



# STONE AND PINE

ARCHITECTURAL DESIGN BUILD INTERIORS

STONEANDPINE.CA 416 505 2542 NORTHUMBERLAND AND PRINCE EDWARD COUNTIES, KINGSTON AND THE THOUSAND ISLANDS

 [HOZZ.COM/PRO/STONEANDPINE](https://www.houzz.com/pro/stoneandpine)  [@STONEANDPINEDESIGN](https://www.instagram.com/stoneandpinedesign)

# ARCHITECTURAL DESIGN INTERIORS STAGING

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With over 40 years' experience, we design custom homes, cottages and major renovations. Established in 2001, Stone and Pine Inc. is an award winning architectural design studio specializing in custom home design and interiors in Northumberland and Prince Edward County, Kingston and the Thousand Islands.

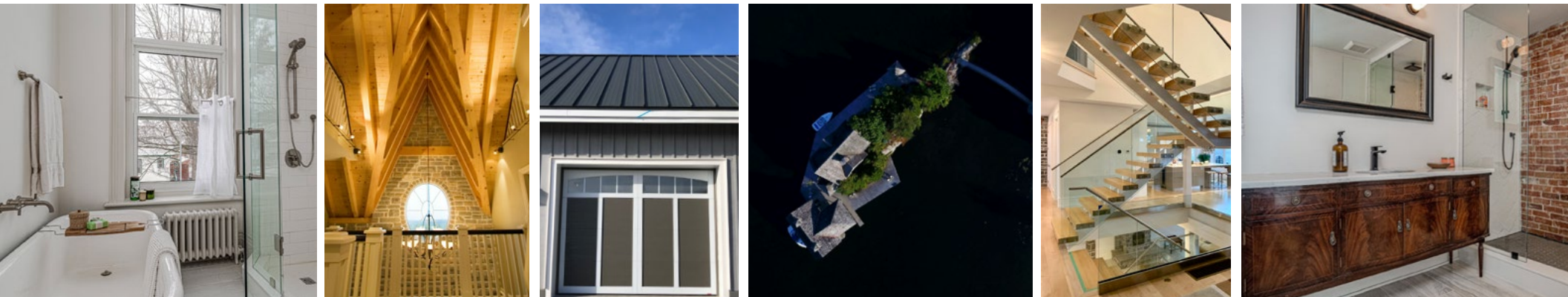
We are a full-service design company that will make your dream home a reality. Whether you need architectural drawings to build your dream home, or interior design finishes to tweak a room or whole space we can help. We will take your chicken scratches, Pinterest boards and 'likes' and transform them from concepts to the new home, summer cottage or the house that just has better flow - personalized to you and your family.

## SERVICES

Architectural Design of custom homes, renovations, restorations, additions, historic building conservation, Energy star design, green building, passive solar heating and cooling, solar, geothermal heating, off grid design, green roof integration, conceptual planning, site planning and orientation, handicap-accessible design kitchen design, lighting design, management of permits, zoning and variances with municipalities and committees, site supervision, home staging and interior and exterior design.

We design for your site's specific characteristics, such as light, orientation, views and terrain to develop the best possible solution. Our designs include every detail on your list – from insulated reinforced concrete (ICF), to temperature controlled wine cellars and 35' vaulted timber frame ceilings with a tumbled stone fireplace to integrating the latest green technologies and efficiencies. This isn't our design, it is your design.

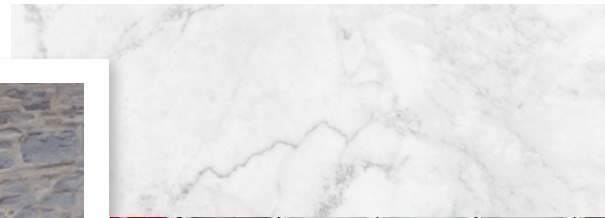
We have extensive experience to prepare and manage all permitting, setbacks and zoning challenges that may present with your property and can work with municipalities and committees on your behalf to achieve the approvals required to obtain a building permit.





# INTERIOR DESIGN

Whether you are building a new home or renovating your existing one, we can help you on the journey of endless choices to bring it all together. We can help simplify this process and customize the interior finishes so your home is as cohesive on the outside as it is on the inside.



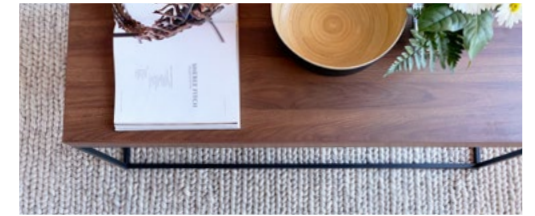
From tile and hardwood selections to paint colours and cabinet choices we can develop an interior design plan for your home that matches your lifestyle and will inspire everyone who walks through your front door.





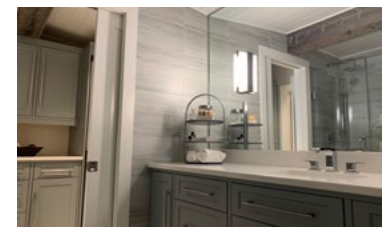
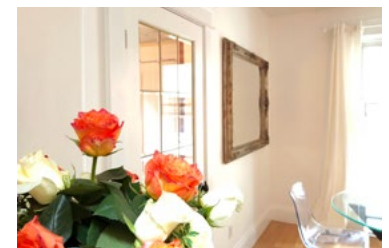
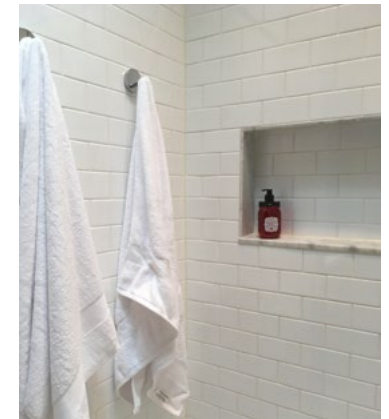
# STAGING

Selling your home? Increase the value of your home and attract new buyers. Let us help you get the most for your investment because first impressions are the only chance you get to make an impact. The average cost of staging is between 1-3 percent of the listing price, which generates an average return on investment of 8-10 percent. We will create a customized staging solution designed to sell your property faster and closer to (or above) the asking price. 86% of staged properties sell within the first month of listing. Gain the competitive edge on other home owners and realtors.



"Kate showed the ultimate in professionalism and design when I contracted her to stage my historic home in Port Hope ON. What an incredible transformation - from a tired, disjointed space to a knockout modern chic homestead. Her keen eye for detail, exquisite taste in design; and the furnishings and accessories she sourced to style it, resulted in exactly the elegant look I was looking for."

*David Bray*

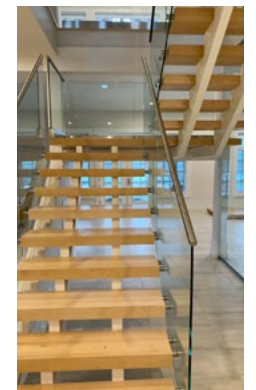
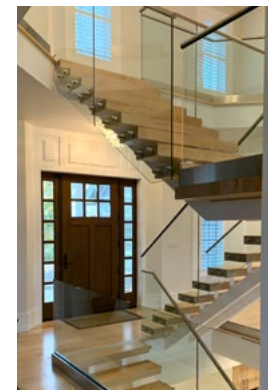




## PRIVATE LAKE HOUSE

Custom design, interior and exterior finishes and build by Stone and Pine.  
This home is a ICF construction limestone and brick 5 bedroom, 7 bathroom, 7 car garage with a large timber frame porch on a private lake.

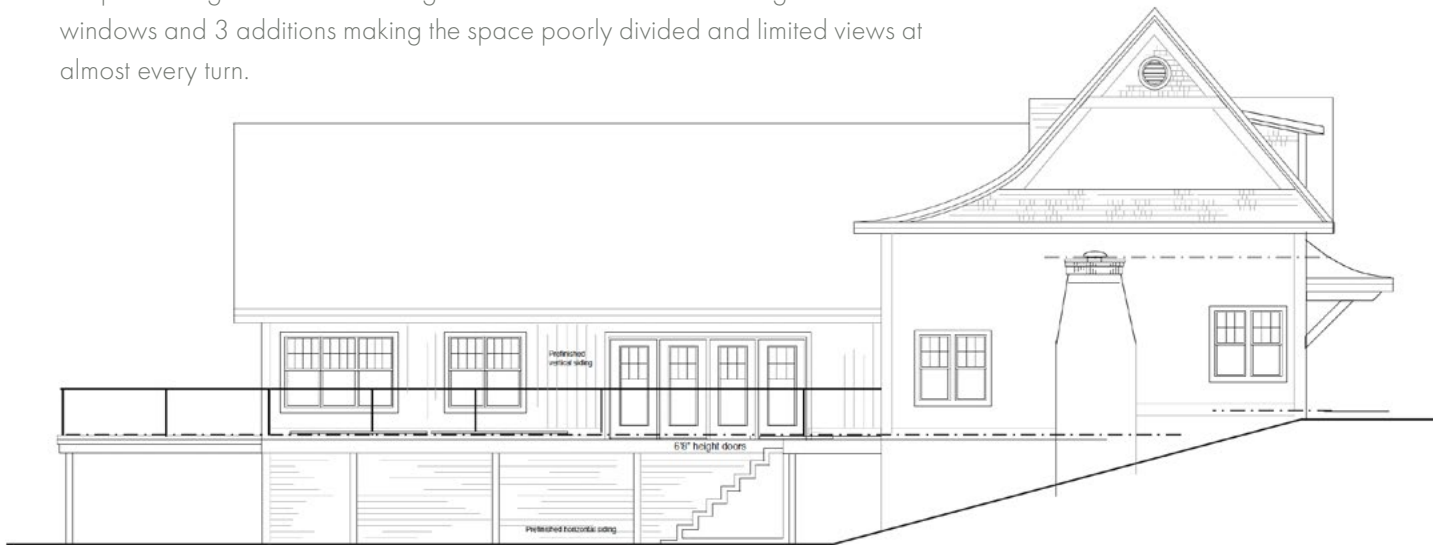
**LOCATION:** KINGSTON ON  
**SPECS:** 5 BEDROOMS, 7 BATHROOM  
**SERVICES:** CONCEPT, DRAWINGS, DESIGN/BUILD,  
INTERIOR + EXTERIOR DESIGN, SITE SUPERVISION



# THE BEACH HOUSE

LOCATION: KINGSTON, ON  
 SPECS: 3 BEDROOMS, 3 BATHROOMS  
 SERVICES: CONCEPT, ARCHITECTURAL DESIGN

Major redesign of an old cottage on Lake Ontario. This cottage had small windows and 3 additions making the space poorly divided and limited views at almost every turn.



DRIVEWAY VIEW



BEFORE



WATER VIEW



BEFORE



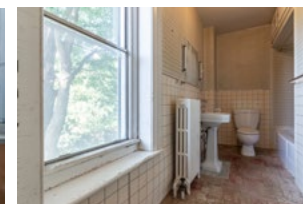
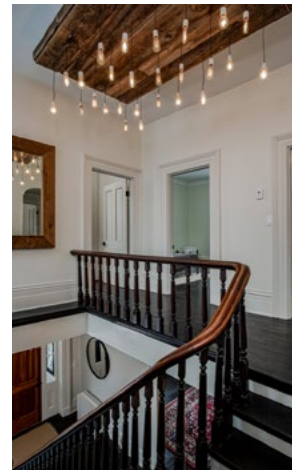
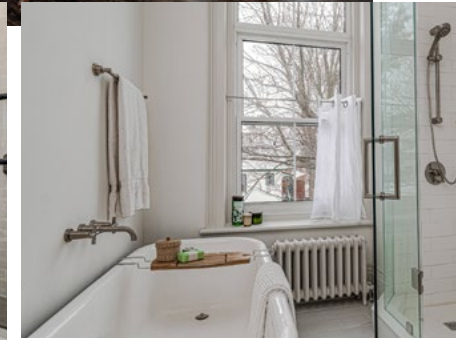
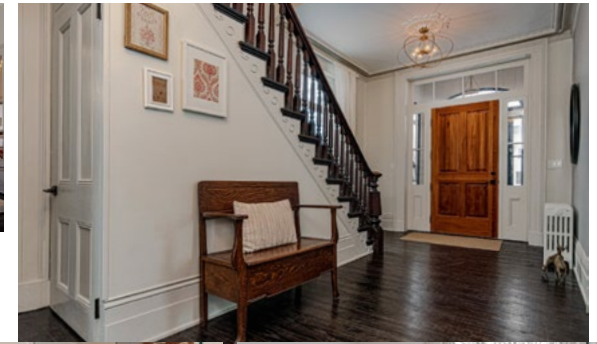
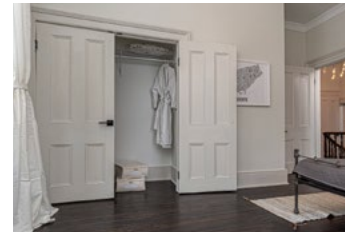
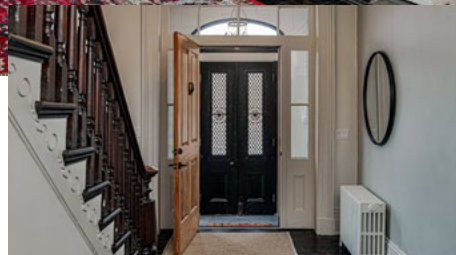


# HISTORY ON CHARLES STREET

A major renovation of a 3400 sq. ft. 5 bedroom 3 bathroom home. Design, staging and renovations by Stone and Pine. Built in 1870/71 this house had great bones and incredible plaster work mostly still intact - it just needed a bit of shine added back in. All new plumbing and hydronic HVAC system, all new windows and doors, updated electrical and panel, all new bathrooms, with a 2 piece added on the main floor, moving the cramped kitchen, repointing of brickwork and opening up covered over windows, removal of wallpaper in almost every room, refinishing and replacement of all hardwood and tile as well as adding second floor laundry, new master suite with exposed brick glass shower, adding a porch at the new kitchen entry, relocating the marble fireplace and lots of paint.



LOCATION: GANANOQUE ON  
SPECS: 5 BEDROOMS, 3 BATHROOMS,  
SERVICES: CONCEPT, DRAWINGS, SITE  
SUPERVISION, INTERIOR + EXTERIOR  
FINISHES, STAGING



BEFORE

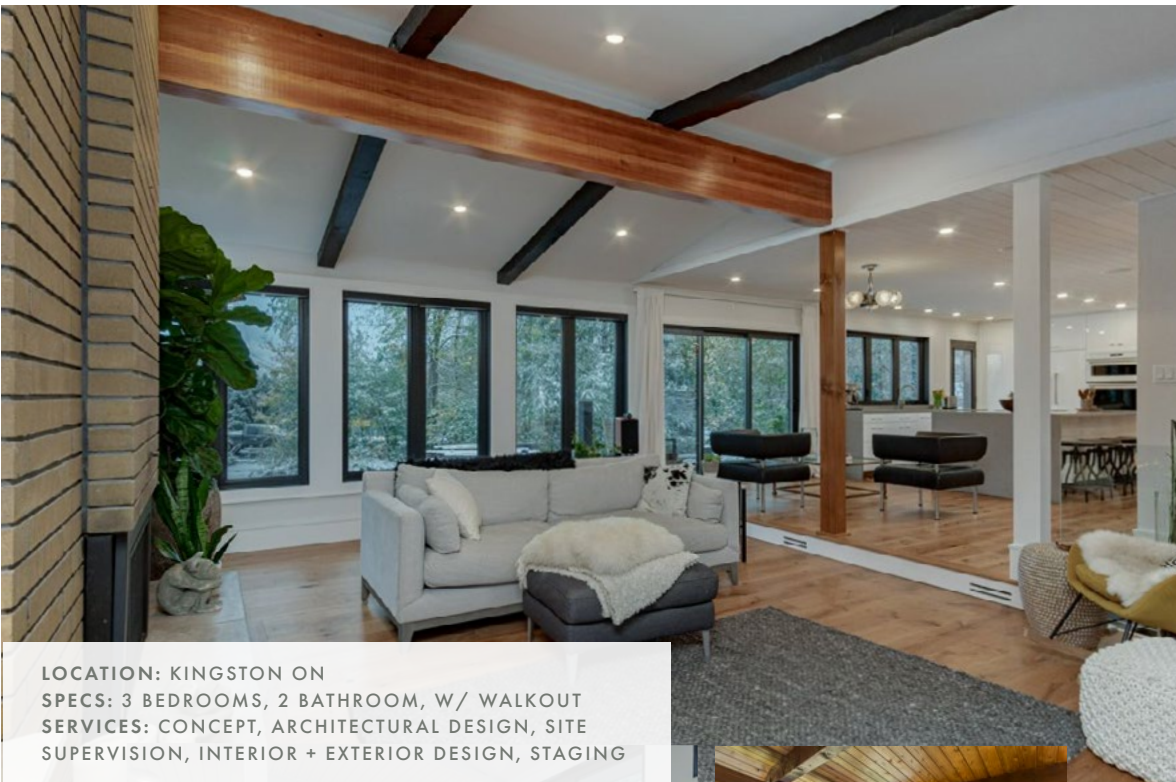


# MID CENTURY MODERN REJUVENATED

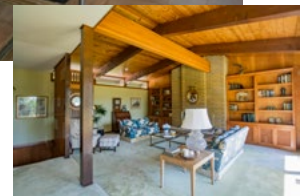
The major renovation of a Mid Century Modern home. What was once a 2 bedroom 3 bathroom home with no access to the south side exterior was redesigned to a 3 bedroom, 2 bathroom home with a walk out basement, 3 separate deck spaces and new focus on the south facing orientation for energy efficiencies and outdoor living.



BEFORE



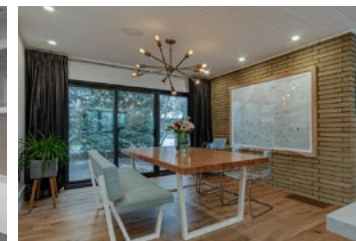
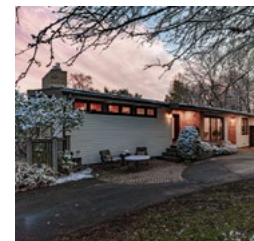
LOCATION: KINGSTON ON  
SPECS: 3 BEDROOMS, 2 BATHROOM, W/ WALKOUT  
SERVICES: CONCEPT, ARCHITECTURAL DESIGN, SITE  
SUPERVISION, INTERIOR + EXTERIOR DESIGN, STAGING



BEFORE



BEFORE





## MODERN, MINIMALIST + MODULAR

One of my favourite lines from a client "When you think you have simplified and distilled the design down to its simplest form - simplify it more". We really enjoyed creating this simple, elegant open concept design.

We wanted to create a space that was about one storey living, that let the nature surrounding the home be seen, relished, and truly bring the outdoors in. With south/east and west facing green spaces against the house, even in winter these spaces are spaces to look out on and are private and secluded. The way this house is laid out there are public spaces, and private spaces. Areas like the flex space, laundry and master suite are secluded and not a part of the unified public living space. As well the guest rooms are at the opposite ends of the house for the privacy of guests and hosts.



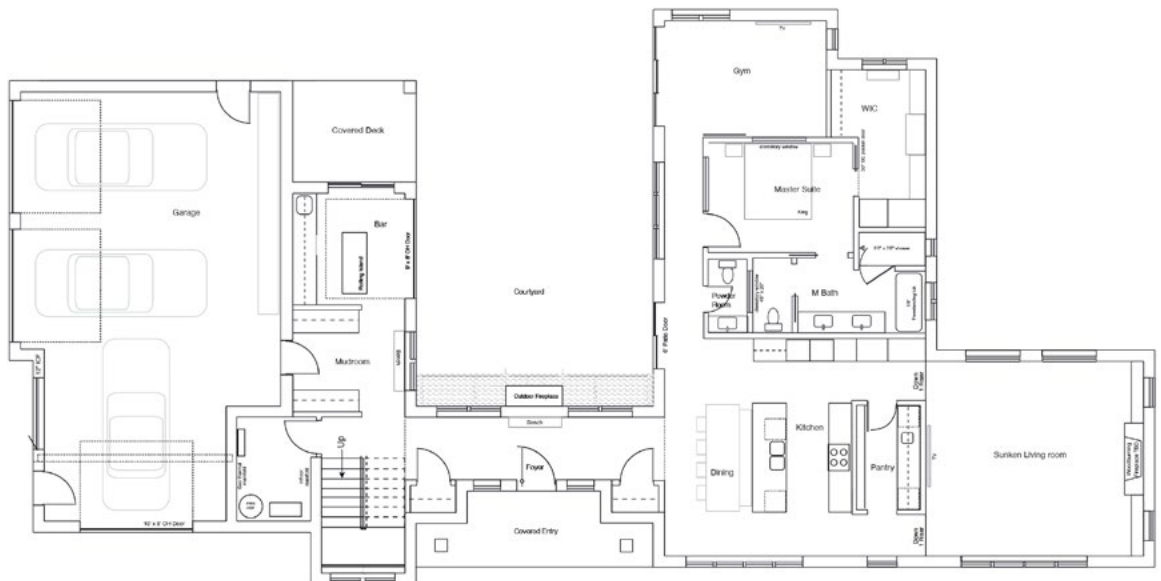
**LOCATION:** HOWE ISLAND, ON  
**SPECS:** 4 BEDROOMS, 3 BATHROOMS  
**SERVICES:** CONCEPT, ARCHITECTURAL DESIGN



## A MODERN RETREAT

A custom 3584 sq. ft. home design in the Thousand Islands. Featuring mono sloped roof lines, a south facing light-filled open tread staircase, a main floor master suite, a breezeway, 2 additional bedrooms upstairs, an open concept kitchen, dining and sunken living room, private courtyard with outdoor fireplace, and a family room with a 12' sliding door with a walk out to a balcony, 3 car garage, walk through pantry, ICF construction to the roof, solar panels and geothermal heating. Everything the client wanted was meticulously integrated into this design.

**LOCATION:** GANANOQUE, ON  
**SPECS:** 3 BEDROOMS, 3 BATHROOMS  
**SERVICES:** CONCEPT, ARCHITECTURAL DESIGN





## CURB APPEAL WINNER

A split level home that needed more space for it's growing family. Located on a corner lot in a quiet sought-after neighbourhood this house needed a face lift. With 3 different exterior finishes, multiple roof lines and small windows and a marginalized entry this home looked added to and added to. New features include a vaulted ceiling master suite with a private east facing deck, south facing greenhouse, integrated access to back yard and timber frame covered front entry.

**LOCATION:** KINGSTON, ON

**SPECS:** 4 BEDROOMS, 3 BATHROOMS

**SERVICES:** CONCEPT, ARCHITECTURAL DESIGN



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



BEFORE



## A RUBBLESTONE REDO

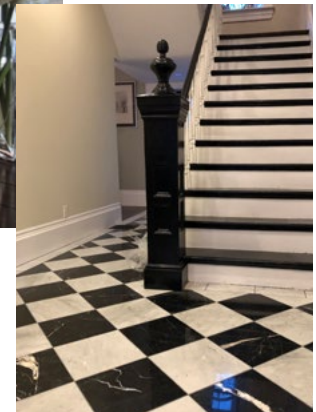
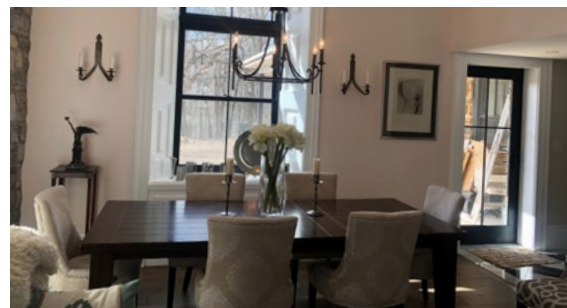
Once the original manse to the Anglican Church in Gananoque ON, this house had seen two major renovations since its construction in 1840. The major redesign and renovation of this rubblestone home included removing two separate additions from the back of the house, replacing structural beams allowing us to level all of the floors, waterproofing the basement, fully insulated with sprayfoam insulation, replaced all electrical and plumbing, created a vaulted master suite with a west facing balcony, replaced all windows and doors and added a traditional wrapped covered porch in the rear yard.



LOCATION: GANANOQUE ON  
SPECS: 4 BEDROOMS, 3 BATHROOMS  
SERVICES: CONCEPT, ARCHITECTURAL  
DESIGN, BUILD, SITE SUPERVISION



BEFORE



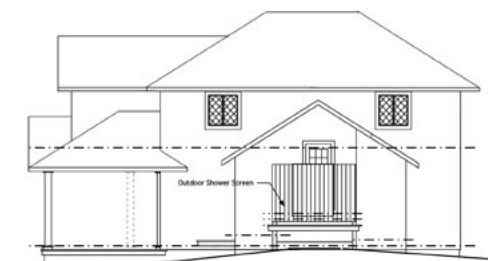


# AN ISLAND OASIS CIRCA 1906

A classic old cottage in the Thousand Islands, this cottage had never had hot water, a shower or a counter in the kitchen since it was built in 1906. Still in the same family, this cottage was renewed with the ideals that the design would not depart from the original feeling and classic finishes that make a cottage a cottage. The boat that brought building supplies over a century before was still underneath the cottage. The boat was repositioned, cleaned and sealed behind plexiglass and lit as a feature at the front steps of this beautiful island cottage to pay homage to its roots.



West Elevation



East Elevation

LOCATION: THOUSAND ISLANDS, ON  
SPECS: 4 BEDROOMS, 3 BATHROOMS, MASTER SUITE, OUTDOOR SHOWER  
SERVICES: ARCHITECTURAL DESIGN, BUILD, SITE SUPERVISION + FINISHES





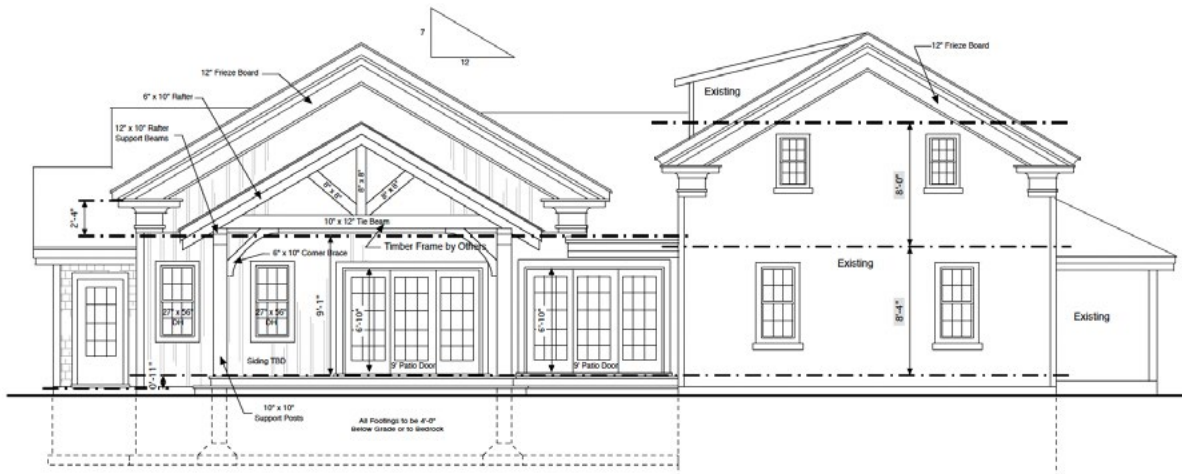
# A FARMHOUSE REBORN

A farmhouse reimagined to have a master suite on the main floor, a new larger family friendly great room with massive fireplace and hearth and walk out to a timber frame covered pool deck, as well as a main floor in-law suite with handicap washroom and a double car garage.

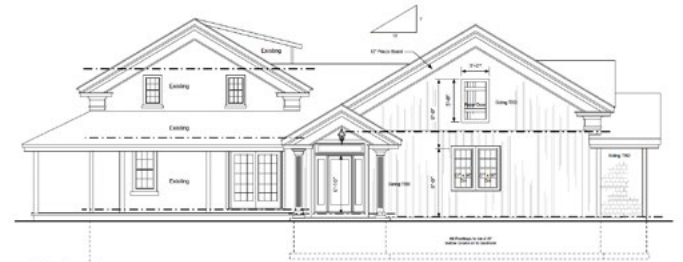
LOCATION: ODESSA, ON

SPECS: 4 BEDROOMS, 3 BATHROOMS, TIMBER FRAME PORCH, MAIN FLOOR MASTER SUITE

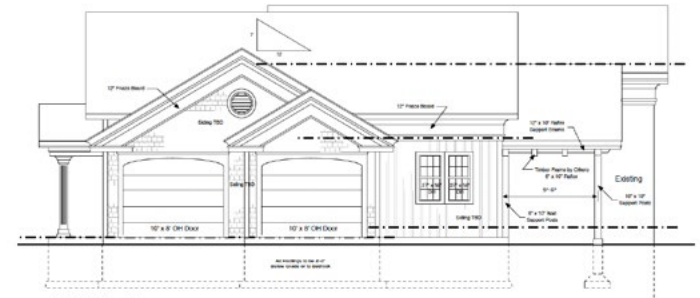
SERVICES: CONCEPT, ARCHITECTURAL DESIGN



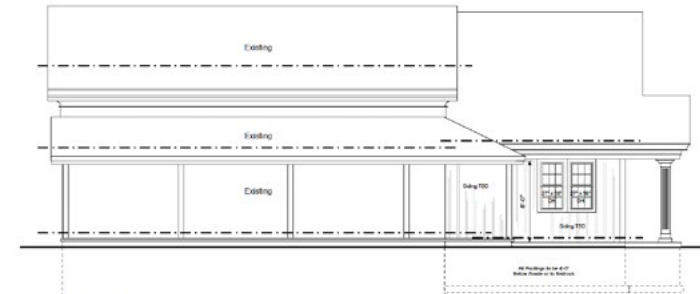
### East Elevation



West Elevation



South Elevation



North Elevation



BEFORES

STONE AND PINE  
ARCHITECTURAL DESIGN BUILD INTERIORS

## LITTLE HEBRIDES ISLAND

*Building dreams into reality*

This signature summer home was built to replace an existing one storey cottage, and to increase the square footage of the design it was increased to a 2 ½ storey on the same footprint. The great room has a 35-foot vaulted ceiling with expansive windows to match, and tongue-and-groove wood throughout. A wood-burning fireplace is a main feature,

nestling in a full-height dry-stacked sandstone surround with an oak mantle. The 2 slip boathouse on the mainland was originally designed for boat storage for travel to the island. Incredibly the footbridge was built after the cottage and boat house were completed.



LOCATION: YONGE TOWNSHIP, THOUSAND ISLANDS PARKWAY  
SPECS: 3 BEDROOMS, 2 BATHROOMS, 2 BOATHOUSES, YEAR ROUND ACCESS  
SERVICES: CONCEPT, ARCHITECTURAL DESIGN



PHOTOGRAPHY BY IAN CORISTINE, 1000ISLANDSPHOTOART.COM



# A LIMESTONE REVIVAL

The major renovation of an 1840's limestone home with a 2000 sq. ft. addition. The timber frame structure on the back of the limestone house was condemned from a neighbouring 100' tree falling on it. Stone and Pine was tasked with designing and integrating a new living, dining, bathroom and mudroom spaces for use of the main house. As well as an apartment on the second floor of the addition with a kitchen, bathroom, living, dining and deck. The limestone walls were exposed, an entire new staircase was installed and proper front porch restored. The beamed ceilings were added and coffee stained on the ends to be continuous and original looking. All beams were from the original structure. The addition has hydronic heating, to maximize the heat transfer, the flooring is wood grain tile.

**LOCATION:** NEWBURGH, ON

**SPECS:** 4 BEDROOMS, 3 BATHROOMS, W/SEPARATE APARTMENT, TIMBER FRAME DETAILING, OUTDOOR LIVING SPACES + DOG WASH

**SERVICES:** CONCEPT, ARCHITECTURAL DESIGN, SITE SUPERVISION, BUILD, FINISHES

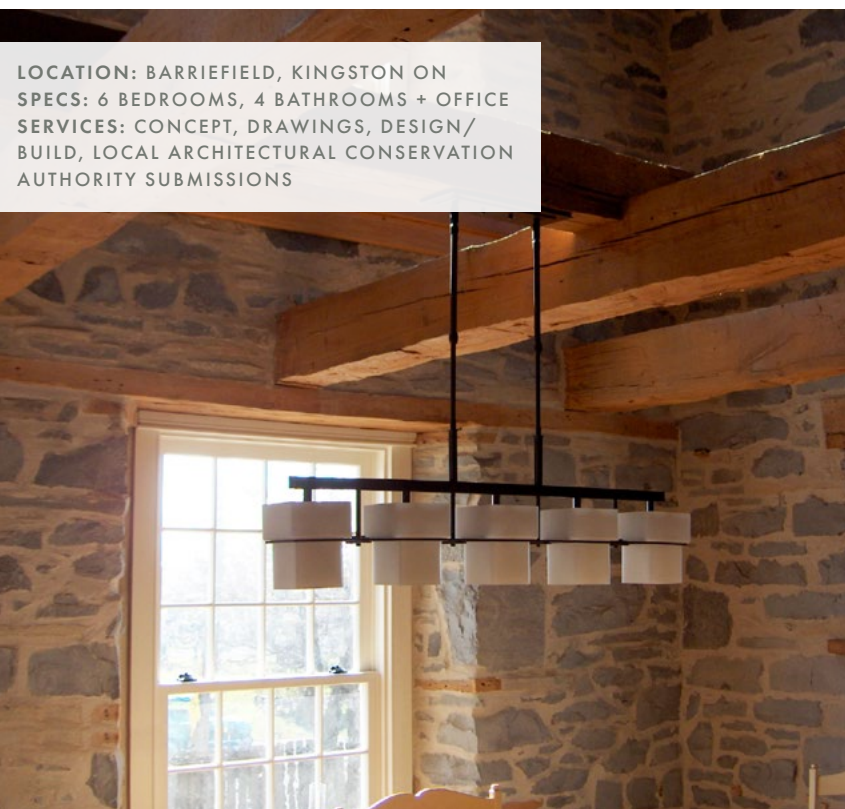




# BARRIEFIELD RESTORATION

This historical renovation took this property back to its original charm and heritage. Originally named the Pittsburgh Inn dating from 1837; it was fully renovated and restored to a single family home. The expertise of Gibson Timber Frame made this stone and timber frame structure come back to life. Radiant heating was installed on all three floors with the original interior limestone walls intact and new custom period windows.

Winner of the 2011 Kingston Livable City Design Award.



LOCATION: BARRIEFIELD, KINGSTON ON  
SPECS: 6 BEDROOMS, 4 BATHROOMS + OFFICE  
SERVICES: CONCEPT, DRAWINGS, DESIGN/  
BUILD, LOCAL ARCHITECTURAL CONSERVATION  
AUTHORITY SUBMISSIONS



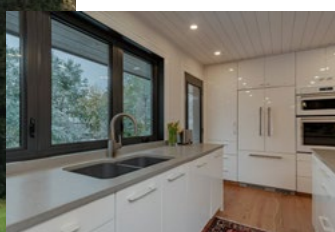
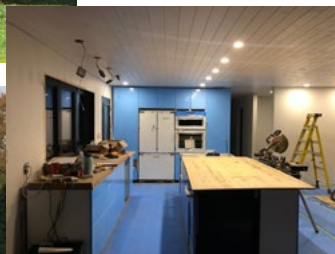


# RENOVATIONS

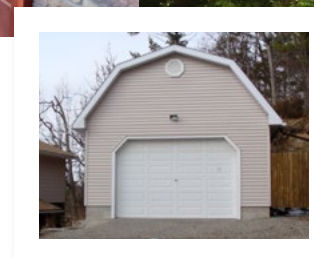
From historically accurate designs to modern renovations we can make your house a home again. Or your tired home new again. Renovations are the perfect solution if you want to stay in your home or location, but want to improve on the layout, energy efficiencies or simply update a specific area.



BEFORE



BEFORE



BEFORE



# COTTAGE REJUVENATION

From boat houses to adding more bedrooms for your growing family we can put the life back into your property. Whether you're looking to add more space, modernize an existing space or capture a more appealing cottage style in your interior finishes we can help.

BEFORE



BEFORE



BEFORE

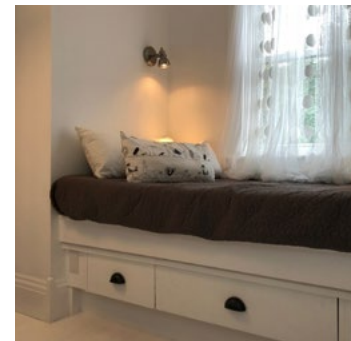
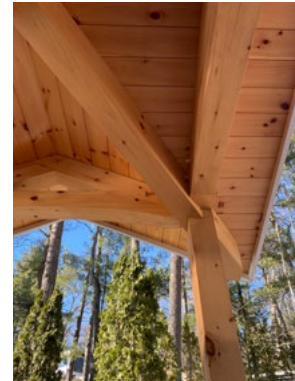
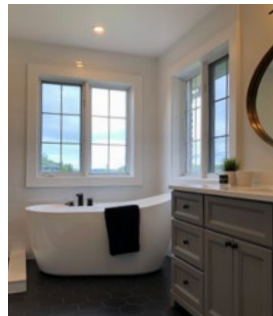
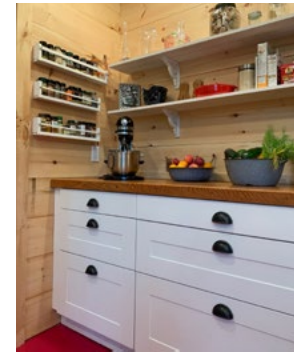


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# ADDITIONS

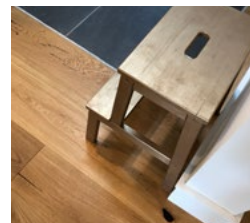
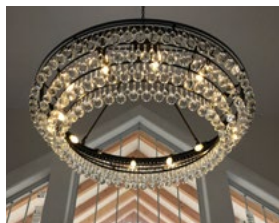
Increase the living space and beauty of your home or cottage. Additions are a great way to get the most out of your current residence while staying in the neighbourhood you love. Beyond the extra space and personal enjoyment your new space will bring — it will increase the value of your home. Whether it's a new addition to the family, or you are tired of that tiny kitchen, or perhaps you are ready to build that master bedroom with vaulted ceilings; whatever the reason we can make it a reality.



BEFORE



BEFORE



# STONE AND PINE

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