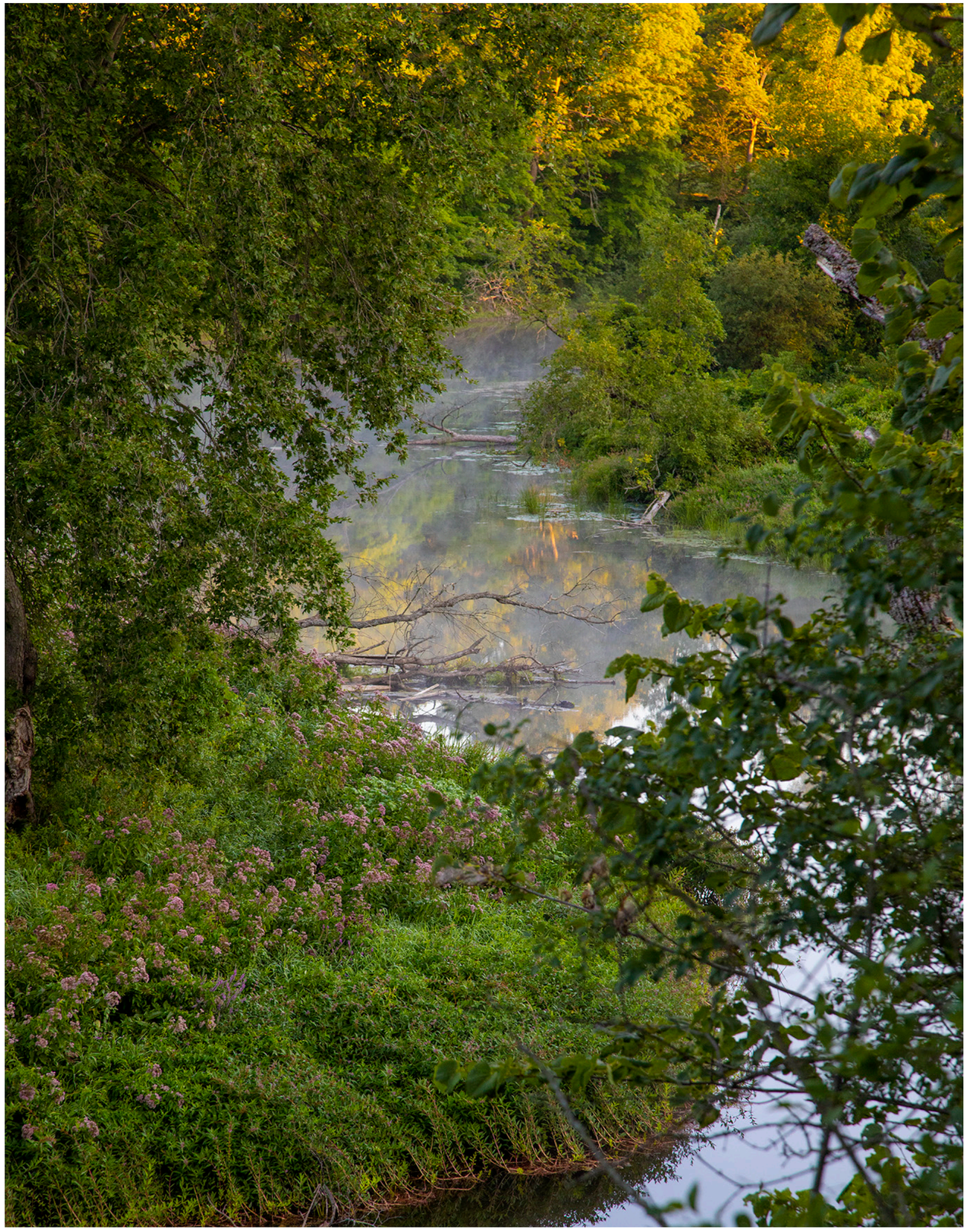
LONGHOUSE

rural modern living



LONGHOUSE defines the spirit of rural modern living.

At the end of a tree-lined drive, a secluded six and a half acre rural landscape opens onto the Napanee River. Bordered by century-old native Maple and Burr Oak trees, the site is traversed by a stream and a natural spring that cascades over limestone boulders. The rural modern house is sited on a private meadow overlooking the river and Cataraqui Trail conservation area on the opposite shore.

Designed by Andrew Fee and Linda Corbett of SOMA Studio, LONGHOUSE was inspired by Canadian historic and vernacular architecture. Their design re-interpretes historical building styles in a contemporary exterior silhouette. Twenty-first century technology seamlessly blends with traditional ashlar limestone masonry, timber frame building and steel roofing. Inside, interiors and finishes celebrate craftsmanship and the contemporary International Style of open living spaces and grand views.

Focusing on a select number of projects each year has allowed the partners to achieve a level of quality and creativity that is the hallmark of their style. Seeing each project through from design to construction and hand-finished interiors, they have crafted a unique body of custom work over the last thirty-five years.

The main building for LONGHOUSE is a thirty-five-foot-high traditional timber frame structure winged by a contemporary flat-roof entrance hall and a pitched roof principal bedroom extension. Under the soaring roof on the main level are the kitchen, dining and living areas incorporating a Belgian engineered wood burning fireplace and twelve foot high glass doors and windows opening onto a large terrace with river views. A loft above houses two bedrooms, a bathroom, skylights and a gallery that overlooks the main level below. The principal bedroom ensuite has a sixteen foot cathedral ceiling, panoramic window views with walkouts onto the terrace, a large dressing area and five piece bathroom. Completing the 2,039 square feet of main level floor space is a west side deck, entryway, mudroom and powder room.

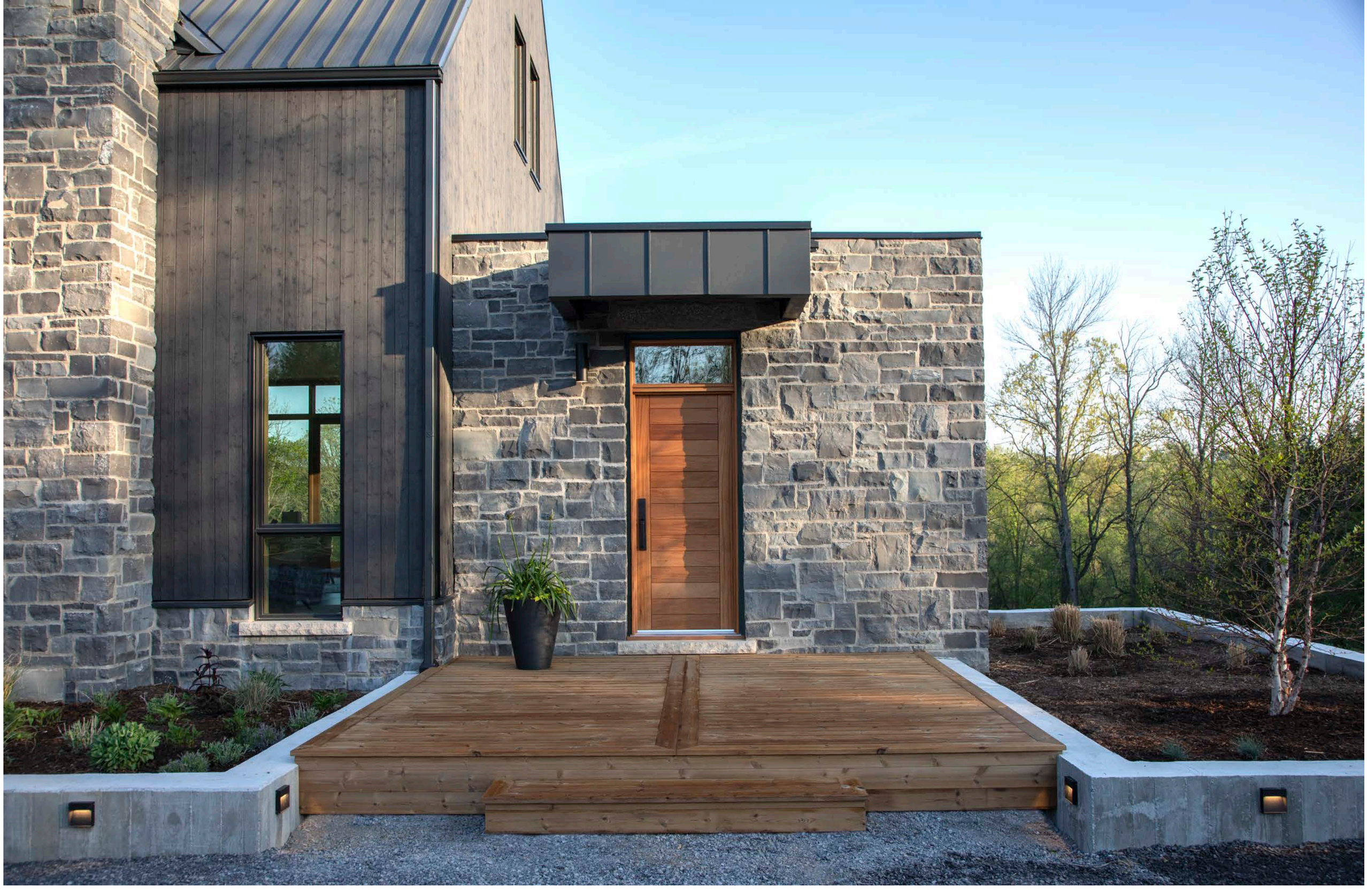
The approach to the house is landscaped with concrete retaining walls leading to a two-car timber frame carport cut into the hillside. Equipped with its own electrical panel it is easily adaptable for electrical vehicles. The house sits on a plinth of wood textured concrete embedded with exterior driveway lights which encases an elevated garden of grasses, trees and native flowers.

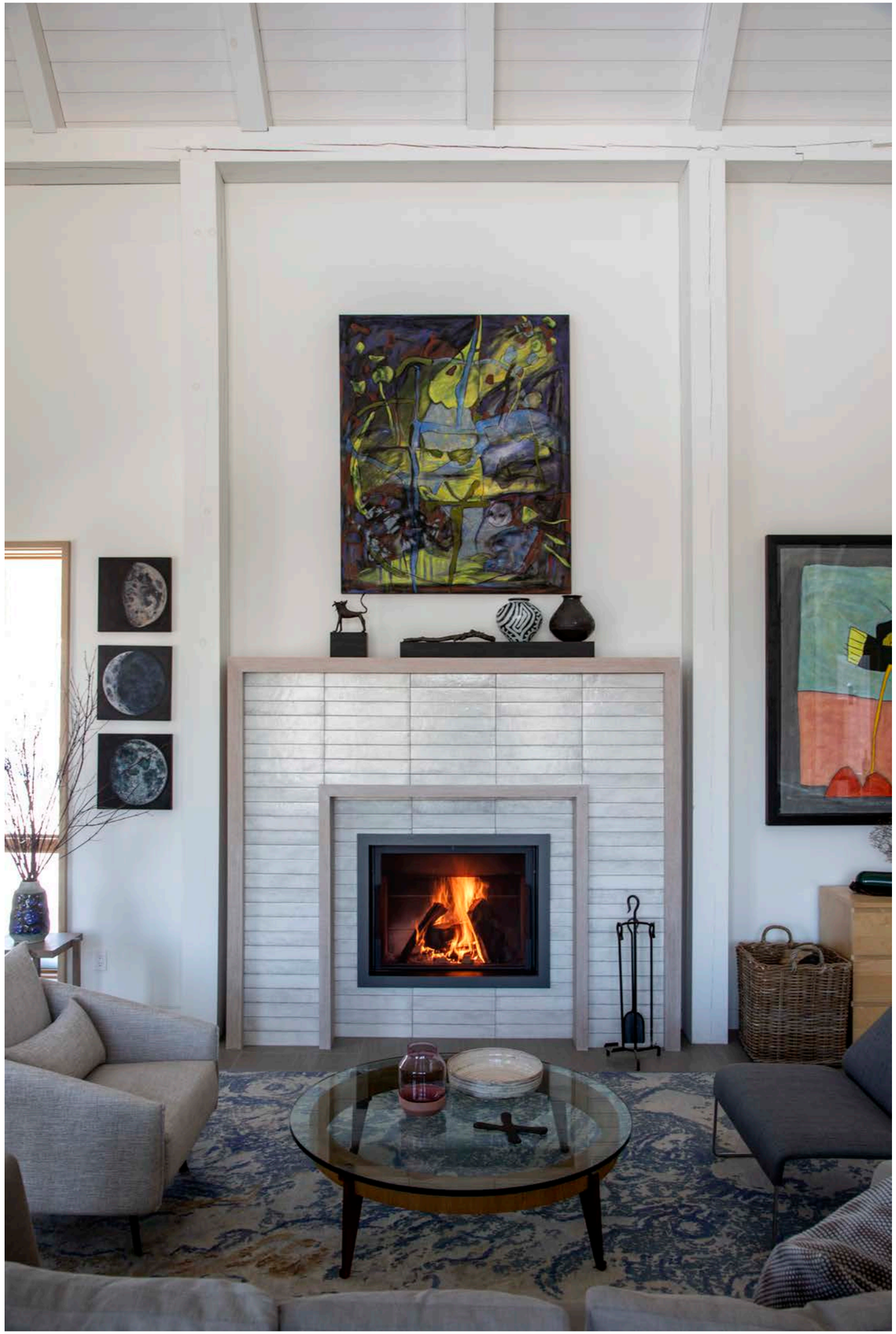
Twenty-five feet above the river's edge is a cantilevered River Porch of textured concrete, Thermory decking and glass railings. This secluded nature lookout has views into the Napanee River valley below.

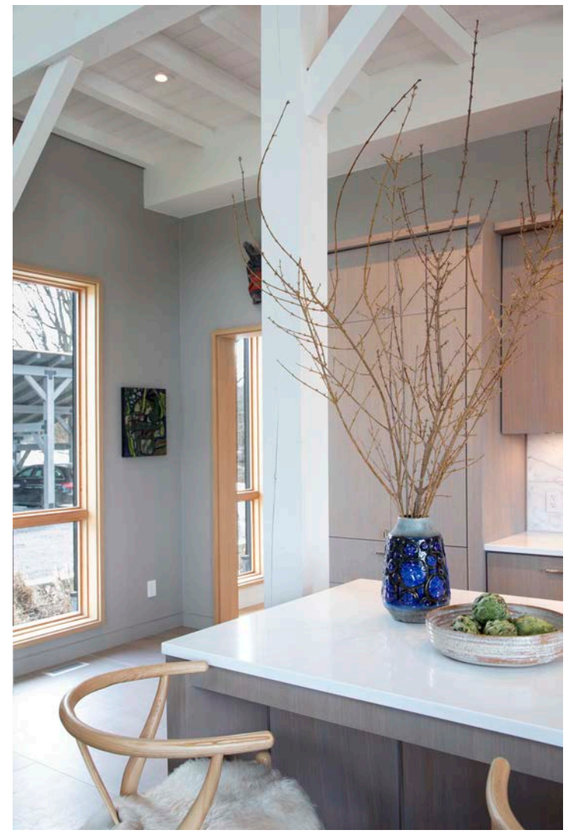
LONGHOUSE is strategically located two and a half hours from Toronto and Ottawa and three hours from Montreal. The region is a mecca of healthy, gracious country living, renowned for its wineries, boutique food producers and restaurateurs. It is thirty minutes to Picton at the heart of Prince Edward County and twenty four minutes from historic Kingston, home of Queen's University, Fort Henry and a world-class freshwater yachting harbour. Local amenites can be found just eight minutes away in the historical riverfront town of Napanee.

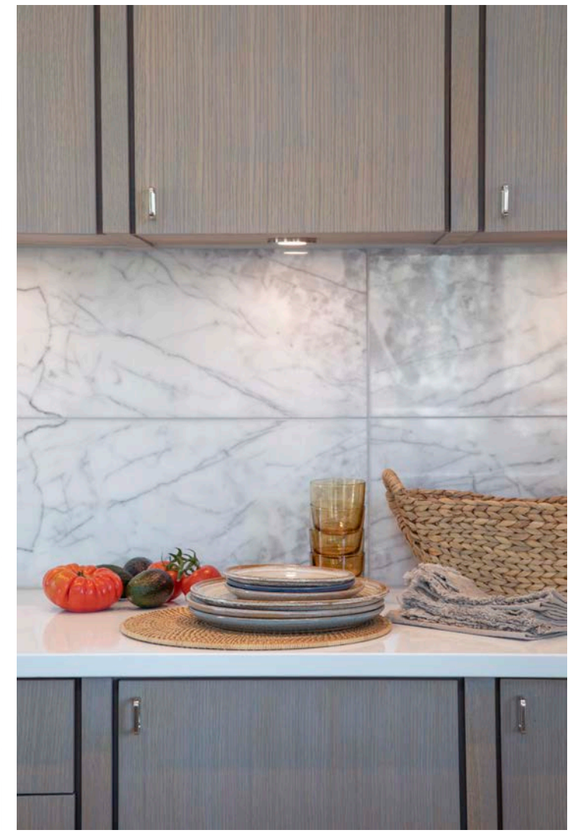
SOMA website: somastudio.ca
For sales info please contact Paul Johnston of Unique Urban Homes.

Paul Johnston
unique urban homes

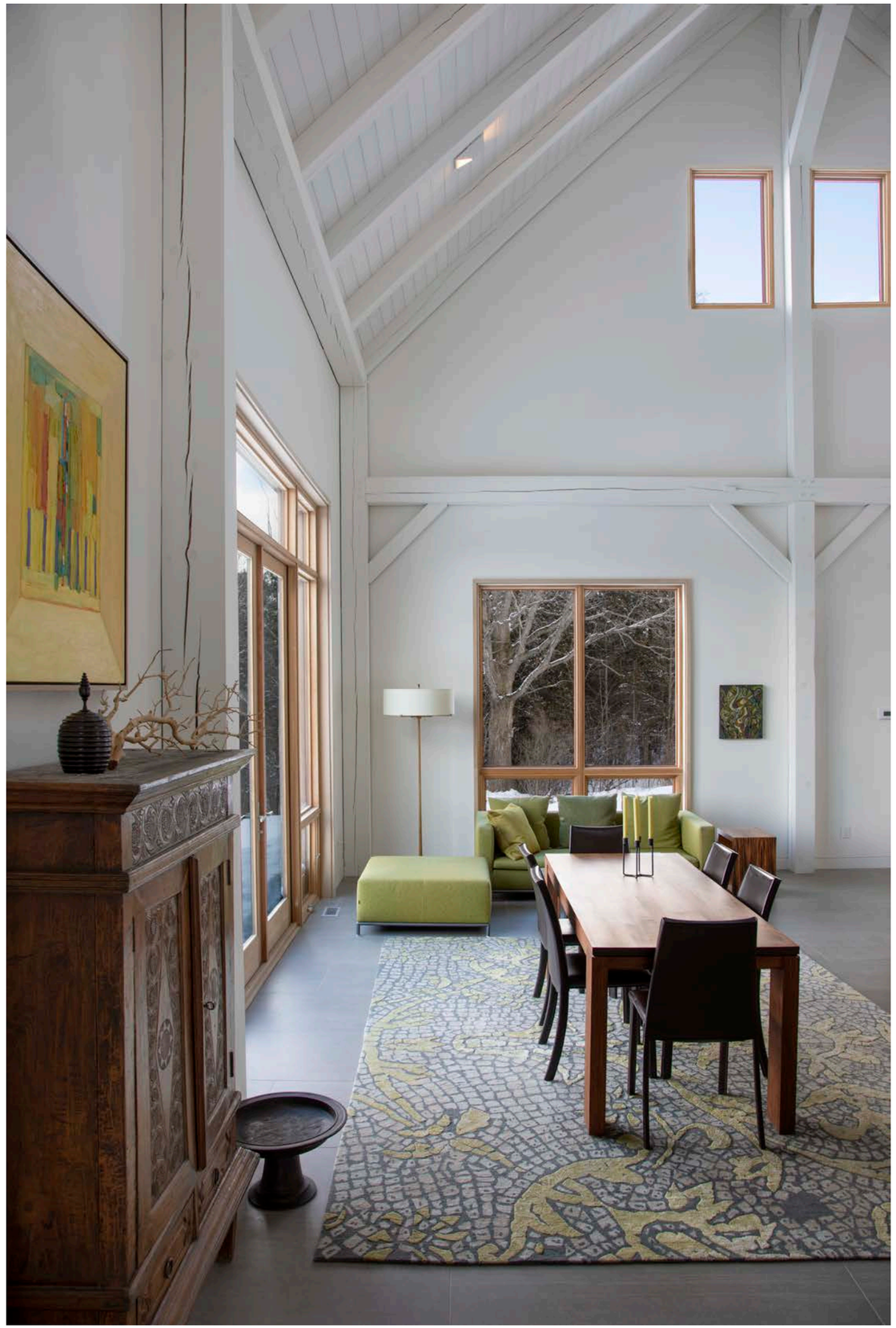


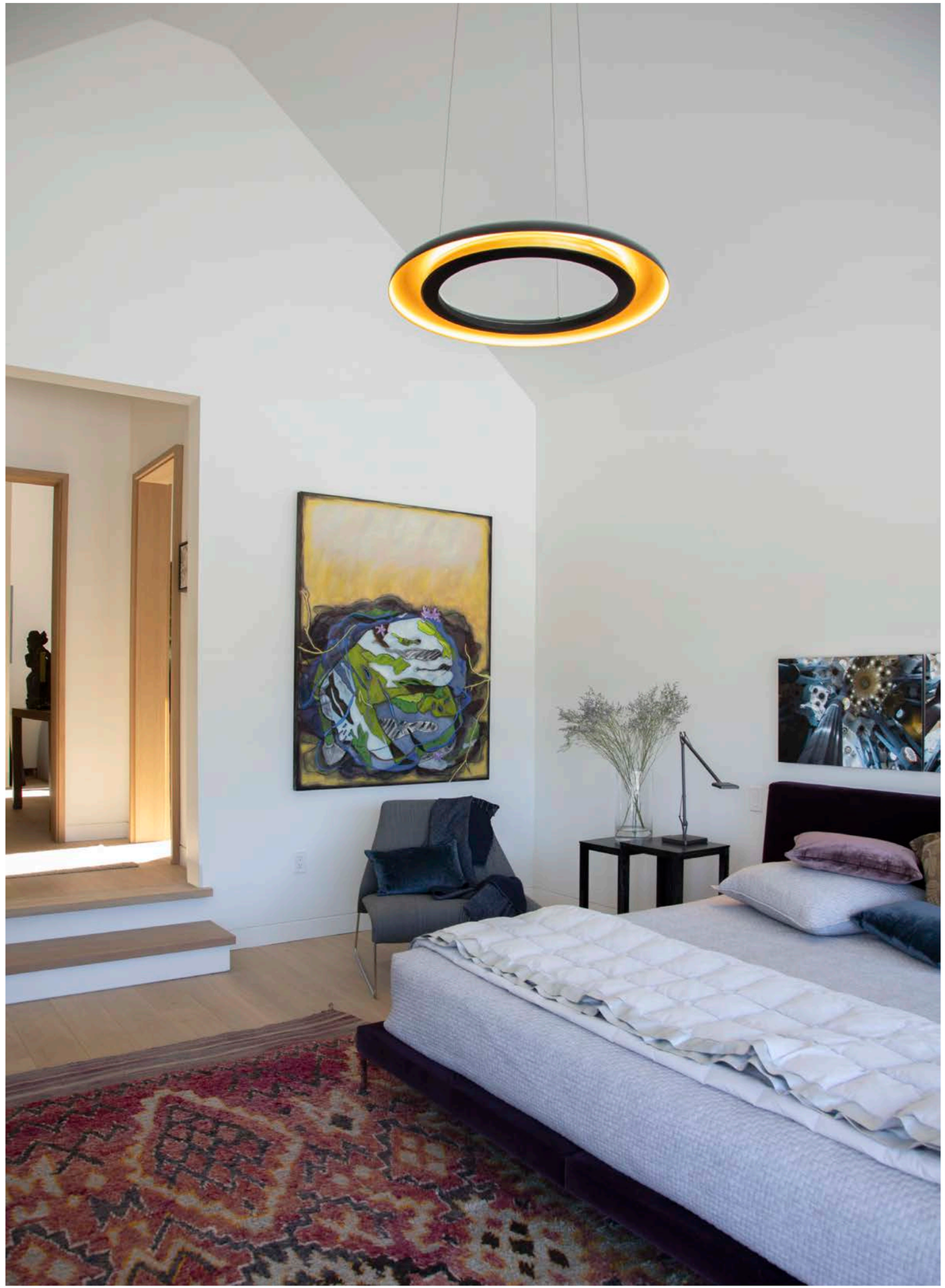






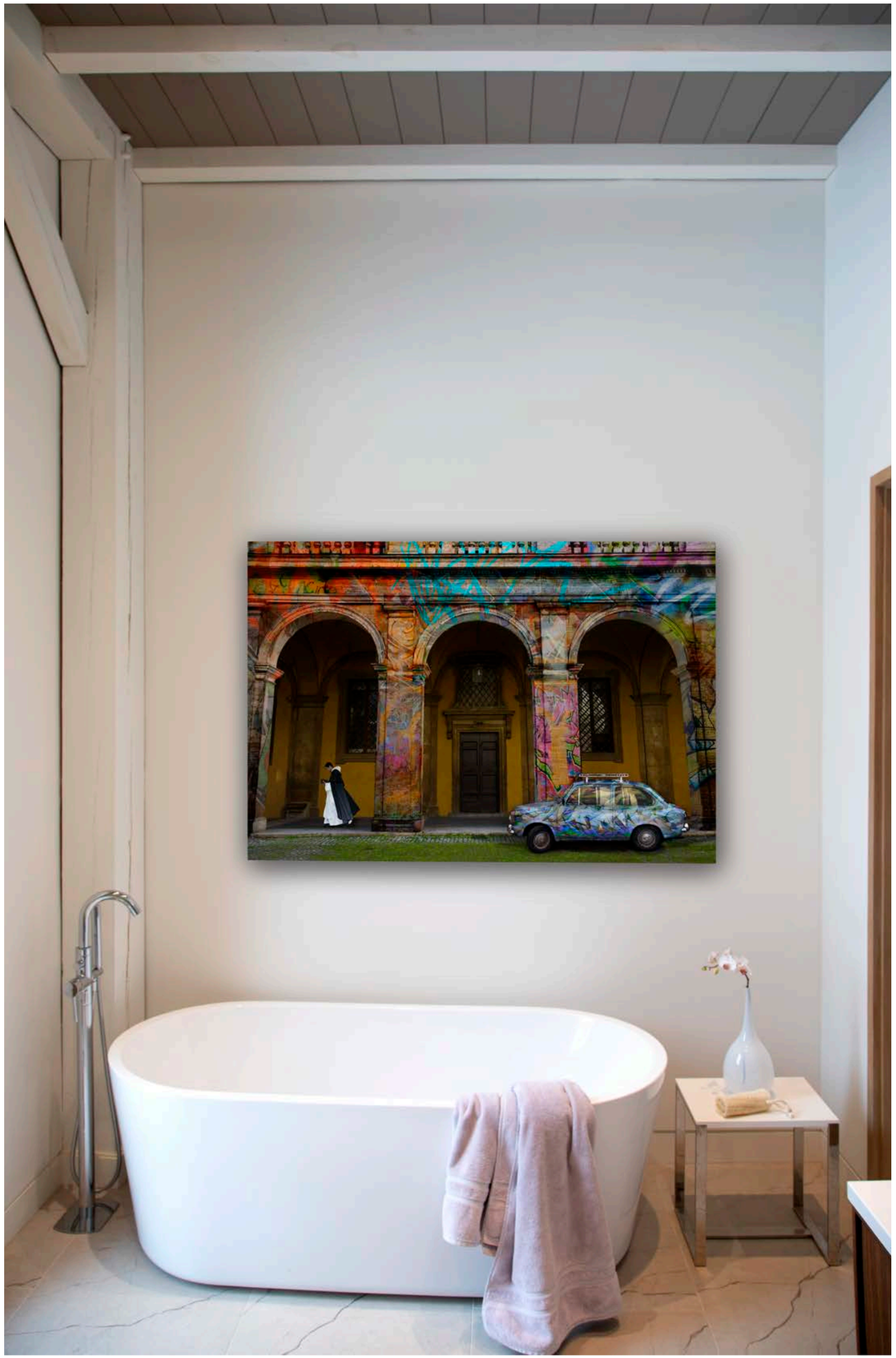
Custom-built white oak kitchen with Corian counter tops and Statuario marble backsplash. White oak entryways and trims on Douglas Fir Loewen windows, hand-finished.





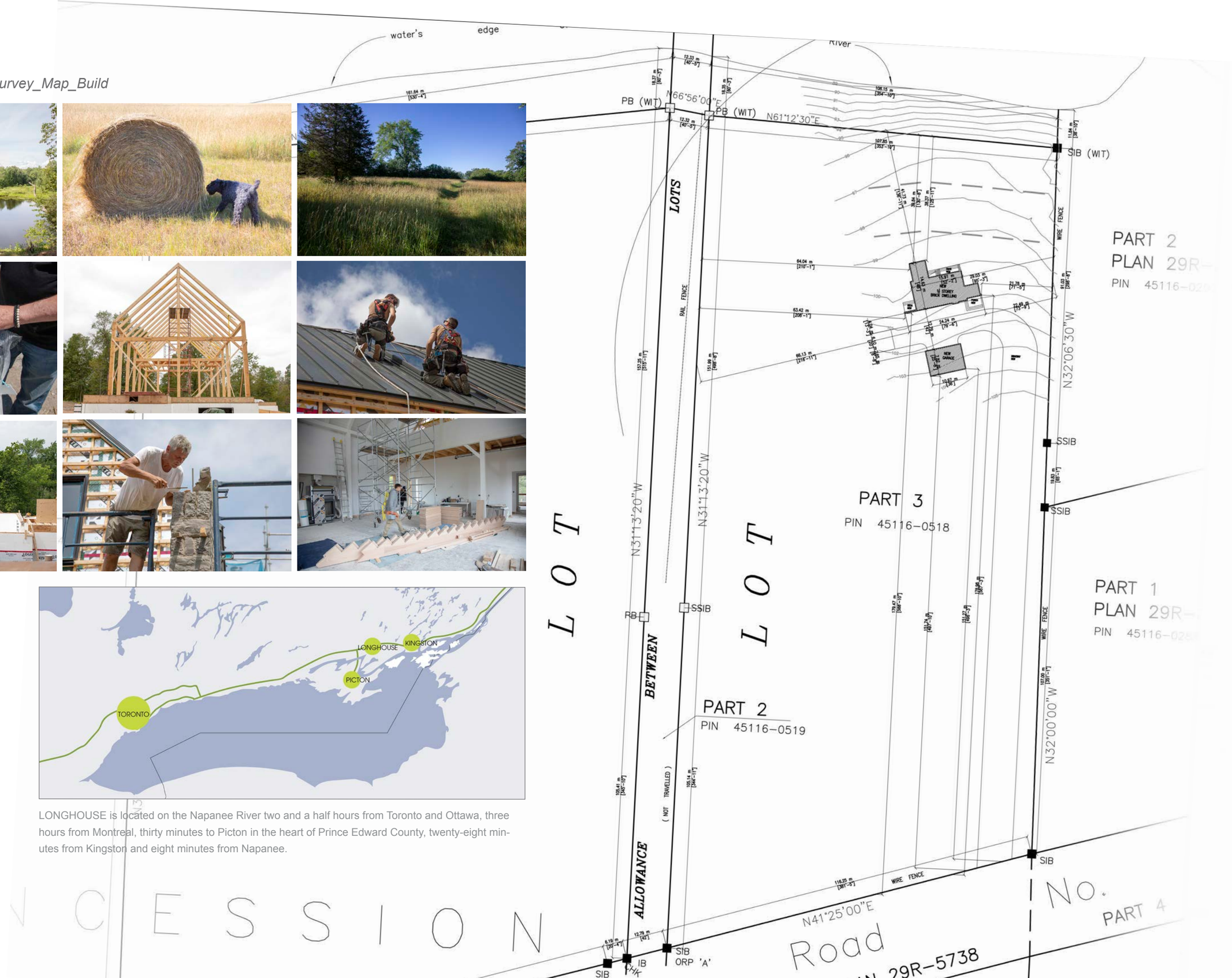
The Primary Bedroom with cathedral ceiling has views over the river and the conservation area on the opposite shore. Ensuite Bathroom and Dressing Area are adjacent.

Primary Bathroom



LONGHOUSE_*Survey_Map_Build*

LONGHOUSE is located on the Napanee River two and a half hours from Toronto and Ottawa, three hours from Montreal, thirty minutes to Picton in the heart of Prince Edward County, twenty-eight minutes from Kingston and eight minutes from Napanee.

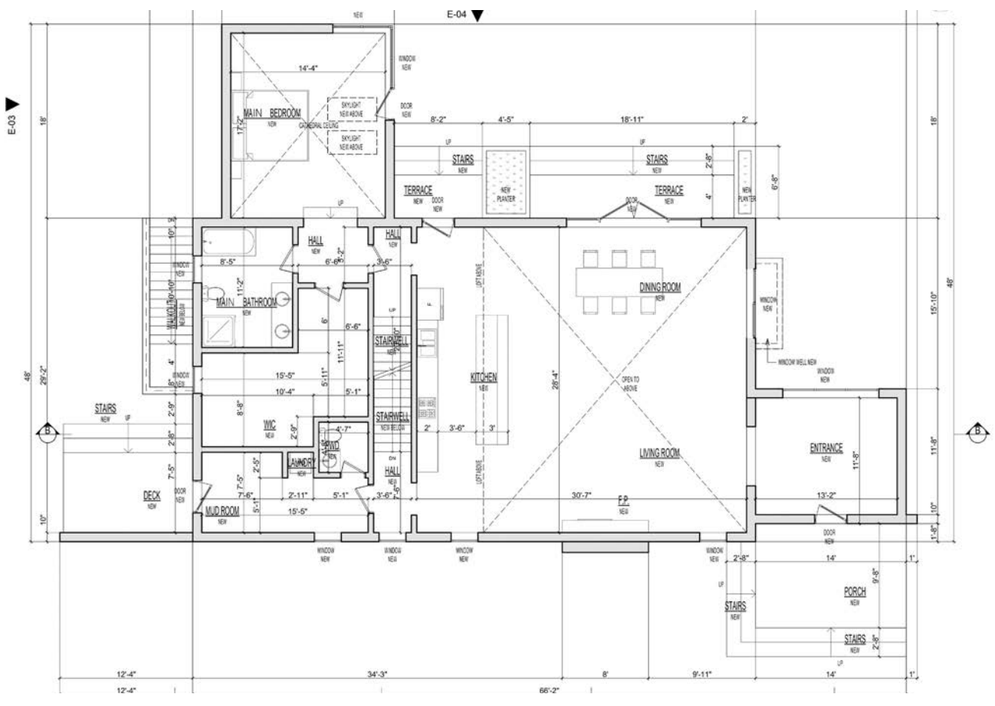


LONGHOUSE_*Design Features*

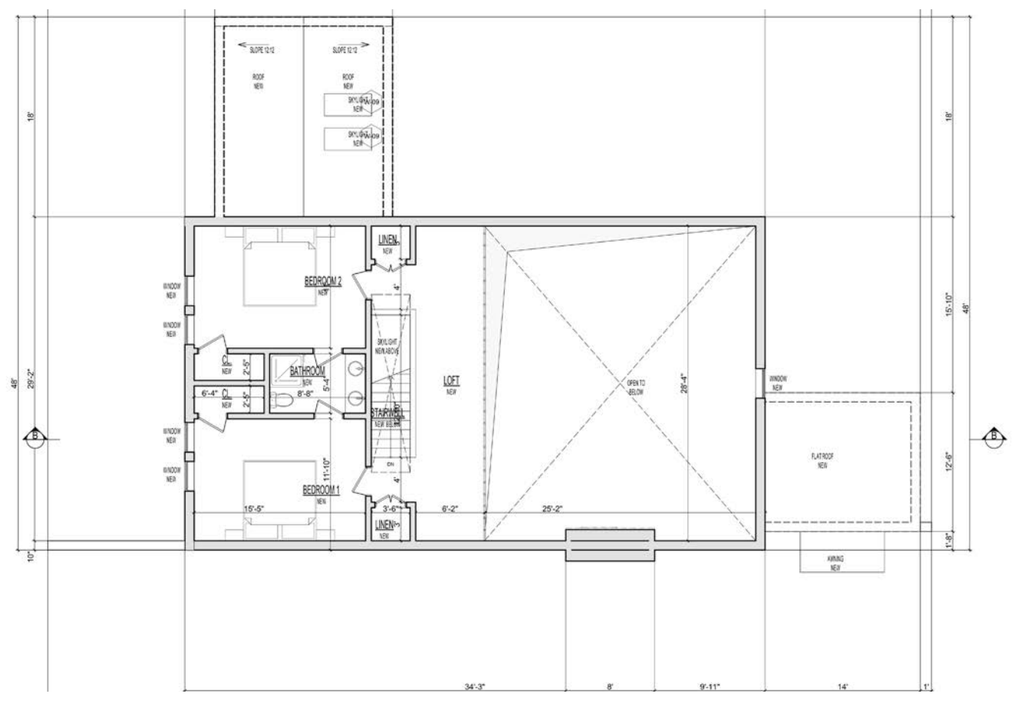
Main Floor:
- open Kitchen, Dining Area and Living Area
- 35 foot ceiling with traditional Timber Frame construction
- White Oak Kitchen with hand applied finish, Statuario marble backsplash
- 12 foot long White Oak Kitchen Island
- Italian Porcelain tile floor
- Belgian engineered Stüv wood burning fireplace
- Wolf Pro Cook Series 30' gas Range/4 Burners
- Sub-Zero Built-In Series 36" Over-Under / French Door/ Stainless Fridge
- Asko Dishwasher 4- Series Stainless Steel Integrated Handle Tall Tub
- Sirius Built-In Pro Hood
- Sharp 24" Microwave
- Entrance Hall Wing panelled in hand finished Walnut with custom screen
- Master Dressing Room with built-in White Oak cabinetry
- Mudroom Entrance with built-in White Oak closets and storage
- Main Floor Powder Room with custom White Oak Vanity
- Mudroom Laundry Room Rough-In

Loft:
- 2 Bedrooms with built-in White Oak closets
- 4 piece Bathroom with custom White Oak Vanity
- 28 foot Loft Gallery overlooking the Main Floor

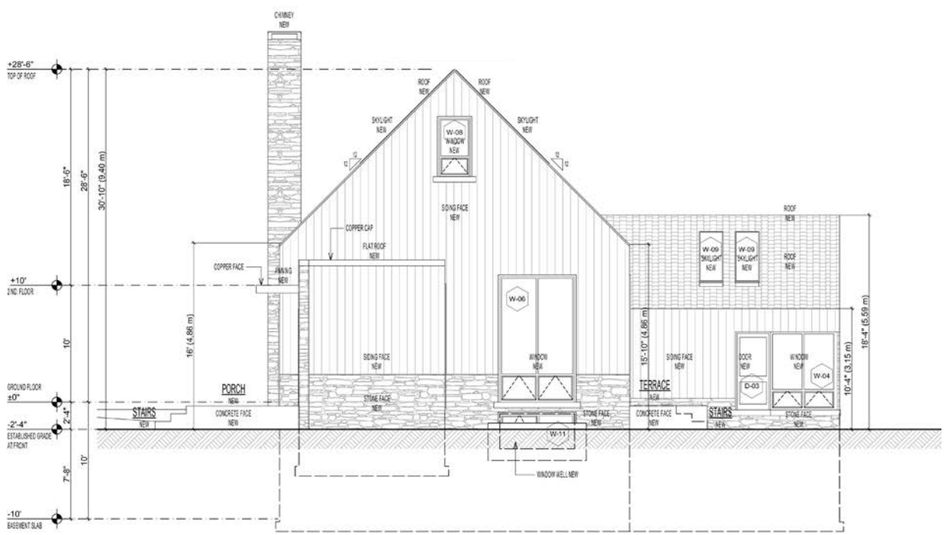
Basement:
- 10 foot Ceiling height
- Mechanical Room
- rough-in for single Bedroom with Ensuite Bathroom



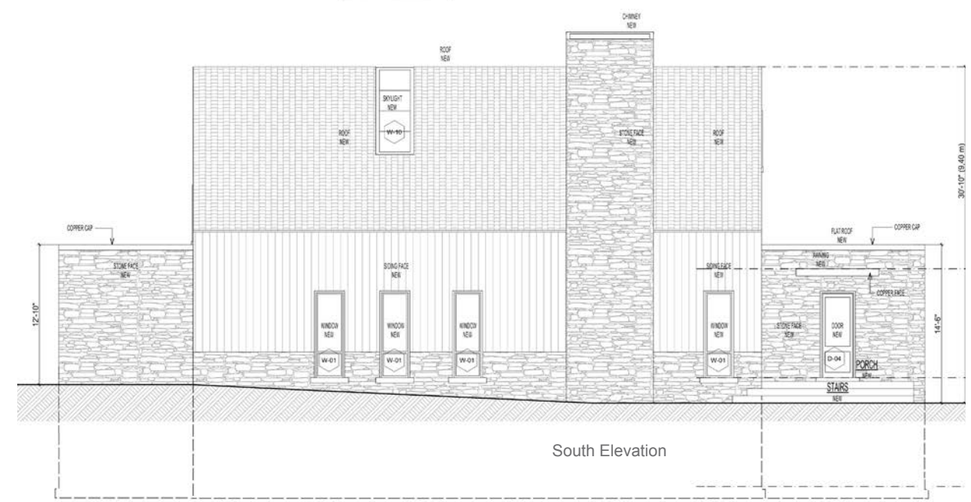
Main Floor Plan



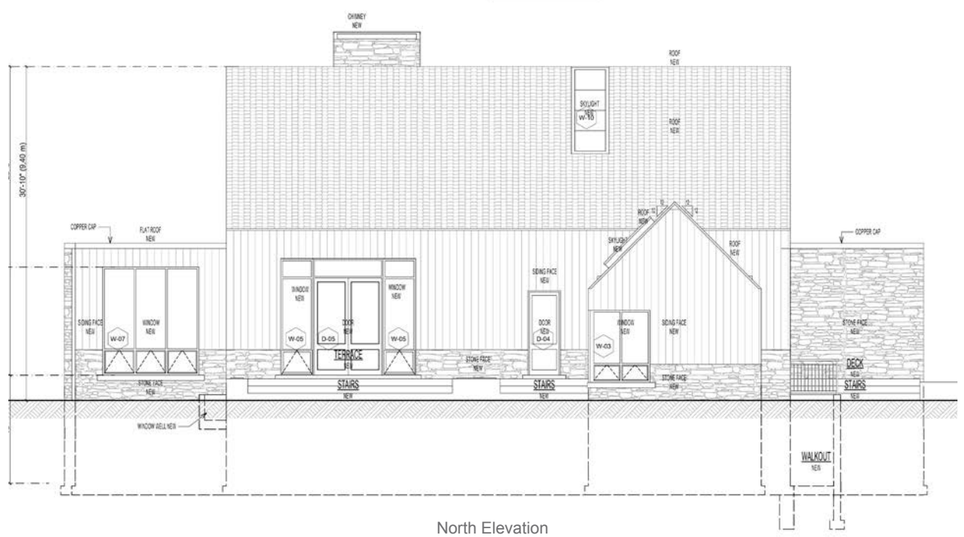
Second Floor Loft Plan



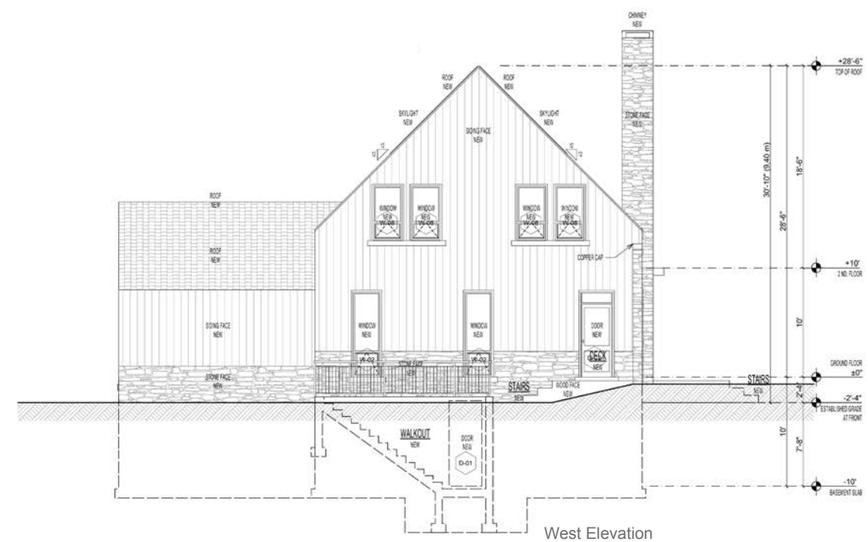
East Elevation



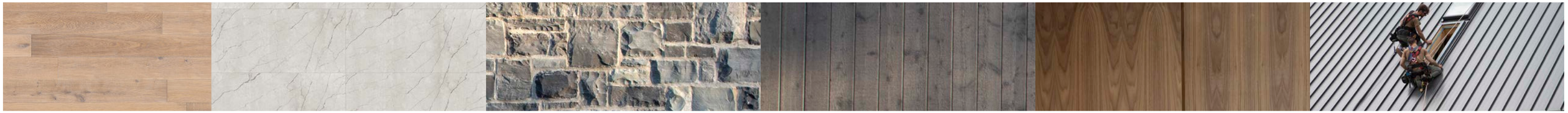
South Elevation



North Elevation



West Elevation



LONGHOUSE_*Details and Finishes*

LONGHOUSE is a SOMA Studio custom design build contemporary rural residence on a 6.5 acre waterfront property along the Napanee River.

Exterior finishes are hand-laid rough ashlar Kingston limestone with traditional steel roofing and a contemporary wood siding designed for the Canadian climate. LOEWEN contemporary windows with Douglas Fir interior and Tuscany Brown metal exterior are used throughout.

The wood siding comes from Quebec manufacturer MAIBEC Siding, a world leader in wood cladding systems. The real wood siding is designed for authenticity, quality and durability that is in harmony with the environment. A classic colour - Coastal Charcoal has been used on exterior walls.

Foundation walls traditionally made of heavy field stone have been re-engineered for LONGHOUSE. An ICF (Insulated Concrete Forms) foundation clad with Kingston Limestone, quarried and split locally, has been used. Each stone is unique and hand-laid giving the house the look and feel of a period building.

The steel roofing style is traditionally used on barns and industrial buildings. Custom made on site it ensures both good runoff of snow and water and superior durability that will last decades.

Inside all the millwork is custom - designed and built exclusively for LONGHOUSE by SOMA Studio. Interior finishes are all hand applied and specifically chosen for each room. Contemporary oversize Italian porcelain tile was chosen for the main floor and bathrooms for its beauty and extreme durability.

The white oak engineered flooring is German manufactured by Krugers. The contemporary-design STUV wood burning fireplace is a Belgium engineered and manufactured unit designed specifically for efficient combustion. The appliances include WOLF_SubZero, Asko, Sharp, and Whirlpool.

SQUARE FOOTAGE HOUSE:
Above Ground - 2,789 sq. ft. - Below Ground - 2,039 sq. ft.

GARAGE: Timber Frame construction, steel roof - 28 ft. x 26 ft. Electrical panel.
RIVER PORCH: Textured concrete with Thermory Pine Decking - 12' x 18'.

MAIN FLOOR: 2,039 sq. ft.
- open Kitchen, Dining Area and Living Area
- 35 foot ceiling with traditional Timber Frame construction
- hand finished white oak window trims throughout the house
- White Oak Kitchen with hand applied finish Statuario Marble backsplash
- 12 foot long White Oak Kitchen Island
- 1.5" thick White Corian counters throughout
- Italian Porcelain tile floor
- Belgian engineered Stüv wood burning fireplace
- Wolf Pro Cook Series 30' gas Range/4 Burners
- Sub-Zero Built-In Series 36" Over-Under / French Door/ Stainless Fridge
- Asko Dishwasher 4- Series Stainless Steel Integrated Handle Tall Tub
- Sirius Built-In Pro Hood
- Sharp 24" Microwave
- Entrance Hall Wing with Italian porcelain tile and custom walnut panelled room
- Custom Mahogany Entrance and Mudroom doors with black Italian hardware
- Master Bedroom with cathedral ceiling and engineered Kruger White Oak Flooring
- Master Dressing Room with engineered Kruger White Oak Flooring
- Master Ensuite 5-piece with custom walnut vanity and Italian porcelain tile
- Mudroom Entrance with rough-in 2-piece laundry
- Main Floor 2-piece Powder Room with custom hand-finished White Oak Vanity
- Two sets of custom built solid Red Oak staircases and handrails

LOFT: 750 sq. ft.
- 2 Bedrooms with closets
- 4 piece Jack and Jill Bathroom with custom hand-finished White Oak Vanity
- 28 foot Loft Gallery overlooking the Main Floor
- engineered Kruger White Oak Flooring

BASEMENT: 2,039 sq. ft.
- 10 foot Ceiling height
- Mechanical Room
- rough-in for single Bedroom with Ensuite Bathroom
- Full size 3-piece Laundry Room
- Whirlpool washer and dryer

PLUMBING:
- 3 bathrooms + 1 basement 3-piece rough in
- Drilled Well
- Septic System
- Full size 3-piece Laundry Room in Basement
- Rough in for 2-piece Laundry, Main Floor
- VIQUA Water Softener / Water Purifier

ELECTRICAL:
- 200 amp service buried underground from County Road
- separate 200 amp panel in garage
- ESSA approved

INTERNET:
- Xplornet Service Provider

SATELLITE DISH:
- Shaw Direct Service Provider

SECURITY:
- ADT monitoring service - contact and motion detectors

FIREPLACE:
- Engineered Woodburning Fireplace
- WETT Certificate

HVAC:
- Propane Fired Forced Air System with Electrical Air Conditioning System
- Rinnai Instant Tankless Hot Water System

WINDOWS:
- Custom built, aluminum clad, Douglas Fir by Loewen windows
- window trims in white oak
- trims and windows with hand finished custom stain

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