

# CE Hoogland Homes

EXTRAORDINARY HOMES... STORYBOOK LIVING.

## *No Stone Left Unturned*

No stone left unturned, is a literal concept in the design and selection process that serves as a foundation for Eric Hoogland's creativity and gives the remodeled home an architectural connection to the environment with exceptional curb appeal. The home at 1919 Wiggins Avenue, purchased in 2006 as a remodeling project, is no exception.

## *Architectural Detail*

The developer's attention to detail is the key to fulfilling the mission of CE Hoogland Homes -- to exceed expectations with a vision for creating a personal backdrop for families to maintain traditions and grow as lifestyles and space needs change. Combine this mission with an intense commitment to the integrity of infrastructure and a background in commercial property development for assurance ....what's hidden inside and underneath will not only withstand the test of time, but match the home's architectural beauty.

## *Natural Lighting*

The height, contours and placement of walls, ceilings, all new windows and their relationship to both natural and artificial lighting are carefully coordinated and constructed using an artesian eye and over two decades of building experience. The stream of light filtering in through strategically placed stained glass, portal windows and the use of scissor trusses allows natural light to flood every level of the home, even the smallest spaces. As a result, light is directed to dance off the granite fireplaces and floors of deep, rich Brazilian cherry wood highlighting this masterful structure of pure art.

## *Easy Living*

Each room serves to suit the owners special needs in an architectural space designed to promote easy living and movement from one area to another with a priority given to maximizing organization and minimizing maintenance. Whether the homeowner's lifestyle requires space for a personal workout, working from home or viewing media presentations for work -- the lower level makes all work seem easy. Multiple workspaces are also located throughout the home for handling daily tasks, laundry rooms on each level, a fully equipped butler's pantry off the dining room and even a wrapping room!

## *Foundation of Strength*

Stepping stones into a CE Hoogland Home lead the way to opening the door of elegance and grace to a foundation of strength in a structure of marble, brick and limestone.



*Its grand presence in a serene setting is the perfect place to  
.....live out your storybook life.*



*“...become mesmerized by the eloquence of the Venetian textured walls...”*



**E**nter this stately Victorian 2-story brick home and be prepared for the WOW factor not only from above, but underfoot, as you step onto a wide open display of Brazilian cherry wood running throughout the main level and upstairs onto the large 2nd floor landing. Let your eyes follow the grand, sweeping stairwell to the cathedral ceiling and become mesmerized by the eloquence of the Venetian textured walls – a massive palate of faux painting created especially for the home by Todd Robbins, of Chicago. It is here, at the top of the stairwell, that the eyes begin to focus on the decorative molding; an announcement of the developer’s commitment to

creating architectural interest with the extensive use of distinctive crown molding, baseboard and casing. Look closer at the developer’s signature use of Fleur De Leis, Rosettes and plinth blocks and notice how they provide the finishing touches and tie the moldings together.

*By day*, a flood of sunlight pours through from an array of windows located in the upper level of the home and the adjoining grand rooms located on either side of the foyer. A rainbow dance of reflective light from the stained glass frame surrounding the front door creates a dramatic daytime effect.

*By night*, a welcoming glow emanates from the new home owner’s chandelier setting the stage for a dramatic nighttime entrance.



The larger of the two living rooms which sits directly to the left of the foyer has French doors leading to the year-round sunroom and a portal window providing a birds-eye view through the screened-in porch off the kitchen to backyard activities. While this room calls to be defined by the discriminating buyer, it's destined to become the heart of the home once personal furnishings are placed before the marble flanked fireplace that burns either gas or natural logs.

### *The Sunroom*

The adjoining sunroom is certain to enhance every family member's living experience by providing expanded room to entertain and enjoy the four seasons. If you're looking for inspiration to write or a time and place for reading and reflecting, it's just one small step onto the Travertine floor surrounded

with floor to ceiling windows. Or if you're musically inclined, this bright and airy space is a perfect setting to compose or listen to Chopin by throwing open the French doors.

### *A Perfect Setting*

Across the hall, the circular ceiling medallion awaits a chandelier to create a perfect setting for a dinner party or a dramatic backdrop for a cozy candlelight dinner for two. There's no need to fuss, because entertaining is made easy by the full-service connecting Butler's pantry.

### *Room To Entertain*

Beveled glass pocket doors open from the dining room into a second living room, perfect for extended dinner party seating. A Victorian inspired fireplace graced by a dramatically curved wall gives this room a parlor atmosphere and the multi-functionality to serve as a library or reading room.





*“...a highly efficient, modern kitchen  
with a traditional impact...”*



**D**ark chocolate, custom Amish Shrock cabinetry frame a wide open space for cooking, casual dining and clean-up to create a highly efficient, modern kitchen with a traditional impact. The richness of the cabinetry is enhanced with matching wood panels encasing the refrigerator and use of black faced appliances gives the appearance that a culinary library might be housed in this airy, stylish kitchen. With or without a cookbook in hand, the center cook's island lends plenty of space and inspiration for culinary creations with the use of multiple Jenn Air appliances known for their high performance and enduring style.

### *Sunny-Side Up*

Underfoot lay 12x12 Porcelain Ceramic tiles leading from the multi-purpose mudroom, back entrance and the spacious laundry room into the kitchen. A continuous flood of natural light pouring in from every side of the kitchen makes anything served in the breakfast nook appear sunny-side up. Or when the sun goes down, experience a casual, romantic ambiance any night of the week by simply dimming cabinetry light, recessed ceiling lights and a trio of Italian Murano pendant fixtures.

### *Everlasting Value, Functionality and Beauty*

Topping off the impeccable design of the kitchen is the use of Cambria for the countertops, a natural, quartz surface product that is twice as strong as granite and maintenance free. This high gloss, non-porous surface is resistant to staining and, unlike granite, has been certified by NSF International for use as a food preparation surface. The developer hand selected Cambria for its unique characteristics to capture the natural beauty and random variation of natural stone. As a result, everlasting value, functionality and beauty has been added to all the counters in the kitchens and created the perfect, polish setting to cook, eat and entertain around the center cook island and bar.

To make life (and entertaining) easier, the adjoining Butler's pantry with an entrance to the dining room and stained glass window, is fitted with a large warming oven, ice machine, wine/beverage cooler and bar sink. Matching cabinets with recessed lighting makes storing dishes not only practical, but eloquent enough to display the fine china. This walk through wall of counter space, topped by a hammered copper sink with its mirrored copper faucet is so inviting the cook may not even want to share it with a Butler!

### *Timeless Elements*

Pots, pans and sinks aren't the only place you'll find copper in the kitchen — this premier construction material has been used as the kitchen's connecting porch's rooftop. This timeless element ages to a beautiful green patina for a natural transition from the contemporary kitchen to the outside where walkways lead to areas for outdoor cooking and entertaining. This unique exterior feature combined with natural Pennsylvania Bluestone underfoot, and open beam ceiling and wall to wall windows provides a perfect extension of living area for family fun or a weekend party crowd.



The finished, lower level's front area is ideal for a home theatre or as is, provides the family with plenty of room to spread out and play pool or set up a fitness and exercise studio. It's hard to imagine this level isn't part of the main living area as its been given the same attention to quality and workmanship that has gone into the other areas, including the addition of a half-bath and a full bath with walk-in shower.

### *Zen-like Oasis*

A wall of carefully aligned windows and recessed lighting provide an enlightening greeting upon retreating to this uplifting, lower level. Continue to follow a stream of light to a Zen inspired pathway of custom laid Italian Limestone leading to a spacious, standalone back living area with an illuminated, private back entrance. Extended stay guests living on this level will feel a little like royalty in this restful, treasured space when a jewel of colors floods through decorative, old church, circa 1880's stained glass windows.

### *Extensive Treasures Emerge*

Behind bathroom doors, an even more extensive treasure of texture emerges. The half bath's custom painted walls mimic ostrich skin - a bold backdrop for water to flow from the Kohler Wall faucet into the Kohler Memoir series, iron bell sink. Retreat to the full-bath where the texture and quality trend is carried on with the use of teak wood furniture by Kohler, a custom cut, porcelain tile floor, and smooth faux painted walls of rich, vibrant orange.

### *Seasonal Storage And Room To Spare*

The lower level also exhibits the developer's consideration of a homeowners' need for seasonal storage and space to prepare for special events. In addition to a walk-in cedar closet, this level includes a "Wrapping Room" with floor to ceiling shelving and a counter for wrapping presents along with space for an extra laundry room.



*"...attention to quality  
and workmanship..."*



Upstairs living takes center stage at the top of the curved staircase on the spacious landing connecting the residents' sleeping quarters. The Brazilian cherry wood landing's impressive size and ornate display of intricate crown molding creates the sense this area could serve as a room of its own -- a perfect family meeting place to begin or end the day with a cup of tea and that all important "thought for the day".

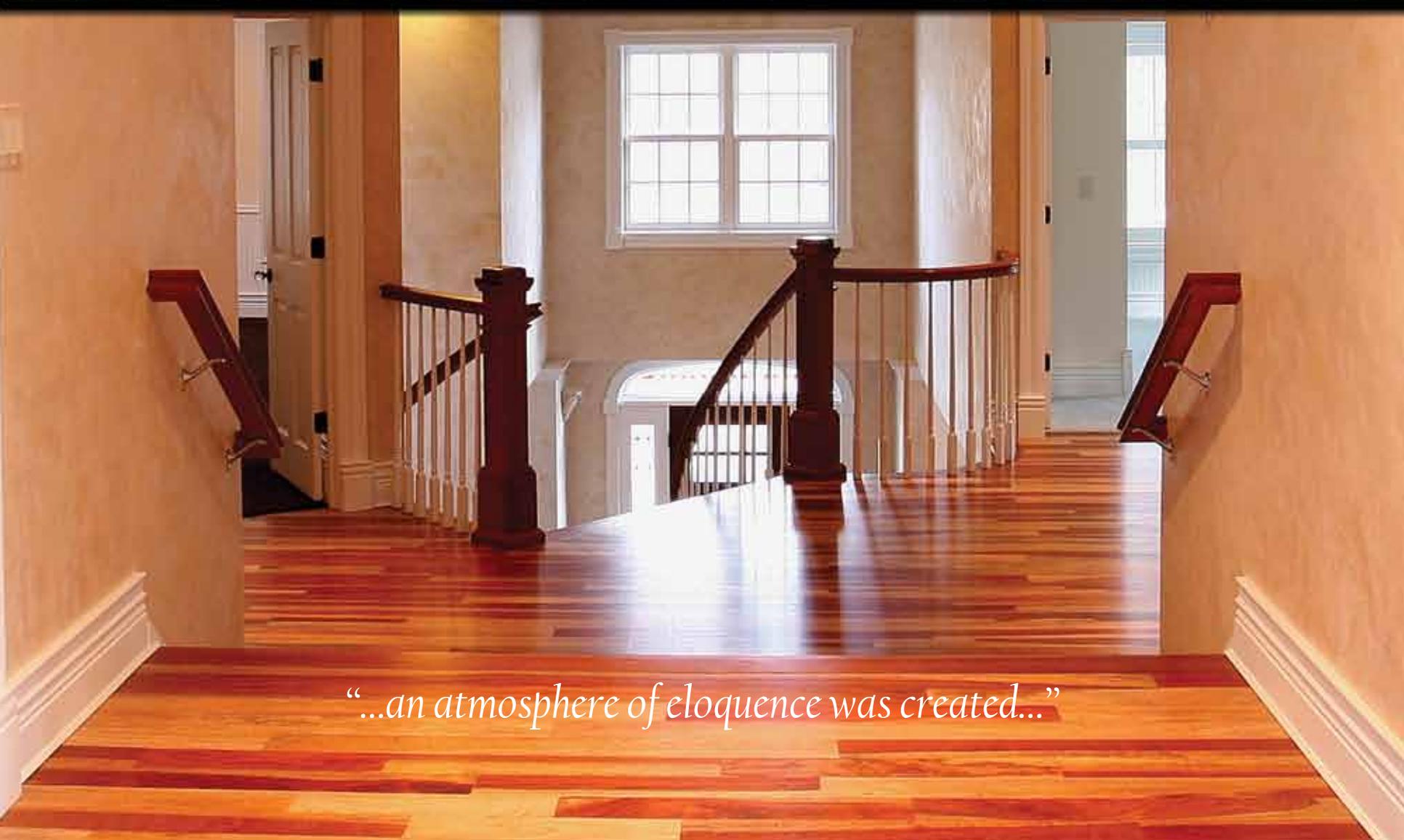
### *Contemporary Living in a Victorian Foundation*

The developer accomplished his goal of creating contemporary living quarters using a Victorian foundation in the 3 front bedrooms through the combination of bead board, plantation shutters, soft neutral walls, subtle tone on tone modern motifs etched in the carpets and the developer's extensive "signature use" of ornate case, base and crown. . But, what's hidden behind bedroom doors is what gives new definition to the "dressing room" -- his, hers, yours and mine customized closets! As a result, an atmosphere of eloquence was created to promote a balance of beauty, organization, easy maintenance and Zen-full sleep.

Spa inspired bathrooms off the bedrooms make waking up or wrapping up the day a favorite place and time to unwind or retreat after work or a strenuous workout at the gym. Each bathroom is bathed in meditative lighting, custom designed tile work and room to retreat, relax and rejuvenate. High grade, sleek Kohler furniture and accessories were chosen for their ability to mesh well with the home's Victorian undertones while incorporating a modern, rich, state of the art feel in the bathrooms. The large selection of items in the memoir collection provides consistency in style while giving each bathroom a unique look and feel suited for each member of the household.

### *Jack and Jill Bathrooms*

Natural Botticino tumbled stone is used in both the "Jack and Jill" bathroom connecting two upstairs bedrooms, as well as the private bath off the bedroom across the hall. A large, glass enclosed walk-in shower, adjoining bathtub, divided commode space, dual wash basins atop elegant Kohler furniture with separate recessed Roburn cabinets giving both Jack and Jill privacy while sharing this bright, open space. Windows keep the light streaming in the bathroom across the hall, but tile in deeper, richer colors has been selected to match the chocolate brown carpeting.



*"...an atmosphere of eloquence was created..."*



*“...angelic faces embedded in the ornate, wide crown molding keep watch...”*



**S**tep up again from the landing on the upper level and the double, French doors open wide to reveal the elegant master suite. Scissor trusses running through the master suite, the closet and the connecting bath draw the eye up to the ceiling's 14 ft. peak from which the dramatic ceiling fixture hangs.

### *Exquisite Detail from Top to Bottom*

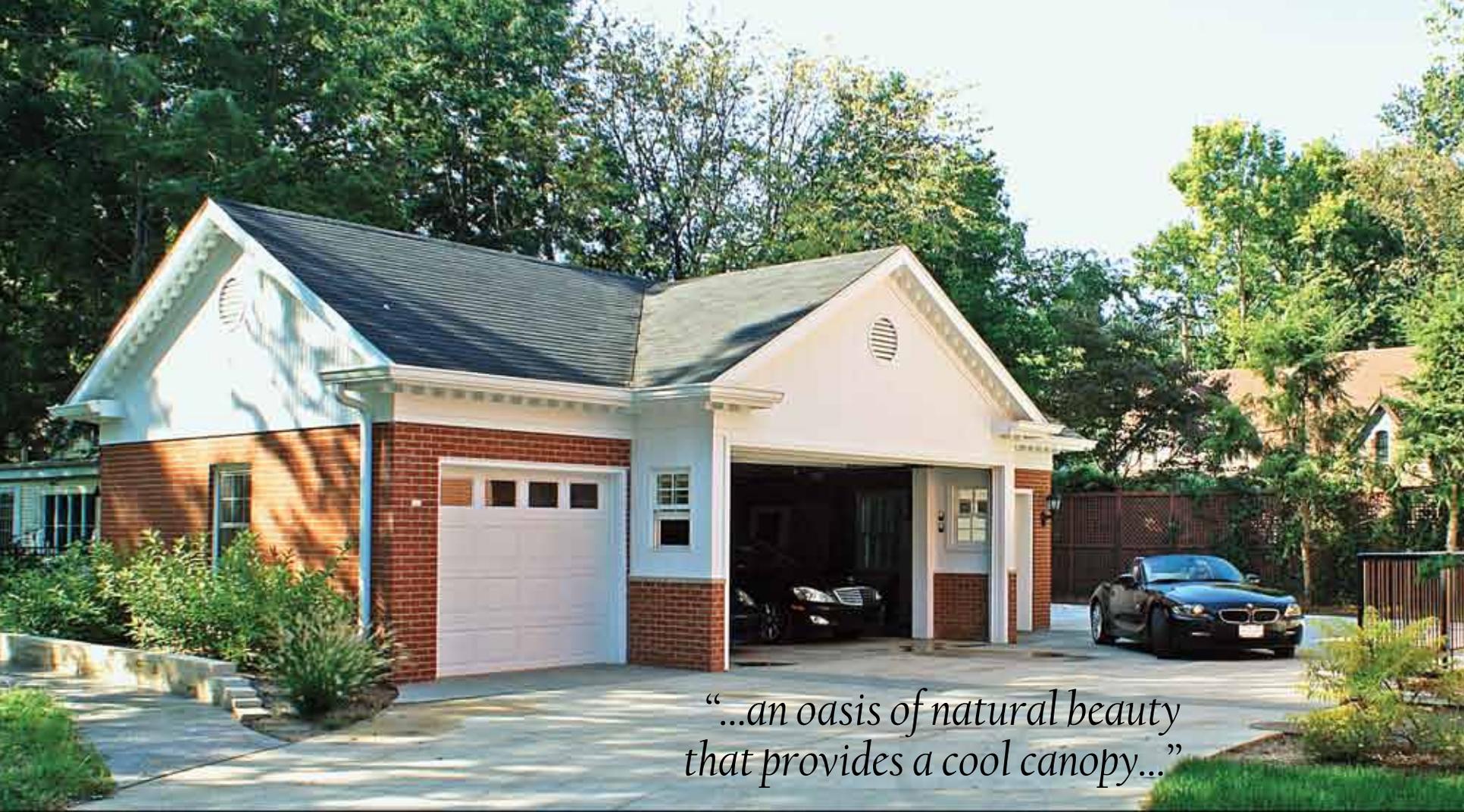
High window placement provides privacy and tree top views outside, while angelic faces embedded in the ornate, wide crown molding keep watch inside. The depth of distinction of the home's design continues down to the floor in the rich, butter cream carpet with etched in vines and leaves and in the custom drapes.

Working closely with a local closet craftsman, the developer created two walk-in closets on either side of the master suite with floor to ceiling storage and enough open, divided space for all Cinderella's shoes, her long dresses, short dresses and workout gear. The closets' laundry chute, multiple drawers and shelves keep personal items neat, out of site while minimizing the need for storage furniture in the spacious sleeping quarters.

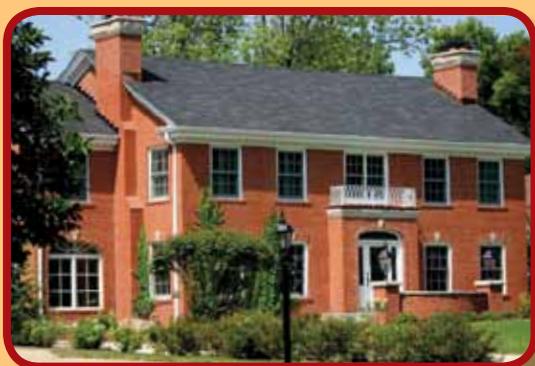
### *Master Bathroom*

Embracing yourself with the sensations of the seasons is as easy as stepping into the master bathroom. The large picture window helps create an illusion of entering a space that is one with the outside, as the reflective movement of natural light plays off the 12x12 polished green onyx tiles to match the coloration and sway of the tall trees in the distance. The regal, semiprecious translucent stone's beauty is made even more breathtaking by its abundant use in the spacious bathroom, including the divider wall separating the commode. Onyx combined with distinctive touches of non-skid, leather finished black granite in the shower provides a distinctive pattern underfoot with safety to boot!

Take in the spa-sensual setting and the outdoors while soaking in the whirlpool bath or surround yourself in the oversized, full-view glass shower while being pulsated by multiple streams of water from directional sidewall tiles and "rain" from above. The use of elegant, 1930's America design reflected in the Kohler Pinstripe series faucets and matching accessories keep time with the modernistic infused, Victorian architecture of the home. This backdrop for bathing is complete with a 10 ft. Arctic white counter, two seamless sinks and a massive mirror reflecting the wall's delicate, hand trowelled, old world plaster finish created by Todd Robbins of Chicago.



*“...an oasis of natural beauty that provides a cool canopy...”*



**S**urrounded by large neighboring trees, the property is an oasis of natural beauty that provides a cool canopy over expanded living space for indoor and outdoor entertaining. New landscaping was added in keeping with the developer's goal to keep the integrity of design flowing from the inside out. Landscaping designers accomplished this goal by honoring the architecture of the house through the selection of heirloom materials for a period themed garden. A state of the art sprinkler system was also installed, in addition to a new drainage system for automatic maintenance of the yard and multiple planting beds.

A semi-circular driveway encompasses the home on three sides to allow easy access and plenty of parking. This extensive stretch of concrete is softened by the distinctive use of dark, precast stone set in a random pattern to compliment the natural Pennsylvania blue stone used around the entrances and sidewalks.

### *Spacious Garage*

The original four car garage has been given a complete makeover by adding a new roof with a steeper pitch and a higher ceiling to enhance its functionality and create a link with the beauty of the home's exterior. This goal was masterfully accomplished by expanding its central area where larger vehicles can be accommodated via one of three automatic doors that provide front entry into the garage. The addition of new windows, a sliding glass door and dental molding around the roof line of the garage showcase the developers commitment to architectural detail, natural lighting and easy living where a foundation of strength is laid -- inside and outside.

### *A Patio Built For Privacy*

Space beside the garage connects to the surrounding walkway - a perfect place for additional parking or a basketball court. Follow this path to the backyard and the intimate patio built for privacy where you'll feel right at home in this "outdoor room".