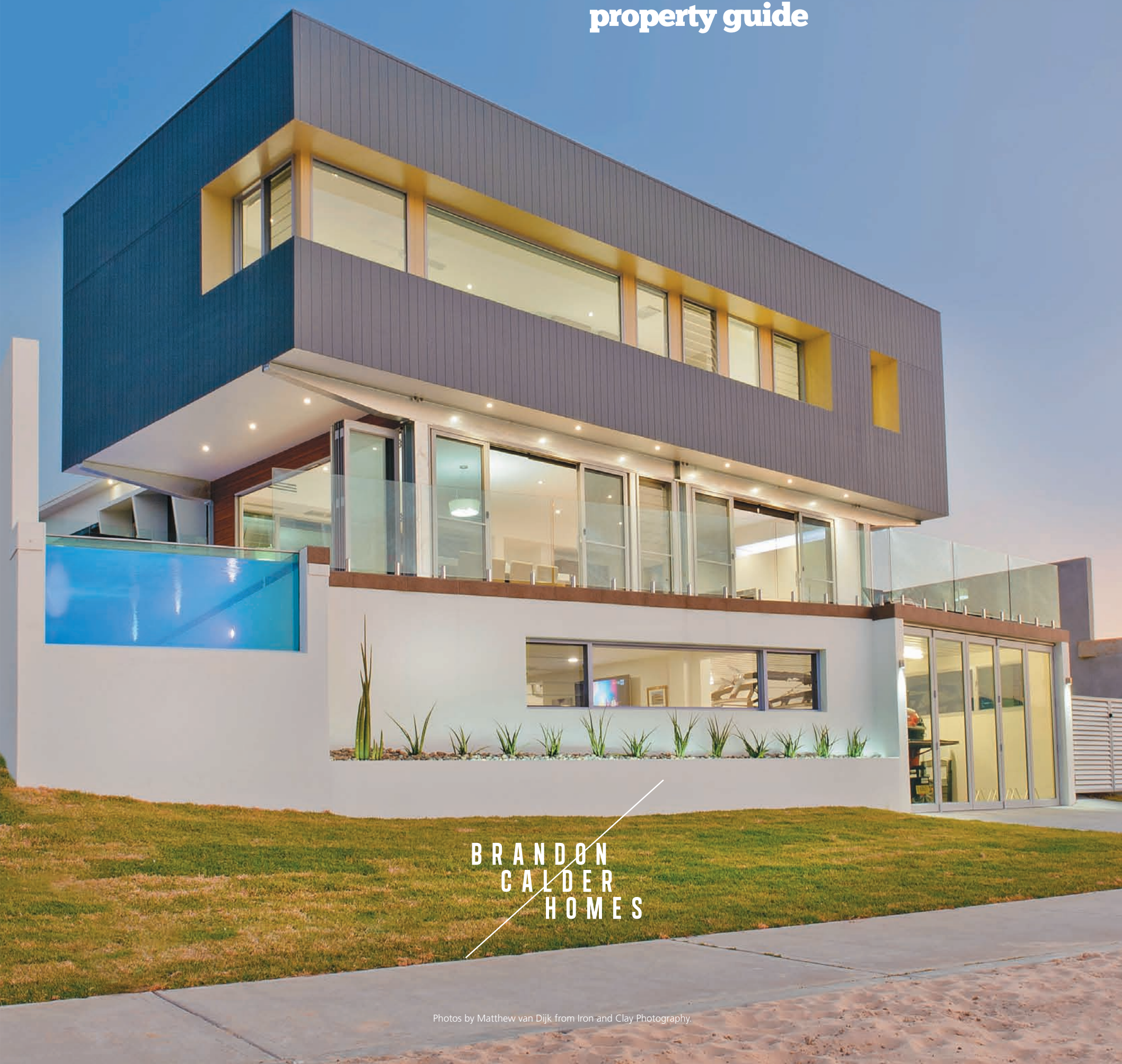


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Photos by Matthew van Dijk from Iron and Clay Photography.



HARBOURSIDE LIVING ON SHOW

An architectural masterpiece, showcasing the visionary building talents of Brandon Calder Homes, is the FOCUS October Home of the Month.

Sitting majestically at 41 Harbourside Crescent on North Harbour, the home is a standout in its surrounds. Chrissy Jones had the pleasure of taking a look through this truly magnificent home ...

Clearly a lot of planning has gone into this beautiful family home. Imagination is the key to the design and construction, with a feel for space and tranquility paramount. A combination of quality craftsmanship by Brandon Calder Homes and the imaginative, creative approach of King+Campbell Architects, and interior

designer, Michelle Burton of SMB Interior Design, brings us a fantastic example of contemporary architectural waterside living.

From first look the property projects a modern, stylish image that has an interesting combination of angles, colours (all painting by AB Precision using Watty! Paints), textures and product finishes, which is further testament to Brandon Calder's eye for finished detail and superior quality in all of his projects.

continued over

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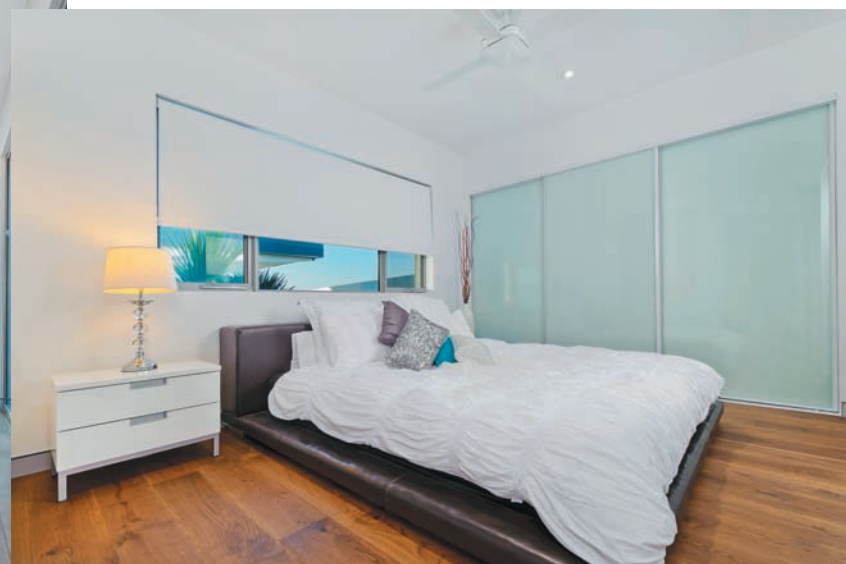
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Modern functional architecture

Being well positioned on North Harbour the home offers expansive water views across the wide bay area from every possible vantage point.

The distinctive modern, textured exterior is a visual appetiser to what awaits the visitor to the property. Combining angled roof lines, a striking colour scheme, aluminium screening, auto-roller garage doors (supplied and installed by Mid Coast Door Services) and a glass roof above the entrance gate, the home is captivating from the onset.

"The brief from Brandon and wife Karen was to create a family home which seamlessly blended all living areas and the indoors to the outdoors" said interior designer Michelle

Burton. "And it had to have 'wow' factor at every turn. Quite a challenging brief."

Earthy textured porcelain tiles from Tiles with Style - Color Tile, lead from the substantial entrance gate (supplied and installed by Muras Steel), through the landscaped front courtyard to the custom-joinery Laminex olive coloured entrance door. The door is flanked on one side by a vertical panel louvre window and is a brilliant contrast to the basalt and surfmist colouring of the textured concrete exterior walls.

Home office

The new Brandon Calder Homes' office is to the right of the entrance (INVISI-GARD security screen door supplied & installed by Coastal Screens & Glass), where the Laminex

olive continues on the benches of the cabinetry with white overhead storage cupboards. The office floor is covered in commercial grade hard-wearing, scratch and stain resistant Havwoods walnut timber tongue & groove flooring. A ceiling fan and louvre panel windows keep the space comfortably ventilated. The office is a very functional space for Brandon and his associates to sit with clients, suppliers or sub-contractors to discuss projects.

On entering the main home it evident that this is a very special tri-level residence with a light airy feeling. The Havwoods walnut flooring used in the office is evident throughout the whole of the ground floor, complemented with aluminium commercial skirting, offset with crisp white walls.

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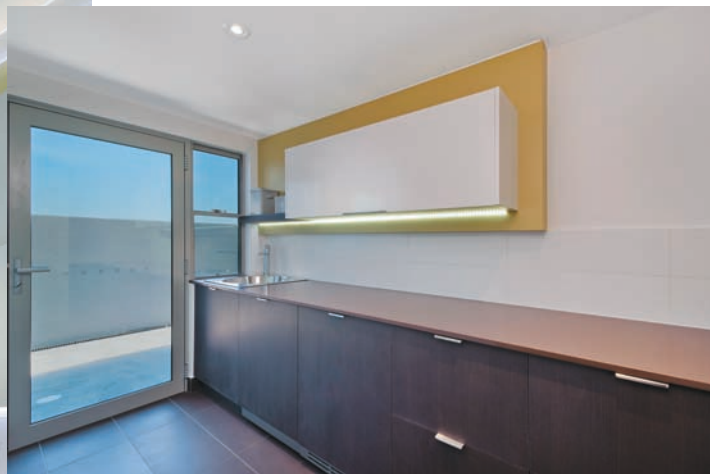


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Guest bedroom and en-suite

Once inside, to the right, is the luxurious guest bedroom boasting its own unimpeded views to the side courtyard, pool and spa with tantalising glimpses of the North Harbour waterway. A spacious room featuring roller blinds from Cullens Carpet & Blinds, a triple sliding opaque glass doored wardrobe and adjoining private en-suite. Blue feature tiles divide the shower from the WC. The vanity has an above-bench oval bowl handbasin and round wall mirror. Floor-to-ceiling white tiles and an opaque glass door opening out to the side landscaped area all add up to a stylish en-suite for guests.

Powder room and laundry

Opposite the guest bedroom, across the impressive light filled hallway, is a powder room where the installation of feature lighting creates a surprising large feel for such a small

space. The room also incorporates a large narrow vanity cupboard featuring an olive and earthy brown laminate detail with an above-bench bowl basin with flick-mixer and large mirror.

The dark brown floor tiles of the adjoining laundry complement the rectangular tiles used on the exterior walkway and in all wet areas. Smart tile floor grates are also fitted. Wide Essa Stone bench tops match the laminate of the under bench cabinetry concealing the integrated Asko washer and dryer. A white tiled splash-back, louvre lift-up overhead cabinets and shelving are incorporated into the cabinetry alongside a deep, stainless steel round bowl laundry sink.

The control centre of the home's integrated ducted vacuum system is neatly tucked away behind double glass sliding doors on the opposite wall. Floor-to-ceiling broom and ironing board cupboards complete the storage provided in the laundry and have an easy clean melamine surface.

Spacious lounge

The wide entrance hallway leads you to a spacious lounge room that has a ceiling line divided by a bulkhead which opens to the first level above. Coastal Commercial Linings provided all the internal plaster work and Coast Reo the plasterboards throughout the home. Custom-built wall hung cabinetry neatly provides ample space for the surround-sound system and wide screen TV. Ducted air-conditioning along with louvre windows to allow for direction of the readily available cooling waterway breezes, add to a very comfortable living area overlooking the eastern courtyard.

 continued over

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Kitchen and dining room

Stunning is the only word for the kitchen and dining room. Incorporating an indoor/outdoor BBQ, it is definitely a one-of-a-kind and a true showpiece. Michelle Burton of SMB Interior Design provided the concept, all construction drawings and together with Karen, selection of colours, surfaces, materials and appliances.

In Michelle's recommendations environmentally friendly products were selected. Brandon and Karen's brief to Michelle was to create a kitchen that didn't look like a space just for cooking. Designer Living Kitchens manufactured and installed this truly impressive kitchen.

The contemporary layout is ideal for entertaining and making full use of the great views of the northern aspect overlooking the picturesque canals. The kitchen incorporates

only the best in SMEG appliances including Australia's first white glass SMEG induction cook top. A SMEG range-hood, electric oven, microwave and a built-in coffee machine make this kitchen the envy of every cook.

An integrated fridge/freezer is more than just somewhere to keep the family's food fresh, it is also part of the furniture being encased in a timber laminate surround matching the other cabinetry and shelving throughout the home.

Pull-out drawers are a handy addition in the large pantry which is alongside a concealed sliding appliance/bar unit. It's neatly tucked away, but at the ready for entertaining.

A large angled island bench divides the kitchen from the dining area and is another delightful part of the kitchen furniture. Not only is the SMEG dishwasher and double stainless steel sink placed in the island, it

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HARBOURSIDE LIVING



also has an under-bench mirrored recess on the dining room side as a feature. Stylish panelling, to match the cabinetry laminate, is a decorative addition to the bench and mirrored-glass sliding covers conceal the sink.

Down-lighting is installed in the overhead cupboards and soft-close drawers are found in the under-bench cabinetry. The LED lighting on the skirting kick panels, above the pantry, bar and in the island add a special ambience when cooking and entertaining in the evening.

Harsh reflections from the North Harbour waterway have been reduced by the implementation of matt finishes to the primary surfaces: joinery, floors and all walls. An impressive one-piece 3mm porcelain tile slab

is the splash-back used behind the cooking and preparation bench-tops. Very stylish and anti-glare practical.

A custom-made dining table, that has a generously sized Essa Stone bench-top from North Coast Marble and Granite, finishes off the kitchen/dining area perfectly. With the carefully selected designer high stools, the table is in perfect position providing both North Harbour and pool views as well as being placed adjacent to the indoor/outdoor BBQ area and within close proximity to the kitchen. Great for entertaining.

Twin sets of glass sliding doors, supplied by Mid Coast Windows, section off the kitchen/dining from the outdoor balcony. These along with glass/aluminium concertina doors on the

pool side of the home, all open to bring the outdoors indoors (or the indoors outdoors) creating a huge entertaining area both pool and harbourside. A glass frameless balustrade, supplied and installed by Muras Steel, provides safety while not impeding on the expansive views.

BBQ kitchen

The indoor/outdoor BBQ kitchen stone bench, with matching stone splash-back, is fitted out with a bar fridge, gas wok cooktop and grill, twin motor range-hood and plenty of drawers which work well with the horizontal lines of the kitchen/dining space. An extra high kick-board is a further design element of the cabinetry.

continued over

“Twin sets of glass sliding doors, supplied by Mid Coast Windows, section off the kitchen/dining from the outdoor balcony.”

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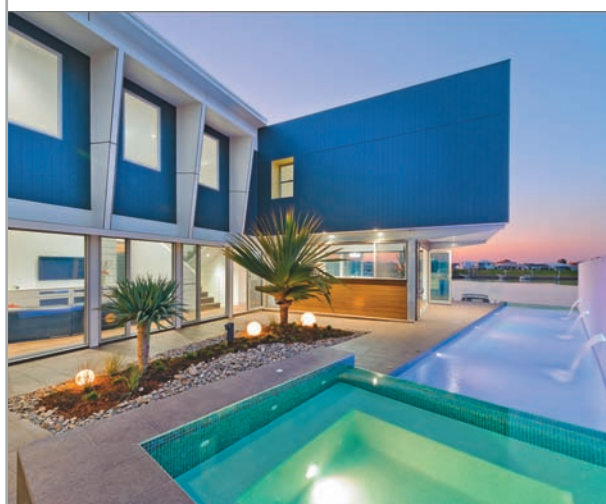
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HARBOURSIDE LIVING



“His and hers’ robes are separated by an exquisite bathroom featuring a freestanding oval pearl-white quartz bath with matching above-bench basins.”

Pool and spa

The family’s very own tropical oasis has been created surrounding the pool and spa, both having a waterline edge of blue glass mosaic tile. Waterfall features and LED coloured lighting are a stunning addition to the pool (installed by Country Swimming Pools with pumps, lighting and maintenance from Donna’s Pools & Spas) area creating a tranquil ambience at night. From the jetty the clear glass of the pool showcases the cascading water jets, bubbles and colours - a whole show in itself.

Master bedroom and en-suite

The staircase to the first floor has semi-polished tiled treads and risers and a glass frameless balustrade. Flanked by crisp white walls, the staircase is broken by a landing which gives the opportunity to capture views of the outdoor side courtyard and pool and take a close up look at the delightful glass bubble

contemporary chandelier supplied by Maloney Lighting.

Left, at the top of the stairs is the master bedroom and master en-suite. A fantastic design in its own right. The glass walled twin shower features timber-look floor tiling to tie-in with the downstairs and is fitted with a linear Smart Tile grate. A recessed niche in the porcelain white wall tiles is handy for soaps and shampoo. An Abbey 3mm thick flat panel rain shower from Reece who supplied all tapware and bathroom fittings and fixtures, and a hand-held rail shower, give options when showering.

All plumbing in this home was fitted and installed by Aquajack Plumbing. Hot and cold mixers, hard-wired towel warmer and an IXL designer exhaust fan with built-in lighting, add to the luxury of the master en-suite.

‘His and hers’ robes are separated by an exquisite bathroom featuring a freestanding oval

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pearl-white quartz bath with matching above-bench basins. Spanning across the feature blade walls is a suspended white vanity cabinet unit with drawers and paneled mirrors above. A frosted privacy screen conceals the WC, which has its own louvre window and harbour view.

Dressing room

To the left of this impressive space is the carpeted dressing room which merges seamlessly with the master bathroom. The colour scheme of the dressing room cabinetry complements the en-suite. A clever feature is a built-in circular light and power point in the mirror above the dresser cabinet which has plenty of storage. A walk-around wardrobe system, supplied and installed by Wardrobe World, is revealed behind the dressing table wall.

Across the room, concealed behind the bed

wall, is a spacious walk-around robe area. There is a generous triple-door wardrobe, which acts as a dividing wall for the master bedroom. Opaque glass sliding doors open to reveal plenty of hanging space as well as shelving.

The master bedroom, like the rest of the home, has aluminium skirting and textured carpeting, down-lighting and ducted air-conditioning. Suspended lighting, a ceiling fan, roller blinds and a wall-mounted TV are all included in this comfortable space. The expansive harbour views truly make this bedroom something special.

The 'bridge' and media room

A frameless glass balustrade continues from the top of the staircase right along the first floor hallway leading to the remaining bedrooms belonging to the younger members of the family. The kids call this 'the bridge'.



The two bedrooms are a mirror image of each other. Both are roomy and have built-in triple opaque glass fronted robes, textured carpeting, a large window with hinterland views, down-lighting and an ingenious stop-square-to room ceiling fan.

Each bedroom has its own en-suite comprising shower, WC and vanity with a round mirror. White floor-to-ceiling tiling and grey/brown floor tiles are contrasted with a bright green feature tile on the shower divider wall.

The children's bedroom is separated by a conveniently placed hall linen cupboard, opaque glass sliding doors open to plenty of storage shelving.

Located at the end of the hallway is the

media room - a great challenge for DP Electrical. Just like stepping into a movie theatre the room is dark and welcoming and draped with black velvet curtains that effectively block out any light. Surround-sound speakers have been integrated into the walls on all sides and four comfortable leather elevated cinema chairs, complete with cup holders, are all in place ready for the films, programmes and games projected on the wall-mounted giant TV screen.

High gloss dark Laminex cabinets house the audio and visual equipment, a ceiling mounted projector, sound-proofed walls and soft carpeting give a true cinema experience.

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The 'man cave'

The lowest level of this tri-level family home is 'the man cave': a boat garage and a games room separated by a divider wall.

The boat-garage opens through concertina glass doors to a private boat ramp, (all concreting in the home by Holcim Concrete) and jetty. As well as safely storing the boat the garage also provides room for storage of all the other 'toys'.

A place to hang trophies and memorabilia, the wall-mounted widescreen TV, surround-sound music system and pool table - the games room is a great spot to relax, unwind and enjoy a beer.

Sustainability built-in

Even on such a large family home the use of sustainable, environmentally friendly products was in the initial planning,

as it is in any Brandon Calder Home. The light coloured roof is a low solar absorption metal deck installed by East Coast Roofing with roof trusses from McNamara Frames & Trusses, with a photovoltaic 3kw solar power system.

Under the metal roof is an R1.5 foil blanket and the ceiling has R3.0 insulation installed by Myhill Insulation using CSR Bradford products. All external walls (cladding by James Hardie) have the correctly BASIX rated sarking and 2.0 rating insulation. Louvre windows and fans make full use of any cooling breezes and all window glass is low E rated for solar control, providing effective insulation.

Only LED lights have been used in this eco responsible home. All the cabinetry from Designer Living Kitchens had been specified to use Laminex EO board which is Green tag certified. The kitchen also uses gas and induction cooking -

both energy efficient. Underneath the front entrance is 5,000 litre underground water tank used for all the toilets, washing machine and outdoor taps. The sub level concrete slab adds the necessary thermal mass to help regulate the homes temperature all-year-round.

Low maintenance family home

Purposely built for Brandon, his wife Karen and his young family, this home is easy maintenance with timber and tiled flooring in keeping with the modern architectural style of the overall design.

The home is an absolute showpiece, blending the indoor/outdoor living areas seamlessly while taking full advantage of the expansive water views and readily available breezes of the North Harbour waterway. By merging downstairs with upstairs and the interior and exterior by way of finishes;

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“... the company is constantly renovating and adding additions to existing properties as well as building architectural designed sustainable homes - throughout the Mid-North Coast.”



incorporating state-of-the-art fittings and fixtures along with the implementation of an organic colour palette, the result is a show home that is a stunning example of the high quality craftsmanship of Brandon Calder Homes.

About Brandon Calder Homes

Brandon Calder is a highly respected master builder with amazing organisational skills. He is locally known as “quick quality Calder”. He and his team are renowned for building quickly without sacrificing quality.

Don't substitute price for quality

With many projects currently underway in the North Harbour area and with more in the Port Macquarie and surrounding areas, Brandon is different from most builders in the area.

Brandon's role is definitely hands on – he likes to be involved in a project from start to finish. Brandon said “We

never substitute price for quality.”

This gives him a good standing with his team of expert tradesmen. Brandon has access to a network of fully qualified and licensed professionals - many of whom have been working with him and the company for over ten years.

Brandon Calder Homes belong to the Master Builders Association - Australia's largest building industry association - which gives everyone connected to the company the assurance to stay ahead of the forever challenging changes in the residential building industry.

Having lived in Port Macquarie for 30 years, Brandon has formed strong trade and supplier associations and has an extensive knowledge of the building industry within this region. He has been responsible for up to 80% of all new construc-

tion within North Harbour, priding himself on superior build quality and a close working relationship with both owners and tradespeople – this he considers is the key to his success.

While many of Brandon Calder Homes beautiful waterfront homes can be seen on the canals of the North Harbour in Port Macquarie the company is constantly renovating and adding additions to existing properties as well as building architectural designed sustainable homes - throughout the Mid-North Coast.

Brandon Calder Homes has also constructed a number of residential developments in the Hastings region, including single and two storey clusters of villas and townhouses.

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The client - number one

One of the main priorities at Brandon Calder Homes is the necessity to establish a good working relationship with all clients from the very beginning of a project and to acknowledge that clients are the most important aspect of the business.

"It's very important to get to know each client's lifestyle to ensure that the home they have in mind is actually going to meet their requirements," said Brandon. "There are many lifestyle options to take into consideration, that's why we recommend utilising the skills of our interior designer to add the finishing details to the building plans. It's also just as important to make sure we stick to the clients' budget. And timing. I am proud of our company's commitment to the quoting process - easy to understand and clients are left in no doubt as to what is included. Nothing hidden."

From The Architects - King+Campbell

Brandon and Karen Calder engaged King+Campbell to produce a piece of architecture that would enhance their family's waterfront living experience and express a very contemporary building aesthetic.

The house enjoys a wonderful site that opens out to the north with an expansive waterfront connection while it tapers to a narrower street aspect to the south. The client was keen to incorporate some of their previous waterfront experiences and refine those in such a way to reduced them to a practical pattern of living that such a waterfront site encourages. That is, to blur the edges between a traditional covered outdoor space, kitchen and terrace in such a way that unifies these spaces into one.

The primary concept of the design is to essentially 'float' a solid form over a transparent living space and embraces the internal courtyard as an outdoor room. To achieve this

a structural steel frame was incorporated to enable high performance glazing to take the place of walls below and to maximise views to the water. The solid form houses the master bedroom 'retreat'. In addition to the strong architectural language, the floating form extends beyond the transparent living level to provide sun shading in the summer months. The deeply recessed 'Ned Kelly' windows of the upper level also provide the advantage of self-shading.

Privacy has been enhanced by an internal courtyard flanked by a lap pool that runs the length of the side boundary. This provides the family with a connection to the water throughout the depth of the site. The pool also promotes dappled and reflected day light to shimmer throughout the house.

To the street side an upper level roof terrace, complete with an open fire and chimney enables the Calder family to visually connect with the street, the waterfront and the pool

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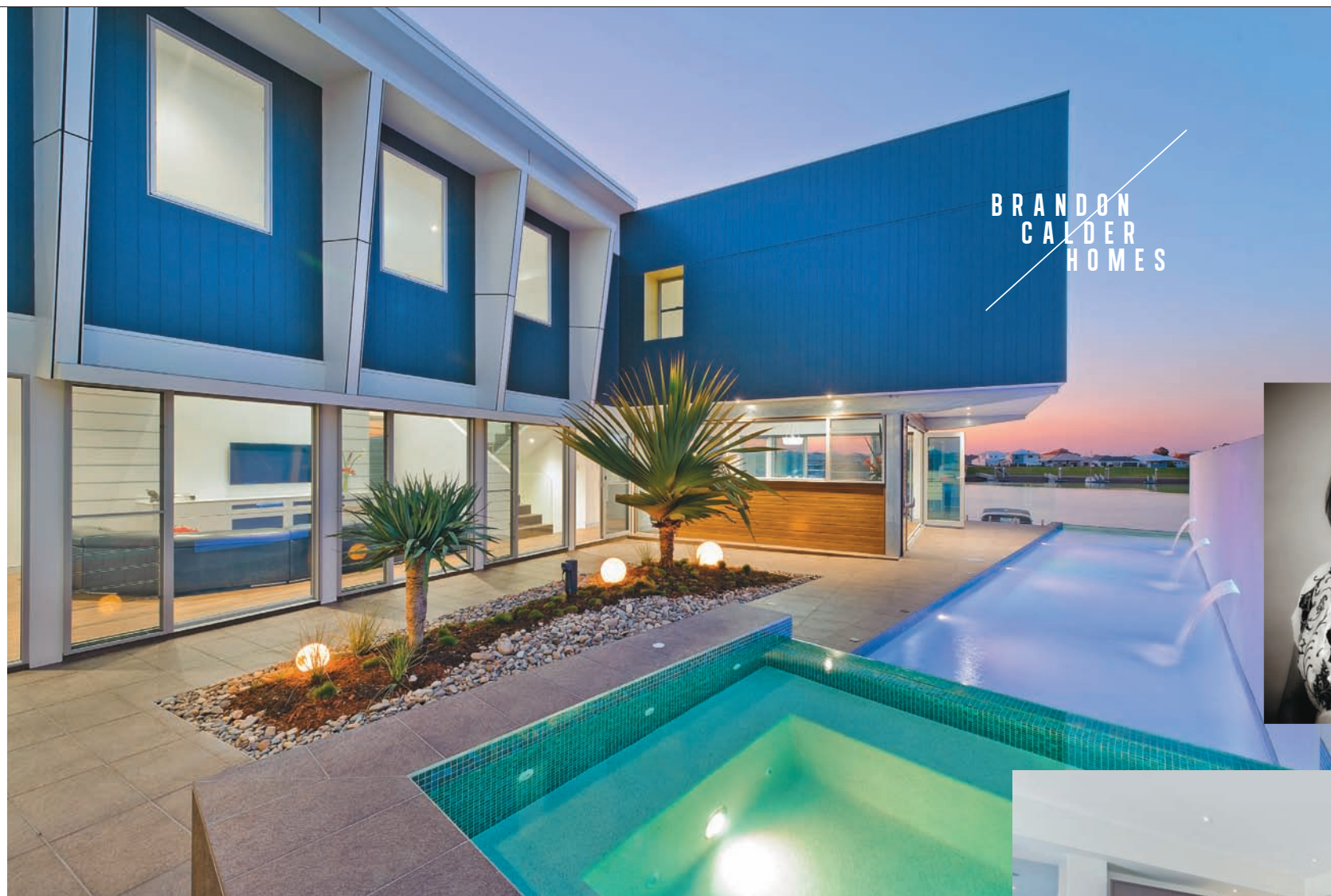
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Michelle Burton

from an elevated position. A lost urban housing experience is the connection to the street and with your neighbours and the roof top terrace seeks to bring back that good age-old connection to your neighbourhood. A further advantage afforded by this terrace is a place for the kids and their friends to 'hang out' at the opposite end of the house and immediately off the media room and bedroom.

Numerous environmental design features have been incorporated to best utilize the site and microclimate, with windows positioned to best utilize cross ventilation and stack ventilation within the home, especially for those steamy hot days. Outdoor living spaces have been created which offer refuge from the different climatic conditions, the internal courtyard offer refuge from the north-easterly winds, and the hot summer north and west sun. The northern terrace and connection with the home and waterfront encourages outdoor living all year round.

The King+Campbell architecture team found the Calder family project to be a very rewarding design experience and are very pleased with the home. We are also left with some 'resort-style living' envy now that the family has moved in.

At King+Campbell we offer Architecture, Interior Design, Landscape Architecture, Civil Engineering, Town Planning and Surveying services.

The good thing about Port Macquarie from an interior designer's point of view ...

When Michelle Burton decided to move herself and her interior design business from Sydney to Port Macquarie, friends and colleagues questioned the wisdom of the move. Especially as Michelle was the 2011/12 Australian Bathroom Designer of the Year (KBDI) and her services were in demand from Sydney and Melbourne clients.

But this year was her year of change and she has been determined to make the most of the move to the Mid North Coast.

"It's been fantastic." said Michelle. "Since setting up my design studio in lovely Lake Cathie at the beginning of 2012

it has been non-stop. I have met some great new clients and suppliers and have worked on a whole variety of projects. The proximity of suppliers and trades means the interior design process is refreshingly quicker. People like Julie Borger from Color Tile with Style and Damon from Designer Living Kitchens and Sandra from Reece - to mention just a few - make my job so much easier and enjoyable."

As to the variety of her interior design services, one of the projects that she has worked on is Brandon Calder's (custom home builder) and his stunning new 5 bedroom private home on the canals.

"The Brandon Calder home was a great example of a client allowing SMB to co-ordinate every aspect of the design process, both interior and exterior. It was fantastic working with Karen and Brandon on their family home" said Michelle. "Having been contacted the day I arrived back in Australia, I had just returned from the Eurocucina Design Fair in Italy (it's Europe's biggest kitchen and bathroom show), I was bursting with inspiration. The timing was perfect."

King+Campbell, the architects on the project, provided a great foundation for me to work from. They were very receptive to my design input and were a pleasure to deal with.

That is another good thing about living in the Hastings / Port Macquarie area - people are genuinely friendlier and more helpful. I guess it must be less city stress."

In addition, Michelle has also enjoyed working on other local projects such as acting as a design consultant for Pycon Constructions; a bed and breakfast in Lake Innes; additions and alterations in Dunbogan; varied colour consultations in Port Macquarie as well as two major projects in Sydney - one commercial and the other a new home.

"I have recently bought a delightful 1960s shack in Lake Cathie, which I am looking forward to creating a 'shack to chic' make-over." enthuses Michelle. She obviously loves the Hastings.

Since moving to the area Michelle and her partner G have been living by the beach in Lake Cathie. They have made many



new friends, even played a game of bowls at the local bowling club - apparently G was surprisingly good.

Originally from New Orleans Michelle studied interior design in Los Angeles (UCLA) and finished her design qualifications in Sydney. Michelle is principal designer of her own company - establishing SMB Interior Design in 1998. She recently won the prestigious 2011/12 Australian Bathroom Designer of the Year judged by her peers through the Kitchen & Bathroom Design Institute (KBDI). She has also won awards for her kitchen designs in previous years and was invited to be this year's judge for the national awards.

You can see Michelle's portfolio and range of design services, on her website www.smbinteriordesign.com.au

Photos by Matthew van Dijk from Iron and Clay Photography.

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BRANDON CALDER HOMES

The best way to see more of Brandon's work is to view his website, www.brandoncaldershomes.com.au. Have a browse and then 'talk to the builder' to discuss your building needs.



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