



PROPERTY FEATURE & SPECIFICATION SHEET

On the Thames

42.9486°N 81.4256°W

10955 Old River Road · Komoka, Ontario · Offered at \$5,495,000

A custom-built riverfront estate on approximately nine-plus acres above the Thames River — six wooded, three of private parkland with a pond. Designed by Barry Wade and built without compromise, the home reconciles the ease of a cottage, the craft of a custom home, the convenience of the city, and the privacy of nine-plus acres in the countryside.

THE SETTING

- Approx. 9+ acres — 6 wooded, 3 private parkland with a pond, above the Thames
- Views over forest, river, and resident wildlife — deer, turkey, eagles, hawks, turtles, white pines
- Private waterfront to fish, kayak, and explore from your own land
- Dual laneways; custom landscaping and armour-stone retaining walls
- Under 5 minutes to Komoka Provincial Park and the villages of Komoka and Byron
- Minutes to major golf and shopping; 25 minutes to downtown London
- A rare balance of custom home, city, country, and cottage in one address

AT A GLANCE

INTERIOR	Approx. 5,713 sq ft finished (3,243 main / 2,470 lower)	LAND	Approx. 9+ acres; private Thames frontage
BEDROOMS	4 (3 main, 1 lower) + office	FIREPLACES	5 — 3 wood-burning, 2 gas
BATHROOMS	5 — 3 full, 2 half	HEATING	Geothermal, radiant in-floor throughout
DESIGNER	Barry Wade	STORAGE	438 sq ft under terrace; 300 sq ft cold room
BUILDER	100% custom; Wasko, GC — 2011	ACCESS	Dual laneways to Old River Road
GARAGE	3-car, heated — approx. 998 sq ft	ADDITIONAL	Office; secure / locked storage room

Eric Cassidy

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FEATURES & SPECIFICATIONS

The full specification

CONSTRUCTION & EXTERIOR

- Enviroshake roof – composite shake; 50-year warranty, projected lifespan up to 100 years
- Natural stone exterior with stucco
- Copper downspouts and eavestroughs
- Loewen windows and doors – oversized, dual-pane; 9 ft doors
- Glass railing on the terrace

INTERIOR FINISHES & CRAFTSMANSHIP

- Massive custom main-floor timber beams (great room, kitchen, terrace) – reclaimed Toronto subway and BC railway-trestle timber, by The Great Lakes Frame Company
- Ash ceilings and soffits in the great room, kitchen, and foyer – milled from ash harvested on the property, handcrafted by the builder's carpenter
- Italian Ocean Silver travertine with 5" plank oak engineered hardwood and ceramic tile throughout
- Solid wood cabinetry – millwork by Paul Vandeborne, artistic finishing by Adrian Manton
- Crown moulding throughout; custom faux ash beams in the lower level
- Solid wood doors – 8 ft
- Secure room – discreet locked room for valuables or collection storage

CEILING & SCALE

- 10 ft ceilings throughout the main floor
- 18 ft barrel-vaulted ceiling in the great room
- 9 ft ceilings in the lower level

GOURMET CHEF'S KITCHEN

- Statement solid walnut island, handcrafted to the home's bespoke standard
- Viking suite – fully custom built-in, incl. 48" dual-oven gas range with cabinetry surround
- Separate-drawer Fisher & Paykel dishwasher
- Butler's pantry with additional appliances, washer, and dryer
- Custom eight-foot freshwater aquarium built into adjoining great-room cabinetry

PRIMARY SUITE

- Gas fireplace
- Large dressing room – floor-to-ceiling cabinetry and island with walnut countertop
- Motorized Hunter Douglas blinds; custom window treatments throughout

FIREPLACES – FIVE IN TOTAL

- Three wood-burning – great room, terrace, and a lower-level insert
- Two gas – kitchen and primary suite
- Wood furnace in the garage (in addition to the five fireplaces)

MECHANICAL & HEATING

- Geothermal – radiant in-floor heat throughout, with forced-air heating and cooling
- Partially heated driveway – concrete run from the garage approx. 40 ft, off the boiler
- Dual climate control via Crestron and in-home thermostat
- 300-amp electrical service; pre-wired for a backup generator
- Drilled well by McLeod's

SMART HOME, COMFORT & SECURITY

- Crestron home automation – temperature, audio, lighting via app or wall touch panel
- Custom Federal Panorama hydraulic elevator – garage to main floor
- Central vacuum; Honeywell security system

CRAFT CREDITS Timber – The Great Lakes Frame Company · Millwork – Paul Vandeborne · Artistic finishing – Adrian Manton

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