

10955 OLD RIVER ROAD · KOMOKA, ONTARIO

42.9486°N 81.4256°W · Est. 2011



On the Thames

Built from the land on which it sits.

PRESENTED BY CASSIDY & CO. REAL ESTATE

An aerial photograph of a vast, dense green forest. In the middle ground, a large, multi-story house with a grey roof is partially visible, nestled among the trees. The sky is a deep blue with scattered white clouds. The overall tone is serene and natural.

THE STORY

*One thing no architect can draw, and
no budget can build, is time.*

A custom riverfront estate on the Thames — constructed from reclaimed timber, stone, and ash milled from the property, creating a timeless residence that lives in harmony with its surroundings.



I

CHAPTER ONE

The Land

Nine-plus acres above the Thames — six wooded, three of parkland with a pond. A private stretch of river to fish, kayak and walk. Deer, wild turkey, eagles and red-tailed hawks are common sightings, and the home is surrounded by majestic century-old trees. A setting that cannot be reproduced.

The Thames, from the air.



— The estate, set in its clearing above the river.



The house & lawn



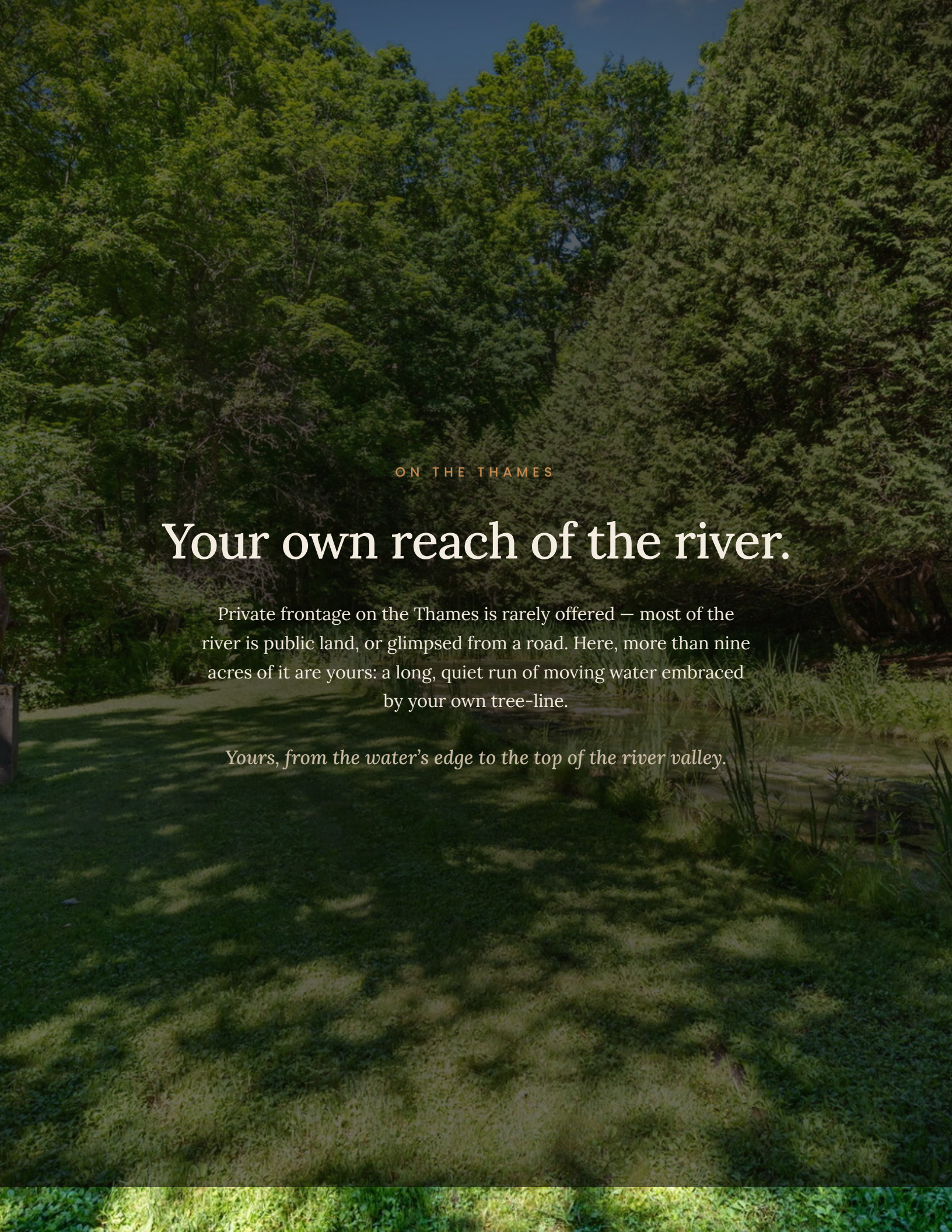
The porches



Century-old pines

Forest, open parkland, and a private bend of the river.

Plate 01 — 04

A lush green forest with a river valley in the foreground. The trees are dense and vibrant green, with sunlight filtering through the canopy. In the foreground, there is a grassy area with some water visible, suggesting a river valley.

ON THE THAMES

Your own reach of the river.

Private frontage on the Thames is rarely offered — most of the river is public land, or glimpsed from a road. Here, more than nine acres of it are yours: a long, quiet run of moving water embraced by your own tree-line.

Yours, from the water's edge to the top of the river valley.



II

CHAPTER TWO

The Arrival

The craftsmanship is evident before you reach the door.

Two laneways welcome you between armour-stone walls to a facade of natural stone, copper eaves and downspouts that will weather for a century, and an Enviroshake roof projected to stand a hundred years. Wide covered porches wrap the house — front and side. Nothing is standard issue.



— The covered porch — stone columns, ash soffits, and the terrace fireplace.

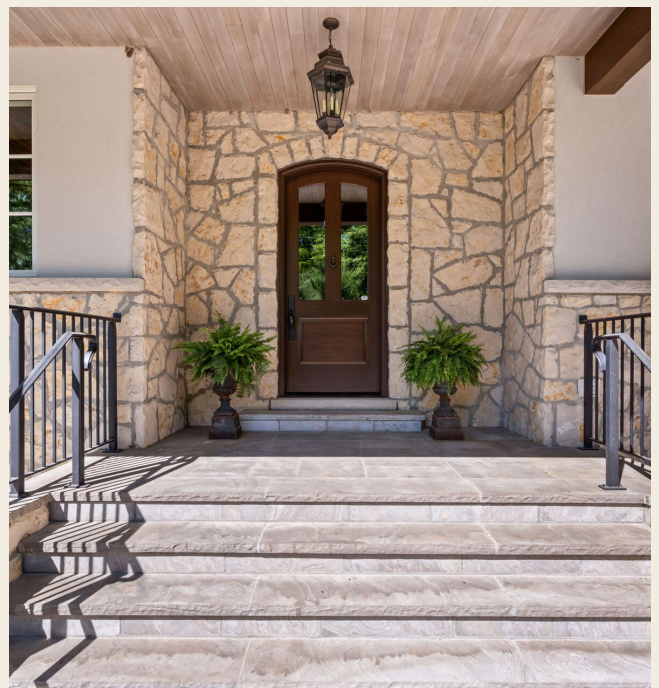
Plate 05

The Threshold

Craft you see before you enter.

Oversized Loewen windows and nine-foot doors bring the outdoors in. Stone columns rise under solid ash soffits; the main drive is partially heated concrete. Stone steps climb between armour-stone walls.

NATURAL STONE · COPPER EAVES
ENVIROSHAKE ROOF · LOEWEN WINDOWS



— Stone steps, armour-stone walls.



III

CHAPTER THREE

The House

Beams that carried a city.

The timber overhead was reclaimed from the Toronto subway and a British Columbia railway trestle, sourced and built by The Great Lakes Frame Company. An eighteen-foot barrel vault crowns the great room.

The eighteen-foot barrel-vaulted great room.

“A house quite literally made from its own land.”



— Hand-built stone fireplace beneath the frame.



— Reclaimed beam detail.

CUT FROM THE GROUND

Ash ceilings milled from trees that grew on the property, installed by the builder's own carpenter.

UNDERFOOT

Italian travertine, five-inch plank oak and stone with radiant heat throughout. No carpet.



THE MATERIALS

*A house can be rebuilt.
Nine acres on the Thames cannot.*

TIMBER, RECLAIMED · STONE, NATURAL · ASH, FROM THE LAND



IV

CHAPTER FOUR

The Life

Mornings begin with sunlight through the front door, filling the house with light. With four bedrooms, a study, a finished lower level, five fireplaces, geothermal warmth underfoot, a hydraulic elevator and Crestron throughout, the home gives a sense of cottage and custom home – one address for every season.

The chef's kitchen, at the heart of the home.



— The great room — gathering beneath the timber.



Fires on the covered terrace.

ACROSS THE SEASONS

River in summer; fire and stone in winter. The covered terrace carries its own hand-built fireplace, above the water — an outdoor room for the long evenings.

5 FIREPLACES · GEOTHERMAL IN-FLOOR
ELEVATOR · CRESTRON



01 The office, amidst the trees.



02 Eight-foot freshwater aquarium, built in.



03 The walnut dressing room.



04 The primary ensuite.



THE KITCHEN

Anchored in walnut.

An island of solid walnut from the property anchors the gourmet kitchen — a full Viking suite with a forty-eight-inch double-oven dual-fuel range, custom cabinetry and Italian travertine tile. A walk-through butler's pantry and laundry adjoin the kitchen; a custom eight-foot freshwater aquarium is built into the great-room cabinetry.

SOLID WALNUT ISLAND · VIKING SUITE · ITALIAN TRAVERTINE

The Offering

The specifications follow. The river, the acreage, and the trees that came before the house are the part no inventory can hold.

ADDRESS	10955 Old River Road, Komoka (Kilworth), Ontario N0L 1R0
OFFERED AT	\$5,495,000
RESIDENCE	5,713 sq ft finished – 3,243 main floor / 2,470 lower level
BEDROOMS	4 bedrooms, plus a dedicated office / study
BATHROOMS	5 – 3 full, 2 half
LAND	Approx. 9+ acres – 6 wooded, 3 parkland with pond; private Thames frontage
BUILT	2011 – designed by Barry Wade, built by Wasko (General Contractor)
SYSTEMS	Geothermal radiant in-floor + forced-air; 300-amp service; drilled well; five fireplaces
GARAGE & STORAGE	3-car heated garage (approx. 998 sq ft); 438 sq ft under-terrace storage; 300 sq ft cold room – itemized separately

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

Eric Cassidy

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gemonthethames.ca

Information believed accurate but not guaranteed. Buyer and buyer's representative to verify all measurements, systems, and specifications.

An aerial photograph of a large, multi-story house with a grey roof and a prominent chimney, situated in a lush green forest. A river flows through the property, and a bridge is visible in the distance. The sky is overcast with grey clouds.

On the Thames

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