



Metric opens **home-within-a-home** model home

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From the street, it looks just like a typical single-family home you would find in a new housing development. But it's more than that, much more indeed! It's really two homes in one.

Metric Homes recently opened the first home-within-a-home model home in the development of King's Grant in Richmond. It's a first for Ottawa and is reflective of changing times, changing demographics and changing markets.

The model, located at 22 Gertie Street, is both a two-storey home and a bungalow. It's a home within a home offering a primary dwelling and a secondary unit. The two-storey home is 2,475 square feet with four bedrooms. The bungalow portion is 850 square feet and includes one bedroom. They each have their own kitchens and living spaces. The concept of the home within a home is both practical and financial while also addressing social structures.

It can be ideal for a family who wants to have aging parents nearby but still allowing them their independence. It might also be a means for Mom and Dad to financially help a married child make the move into a single-family home by sharing the home within a home. Or it even works for two adult siblings, as was the case when Metric built a home within a home for a married sister and a single sister. The secondary dwelling could also be a rental unit.

The home within a home has the benefits of a single-family home including the lot size and being located among other single-family homes. It meets city requirements of appearing like a single-family home from the curb and one of the dwellings is the dominant home occupying more than 60% of the total square footage.

This is the fifth home within a home that Metric has built, but it's the first model home of its kind to open in the

city. This design can be had in King's Grant for \$589,900 but with upgrades the model is priced at \$653,151.

The two-storey home has its front door facing the curb while the bungalow has its main door at the side of the structure. Access from the double-car garage leads into a common mud room and laundry room. That's the only portion of the home that is shared between the two dwellings. From the mud room there are two doors leading to the two-storey dwelling and to the bungalow. Complete fire wall separation is in place including in the basement.

The main dwelling boasts a spacious front foyer with curved staircase. A home office sits off the front foyer. The livingroom and kitchen are an open concept with an arched opening leading to a formal dining room. On the second level, the master suite is spacious with a retreat bordered by three sides of windows. An angled fireplace also keeps things warm across from the bed. The access to the ensuite is a short hall with a walk-in closet on one side and a double wall closet on the other side. Three other bedrooms are also located on this level.

The bungalow features an open-concept livingroom and kitchen tucked under a cathedral ceiling. The rear window wall with its geometric-shaped transoms makes this a beautiful space. The bungalow also includes one bedroom and one bathroom.

Metric has a selection of home-within-a-home designs that it can build along with regular single-family homes in any of its six projects across the city.

The home-within-a-home model home is open weekends from 12-5 p.m. or by appointment by calling 613-296-7000. From Perth Street in Richmond turn on to Huntley Road and then make a right into King's Grant and turn left on to Gertie Street. You can also visit www.metrichomes.com.

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SEAN KILPATRICK PHOTOS

In the main dwelling of Metric's home-within-a-home model home there is a beautiful, modern kitchen (below) and a formal dining room with arched entry. The bungalow's open-concept kitchen and livingroom (above left) sits under a cathedral ceiling and boasts a feature window wall.

