



Attention to detail is evident in the kitchen with a breakfast bar/workbench.



# Ceilings set the tone for up-market impact

JOHN VIDENIEKS

Of all the features in this striking home, the coffered ceilings create a lasting impact.

There is an added depth to the ceilings via perimeter beams of moulded and attractively embellished plaster. Exclusive Residence, the home building company managed by John Douglas, makes use of the technique in this Karrinyup home.

The elegance of each room is enhanced, as well as in the outdoor setting, adjacent to the pool, where polished marine-quality cedar-coloured ply is used.



Display Home  
\$700,001 and over

Suburb: Karrinyup  
Builder: Exclusive Residence  
Phone: 9287 4988

This is a big house on a 728sqm block and it is full of enticing family features.

From the remote-controlled fireplace, which lights up at the press of a button, to the equally technically advanced pool controls, it has a valet vacuum system to each room, ducted air-conditioning, double glazed windows, heated floor in the ensuite and even soft-close toilets.

The temperature setting of the hot water in the children's bathroom can be programmed on the Eternity system to avoid scalding.

In contrast to the massive street elevation, the entry foyer is a subdued, welcoming area which is the access point to all the other treats the house has to offer.

The stairwell begins here, the open living area looks out on to the pool from here; the garage

access is here — it is a hub.

And the garage is worth a look because not only does it house two cars; it has running alongside it a triple carport, fully enclosed, which can double for the moment as a secure children's play area.

The ground-floor bedroom wing sits off a warm, sunlit passage featuring a plate-glass picture window overlooking the pool.

The main suite upstairs continues the coffered ceiling theme and features an impressive ensuite with that heated floor, double CaesarStone vanities and mirrored cabinets.

"We deliver speed, quality and service. Our main niche is our quality and speed," Mr Douglas said. "No one can match it. That comes with dedicated, disciplined procedures and teamwork. I'm on site every day. I take a very active part. It's my passion. It's passion that makes us, really."

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An L-shaped alfresco area, featuring varnished marine ply, complements the backyard pool and plate-glass picture window.

