

# MODERN *family*

WHEN TRACY TRAN AND TONY TRUONG  
FOUND THEIR WELL-LOCATED PROPERTY,  
THEY WERE IMMEDIATELY SMITTEN.

STORY DENISE WILLSON  
PHOTOGRAPHY JASON HARTOG



While they knew the old bungalow would be replaced by their vision of a two-storey modern home, with considerable help from **Harmen Design's Goli Basiri** and **Kia Kazemian**, the substantial lot, mature trees and timeless Mississauga neighbourhood were the perfect backdrop. "With Lake Ontario only minutes away and plans to landscape the ample backyard, we figured we'd never need a cottage," says Tracy, laughing. *Continued on page 42*

Not a detail was overlooked while building this 4,500 sq. ft. modern masterpiece. Harmen Design's Kia Kazemian says modern homes make up 90 per cent of their work. **LEFT:** Fluted walls and vertical accents add texture and character.



Fluted walls conceal a secret door that leads to the hidden mudroom and powder room.

While Tracy, a real estate agent, is used to associating with industry experts regarding renovations and new builds, this was her first experience building from scratch with her family. Tony and their boys – Tyler, 12 and Tristan, 9 were thrilled to participate. “The kids were old enough to understand the process,” says Tracy. “They learned a lot about how to design and build a house.” The children helped plan their bedrooms and the study stations for homework and crafts. The family shared their experience on Instagram, posting pictures and commentary during each stage, creating an online community of 3,500 followers contributing ideas and supporting others in the process of building or renovating.

With four bedrooms and five bathrooms, there is no doubt this 4,500 sq. ft. abode was built for family and friends. “Everyone loves the mono beam stairway by **mrail**,” says Tracy. An exposed beam supports the thick treads, and the glass railings accentuate the open feel. “The stairway and catwalk were challenging to execute,” says Tracy, “but they’ve become a focal point, a showcase.” The family enjoys having friends and family over and hosting an annual T&T (Tracy and Tony) Christmas party. *Continued on page 45*



**“EVERYONE LOVES THE MONO BEAM STAIRWAY BY MRAIL. THEY’VE BECOME A FOCAL POINT, A SHOWCASE.”**  
– Tracy Tran

**TOP LEFT:** The mono beam-and-glass stairway and catwalk by mrail acts as a functional artistic centerpiece to the home. **LEFT:** A design was added to the drywall that frames the fireplace – to take away its blankness.

**OPPOSITE TOP LEFT:** Clean lines are a consistent pattern found throughout the home, a trademark of Harmen Design.

**TOP RIGHT:** A floor-to-ceiling moss wall abuts the secret door leading to tucked-away rooms.

**BOTTOM:** Calm, muted colours were used and functional storage was built into nooks throughout the home.





**TOP LEFT:** A custom wall rack displays wine and is easily accessible while hosting parties. **ABOVE:** Dark cabinetry and appliances were chosen to offset the white walls and light flooring. **LEFT:** The ultimate in kitchen décor: a hidden pocket door hides the pantry and smaller appliances, keeping the kitchen's appearance clean and tidy.

Goli and Kia, the principals of Harmen Design, were instrumental in pulling the interior design together, while **Fine Lines Design** created the architectural plan. "Goli showed us renderings that brought our vision to life while suggesting additions or alternatives to suit our lifestyle," says Tracy, "and dealing with design experts took a huge weight off our shoulders." Goli and Kia were architects in the Middle East before establishing Harmen Design to provide GTA homeowners with unique design innovations. "We like clean lines and a minimalistic aesthetic," says Goli. "We prefer calm, muted colours that add warmth to modern and contemporary design elements and are known for our vertical wall panels that add texture and character."

The great room boasts soaring 22-foot ceilings and floor-to-ceiling windows from **EPAL Windows & Doors**. "The exterior is 75 per

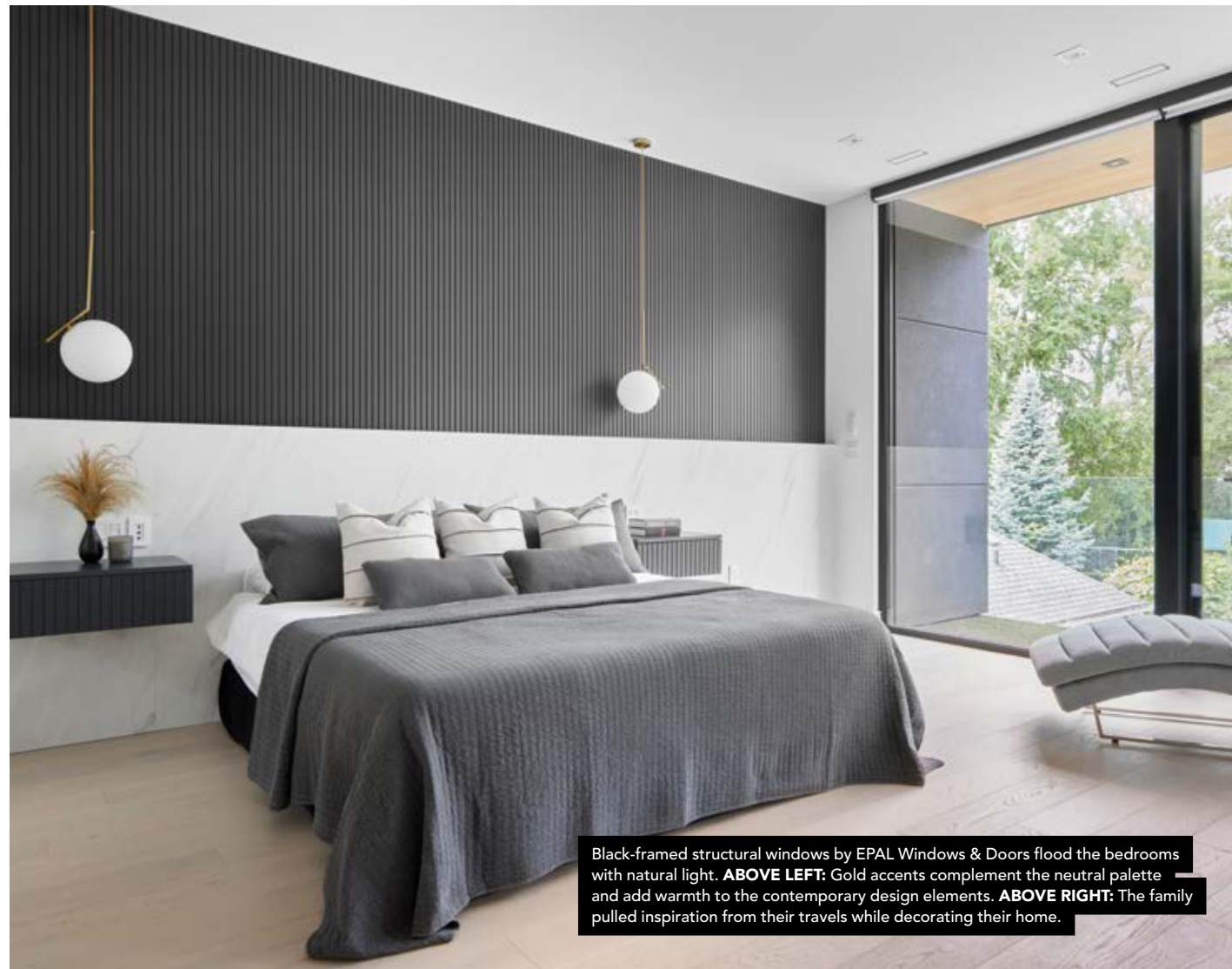
cent glass," says Tracy. "It's like living in a fish bowl." The massive black-framed structural windows are complemented by natural stone and stucco. A set of oversize glass doors opens to their future backyard oasis. They can see it transformed with a pool, gazebo, outdoor kitchen, golf area and tennis courts. "We are avid tennis fans," says Tracy, "so tennis courts are sure to be included in the landscaping plans."

The family interviewed several builders and toured finished homes before choosing **Day Custom Homes** as their builder. "We loved that our builder was easy to talk to and open to experimenting if a design suggestion was new to him." Tracy and Tony knew what they wanted from the get-go. "I collected ideas – pictures to share with our architect, builder and designer," says Tracy. "They tweaked these to build what we wanted versus dictating our design choices. Our team was amazing to work with." *Continued on page 46*



The pale white oak flooring flows from room-to-room, floor-to-floor, so the look is cohesive. An assortment of custom **Benjamin Moore** greys, whites and blacks were used to create the monochromatic look. Functional storage was hidden within nooks, and a sitting area beyond the foyer was added to break up the long hallway. The open common area was grounded and divided by a free-standing ethanol fireplace from **Hearth Manor**, and a two-sided fireplace separates the primary bedroom and en suite.

**Luxeme Kitchens** provided the textured kitchen and bathroom cabinetry, including the cabinets in the butler's pantry, corralling clutter. "Dark cabinetry was chosen to offset the white walls and flooring," says Goli, "giving the kitchen and bathrooms a pop of drama." The massive two-toned kitchen island is topped with **Stonnik** porcelain countertops. One end of the counter is used for prep, the other for serving, so a kitchen table isn't needed. *Continued on page 48*



Black-framed structural windows by EPAL Windows & Doors flood the bedrooms with natural light. **ABOVE LEFT:** Gold accents complement the neutral palette and add warmth to the contemporary design elements. **ABOVE RIGHT:** The family pulled inspiration from their travels while decorating their home.

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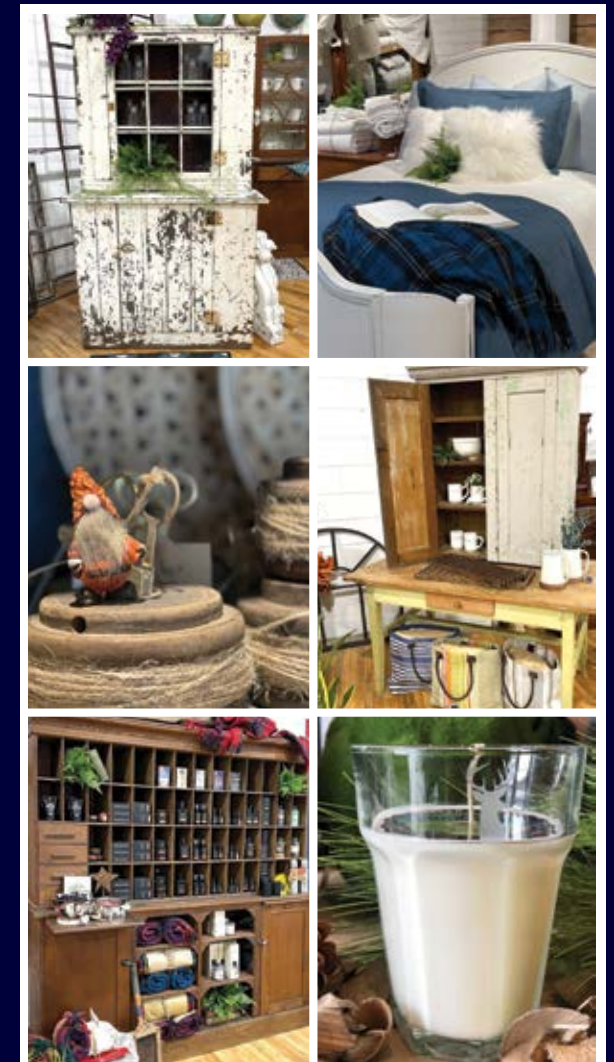
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