaits its next keeper to enjoy its enduring beauty.

HAGUE EASTMAN & ASSOCIATES
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THE FROSCH GROUP
 CHRISTA ELIZABETH FROSCH†, 604.306.7742 | CFROSCH@SOTHEBYSREALTY.CA
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EXECUTIVE ON THE PARK

423 6TH STREET, #PH1
WEST VANCOUVER, BC | MLS R2088884
\$3,478,000

This luxury residence boasts 1,617 sq. ft. of expansive living space, featuring two bedrooms, a family room, a flex room, and 2.5 bathrooms. Additionally, enjoy the 444 sq. ft. roof terrace which provides stunning ocean and mountain views to enjoy the amazing sunsets. From leisurely walks in nature to the proximity of Park Royal and the West Vancouver seawall, Executive on the Park offers a unique blend of luxury, zen living and convenience for those seeking the pinnacle of West Coast living.

MONICA SOPROVICH[†]
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MONICASOPROVICH.COM



VINTAGE KITSILANO VANCOUVER

2311 YEW STREET
VANCOUVER WEST, BC | MLS R2852464
\$1,948,000

Lovely 1910 single-family character house in the heart of Kitsilano. High ceilings, wood floors and leaded glass windows. Well-maintained with many upgrades. Prime location between West 4th Avenue and West Broadway, one block to the new Arbutus Subway Station (in 2025). Walk to Kitsilano Beach and Park. Fabulous restaurants and shopping.

Best of all—own land in one of the best cities in the world.

MICHELLE WITTENBERG^{PREC}
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WEST COAST WATERFRONT ESTATE

3147 BEACH AVENUE
ROBERTS CREEK, BC | MLS R2846572
\$3,980,000

Immerse yourself in the timeless allure of this residence featuring large, exquisite clear fir and yellow cedar beams, as well as expansive floor-to-ceiling windows that reveal breathtaking ocean views. The home includes a large indoor pool, hot tub, and sauna, that seamlessly connect to the outdoor patio space, ideal for entertaining. Boasting three bedrooms, four bathrooms, a three-car garage, 24-gauge metal roof, and an expansive 2,000 sq. ft. workshop, which could be converted into a second residence.

GINA STOCKWELL^{PREC}
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GINASTOCKWELL.COM



MULTIPLE AWARD-WINNING MASTERPIECE

2908 FISHBOAT BAY ROAD
SOOKE, BC | MLS 927362
\$12,599,000

Multiple award-winning masterpiece My Time sits above the Juan de Fuca Strait, with ever-changing ocean sights and direct dramatic views of the Olympic Mountain Range. Enjoy the wonderful flow and view from every room. Offered as a turnkey situation, where all furniture and exercise equipment are included in the sale. An extremely rare opportunity.

ANDREW MAXWELL[†]
1.250.213.2104 | AMAXWELL@SOTHEBYSREALTY.CA
ANDREWMAXWELL.CA



LOCAL TREASURE

1996 FERNDAL ROAD
VICTORIA, BC
\$4,500,000

One of the region's pre-eminent mid-century modern landmarks on a private one-acre land with panoramic ocean views. This one-of-a-kind architecturally designed masterpiece was built in 1964 to exacting standards, offering 6,600 sq. ft. of comfortable living including a massive solarium with indoor pool. An excellent location minutes from University of Victoria and Victoria.

MACLEOD GROUP | MACLEOD-GROUP.COM
GLYNIS MACLEOD^{PREC}, 1.250.661.7232 | MACLEODGROUP@SOTHEBYSREALTY.CA
KIRSTEN MACLEOD[†], 1.250.686.3385 | MACLEODGROUP@SOTHEBYSREALTY.CA
SHAELYN MATTIX[†], 1.250.908.0184 | MACLEODGROUP@SOTHEBYSREALTY.CA



PROSPECT LAKE WATERFRONT

203 GOWARD ROAD
SAANICH, BC
\$3,250,000

Harmony and elegance. five acres, three bedrooms, three bathrooms. 4,699 sq. ft. designed and built by acclaimed architect Richard Hunter. Flowing natural elements in the home's organic interior, with floor-to-ceiling windows and skylights beautifully blend with the mossy meadows, oaks, arbutus and evergreens. Very private with lakefront dock yet close to amenities.

THE WILDMAN GROUP | THEWILDMANGROUP.COM
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SAMANTHA JENSSON[†], 1.250.818.2006 | SJENSSON@SOTHEBYSREALTY.CA
GRACE SHIN[†], 1.250.893.9976 | GRACE.SHIN@SOTHEBYSREALTY.CA



RIVER'S EDGE ESTATE

1080 MATUKA DRIVE
NANOOSE BAY, BC | MLS 943660
\$2,640,000

Welcome to your new home, where you can raise your family in a West Coast chalet, or immerse yourself in the natural world with nesting eagles overhead. The expansive great room with its arresting fireplace, stunning kitchen and formal dining room is command central for entertaining family and friends. West Coast living exemplified inside and out.

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JGARRETTPROPERTIES.COM



COBBLE HILL DECADENCE

505 SEAVIEW WAY
COBBLE HILL, BC
\$1,750,000

Stunning water views abound from this custom Tidman built dazzler in the gated and secure Arbutus Ridge Estates. This superb one owner home has an elevator. Capacious ceiling heights and glazing showcase the incredible natural setting. A wonderful array of social amenities including golf, tennis, swimming and hiking, are all at your fingertips.

ANDY STEPHENSON^{PREC}
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ANDYSTEPHENSON.COM



BEAUTIFUL CORDOVA BAY FAMILY HOME

784 WALEMA AVENUE
SAANICH, BC | MLS 952752
\$1,650,000

Big beautiful five-bathroom, four-bathroom family home in great area, close to schools, parks, Elk Lake and the ocean. Grand entrance, spiral staircase, entertainment sized living room, extensive windows, high ceilings, chef's kitchen, breakfast area and big family room. Spacious primary bedroom, balcony, lovely ensuite, fenced yard, double garage, in-law suite.

SANDY BERRY[®]
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SANDYBERRY.CA



DOCKSIDE GREEN PENTHOUSE

905-373 TYEE ROAD
VICTORIA, BC | MLS 950544
\$1,499,000

Enjoy panoramic upper harbour views from this 1,442 sq.ft. southeast corner unit in a steel and concrete building. Floor-to-ceiling windows maximize the light and views from a two-bedroom, three-bathroom condo which has 1,960 sq. ft. of outdoor space—a wrap-around deck and rare rooftop garden (LCP). Cycle the nearby Galloping Goose or take a stroll to local restaurants.

MACLEOD GROUP | MACLEOD-GROUP.COM
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SHAELYN MATTIX¹, 1.250.908.0184 | MACLEODGROUP@SOTHEBYSREALTY.CA



UVIC ADJACENT

4031 LOYOLA STREET
VICTORIA, BC | MLS 954043
\$1,225,000

Just minutes to University of Victoria and excellent schools is this wonderful family home. Nicely renovated with newer windows and heat pump, it features three bedrooms and three bathrooms. Several flex rooms for a home office or suite potential. The fenced yard benefits from a seasoned gardeners fine choice of trees, now at their established glory.

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ANDYSTEPHENSON.COM



COVETED RESORT UNIT IN ATLANTIS

THE REEF UNIT 5-910, ONE CASINO DRIVE
NASSAU, PARADISE ISLAND
USD \$695,000

Coveted resort-side unit features one bedroom, two bathrooms and a sleeper sofa in the living room. Owners can enjoy revenue from the condo revenue pool and pay no property taxes, while having exclusive access to their own private gym, and an owner's concierge team available to assist with everything from dinner reservations to in-house massages and cocktail parties.

ERNIE ARRIZZA¹, 1.905.277.1805 | ERNIE.ARRIZZA@SOTHEBYSREALTY.CA
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FINDHOMESINGREATERTORONTO.COM



BEACHFRONT VILLA IN PRIVATE COMMUNITY

AMORIA, LYFORD CAY, THE BAHAMAS
USD \$32,000,000

This three-acre beachfront villa, sprawling over 9,426 sq. ft., boasts eight bedrooms and 11 bathrooms, providing ample space for both relaxation and entertainment. Each morning at Amoria begins with the soothing sound of waves, inviting you to step onto your private beach and embrace the day. The property's swimming pool, set amidst lush gardens, offers both beauty and privacy, while your private tennis court awaits for leisure and competition alike.

GEORGE DAMIANOS
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STUNNING 2.4 ACRE BEACHFRONT ESTATE

SEA TURTLE, WINDERMERE ISLAND, ELEUTHERA, THE BAHAMAS
USD \$14,000,000

Nestled on the private island of Windermere along the Atlantic coast, lays a magnificent 2.4-acre property boasting 173 ft. of pristine pink sand beach. The gentle slope and unspoiled surroundings create an ideal haven, especially for families. Ensuring maximum privacy, the estate features professionally landscaped grounds and benefits from Windermere Island's 24/7 security. Completed in 2023, the expansive 10,000 sq. ft. property includes four primary suites, each equipped with king-sized beds, walk-in closets, and ensuite bathrooms.

MARK HUSSEY
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EXQUISITE BEACHFRONT HOME IN PRESTIGIOUS COMMUNITY

SUGAR CAY, THE ABACO CLUB, ABACO, THE BAHAMAS
USD \$10,000,000

Located on Winding Bay in the exclusive Abaco Club, discover the pinnacle of coastal luxury with this meticulously maintained beachfront estate, where privacy, opulence, and seamless indoor-outdoor living converge. Nestled on an expansive 1.656-acre beachfront lot, this haven offers an exceptional lifestyle tailored to discerning tastes. Featuring six bedrooms, 5.5 bathrooms, and 8,000 sq. ft. of living space, this estate exudes tranquility and sophistication.

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LUXURIOUS BEACHFRONT SANCTUARY

SEADUCED VILLA, PALMETTO POINT, ELEUTHERA, THE BAHAMAS
USD \$3,200,000

Introducing a stunning, brand new beachfront sanctuary nestled along the pristine shores of Eleuthera's Atlantic side in the Bahamas. This exquisite residence boasts 100 ft. of beach frontage, a perfect blend of luxury, tranquility, and breathtaking ocean views. With three bedrooms, 3.5 bathrooms, and a thoughtful design, this home offers an unparalleled coastal living experience. The heart of the home is the expansive open-plan living area, seamlessly connecting the indoors with the outdoor paradise.

ANGELIKA BACCHUS
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IN STITCHES

Forget functional. Contemporary quilt artists are sewing new narratives through bold experimentation and skillful handcraft. By Lisa Mesbur



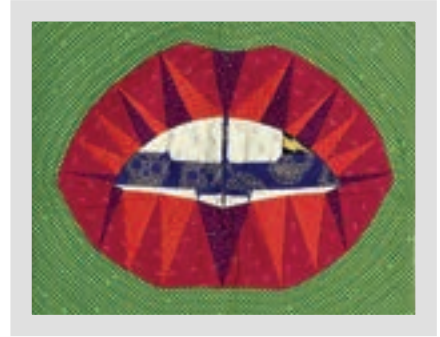
MICHAEL JAMES
michaeljamesstudioquilts.com

Pattern may be *de rigueur* to quilters, but for this artist in Lincoln, Nebraska, it is a metaphor for complex systems. In his “*Precise Imprecisions*” series, James hand-stitches digitally printed fabrics into patchwork trapezoidal flat forms. And in “*Mixed Media Collages*”, he pushes the boundaries and combines printed cotton, dyes, paper, felt and overstitching.



THE QUILTERS OF GEE’S BEND
geesbendquiltingretreats.com

More than a century ago, in the isolated Alabama hamlet of Gee’s Bend, a group of African-American women developed a unique quilting style — dynamic and strikingly modern — using scrap textiles they had on hand. The one-of-a-kind quilts and their makers gained art-world attention in the 1990s, and today Gee’s Bend quilts are still being made.



LIBS ELLIOTT
libselliott.com

For Elliott, a Toronto-based fabric designer and textile artist, quilt-making defies tradition. Since 2012, she has employed a programming language called Processing to randomly generate computer code, serving as the foundation for her designs. The resulting quilts — made by hand, painstakingly, the old-fashioned way — are vibrant, bold and unique.



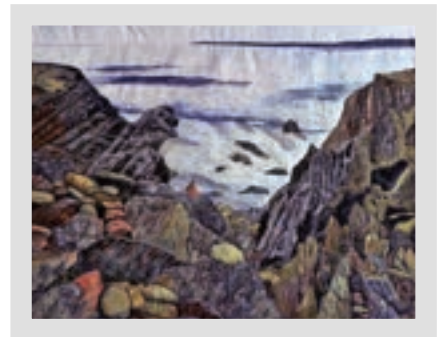
JOYCE WIELAND
aci-iac.ca/art-books/joyce-wieland

While this late Canadian artist explored painting, film and mixed media throughout the course of her decades-long career, her contributions to quilting, stand out. *The Water Quilt* (1970-71) juxtaposes arctic flowers with pages from a book on the privatization of Canada’s fresh water. In *Confedspread*, Canadian flags pay tribute to the country’s 1967 centennial and its newly declared “patchwork” identity.



BISA BUTLER
bisabutler.com

In the hands of Brooklyn-based textile artist Bisa Butler, quilts are transformed into celebrations of the history, power and resilience of Black America. Using historical photographs and pop culture figures as a starting point, Butler pieces together fabrics from suiting wools, to African kente cloth. The resulting quilts are bright portraits featuring subjects that range from the Harlem Hellfighters to Questlove.



LURIE SWIM
laurieswim.com

Craggy rocks, stormy seas and pastoral Maritime scenes come to life in the large-format quilts of this artist based in Lunenburg, Nova Scotia. Swim’s innovative use of materials — such as puckered silk to convey ocean ripples — adds warmth and depth to her deceptively simple subject matter. Additionally, Swim’s use of hand-stitching provides an intimate feel to even her most expansive vistas.

Sotheby's EST. 1744 Wine

PHOTO BY PAUL VAN COTT THEM ON UNSPLASH

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