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Front Cover Story

In our April/May issue, we wrote about Ambassador Fine Custom Homes Inc. and the amazing Saxony Manor that is being built off of the very prestigious Mississauga Road in Mississauga (Canada's sixth largest City); some twenty minutes West of Toronto.

We usually feature homes when they are completely finished and furnished, but we were so impressed with Ambassador's building technique and all the structural steel they used (25 tons of it), that we couldn't resist. It was a structural masterpiece and the incredible raw beauty just had to be captured. Since that article, many of you have enquired as to how that home looks like now and wanted us to do a follow up article showing its interior finishes. At the time of writing this article in mid December, the entire home was scheduled to be fully completed in another six weeks; however, in our continued effort to satisfy you, here are some of the interior finishes.

The Canadian Project Excellence Awards (CPEX) have recently honoured Ambassador Fine Custom Homes Inc. with the prestigious "Best Practices" Award for Saxony Manor, which recognizes outstanding performance and achievement through the application of recognized project management best practices.

Michal J. Cerny, President and CEO of Ambassador is a Construction Project Management graduate with honours, holds the professional designation of PMP, and has 25 years of Multi-Site Project Management and Operations across North America. Michal has designed every aspect of Saxony Manor; from floor plans and elevations, custom cabinetry (the \$700,000 worth of cabinetry had 31 pages from Michal describing every minute detail of every piece in the household), wrought iron work, plaster work, right down to the hand picking (literally) of every slab of marble imported from Spain so as to ensure the consistency of grain, veining, and quality throughout the house.



"Managing every aspect of the construction process and ensuring that our Trades and Suppliers meet Ambassador's perfectionist level of quality through our Quality Assurance Program, ensuring that our Time, Cost and Scope of Work meet the Project's objectives, at the same time as planning and designing the next project requires an 80 hour work week to achieve the corporate standards that set our projects apart from others. I'm very fortunate to have an understanding family," says Michal when asked what it takes to build such unsurpassed quality.

Saxony Manor has both exterior and interior finishes that truly live up to its name. The \$250,000 heated solid granite cobblestone driveway and car park area in front of the \$400,000 garage (finished with Mahogany garage doors, flat screen TV, insulated, heated and a/c, with 8 car European lift system) is constructed to nearly the same structural standards as suspended concrete slabs. It is the 6th home in Ontario that's entire exterior is constructed with real Indiana Limestone, chamfered and smooth; worth over \$1M; the surgical installation of the 526 tons of Indiana Limestone around the entire home was a year's worth of cranes, welders and masons. It is the 1st home in Mississauga with 600amp power and the 13th home in Mississauga with a 2" water main. A 200amp backup generator ensures the homeowner's power throughout the most important rooms in the house, including all security systems and night vision cameras. There is some \$250,000 worth of custom plaster work and some 18kms of wiring alone for the \$300,000 Automated Smart Home system, not including the

custom wiring in the professionally soundproofed 12 person, tiered movie theatre.

With 23 ft high ceilings in many of the rooms, this four-floor beauty features a 16,000 lb., 18ft tall imported hand carved solid marble mantel and over mantel in the Great Room. "The top piece of the over mantel weighs 5,300lbs. We had to cut open the ceiling and access the

twin steel beams centered in the room, so as to attach our 3ton chain hoist to them. Seven men on top of scaffolding took 4.5 hours to get this piece of art up to its final resting place and properly secure it to the masonry fireplace wall. To give you a better visual interpretation of what that involved, the new Bentley automobile weighs in at 5,200lbs. That is the type of extravagant building we do.





Others may install a 'hand-made' marble fireplace (a putty made of marble dust mixed with plaster and FGR, 'hand pressed' into a form which is peeled off after some 72 hrs of curing time), or worse, a stucco variation designed to look like these huge slabs of marble (ours weigh in at 1,800lbs each). We don't make or install anything imitation.

Ensuring we have proper foundation walls under a fireplace of this magnitude has to be planned for early in the design stage; the foresight to have the twin steel beams where they are, as opposed to several feet over (which could have been fine structurally speaking, in terms of the third floor) is the epitome of proper construction planning. We don't just hope for the best and make it work; we plan to make it work."

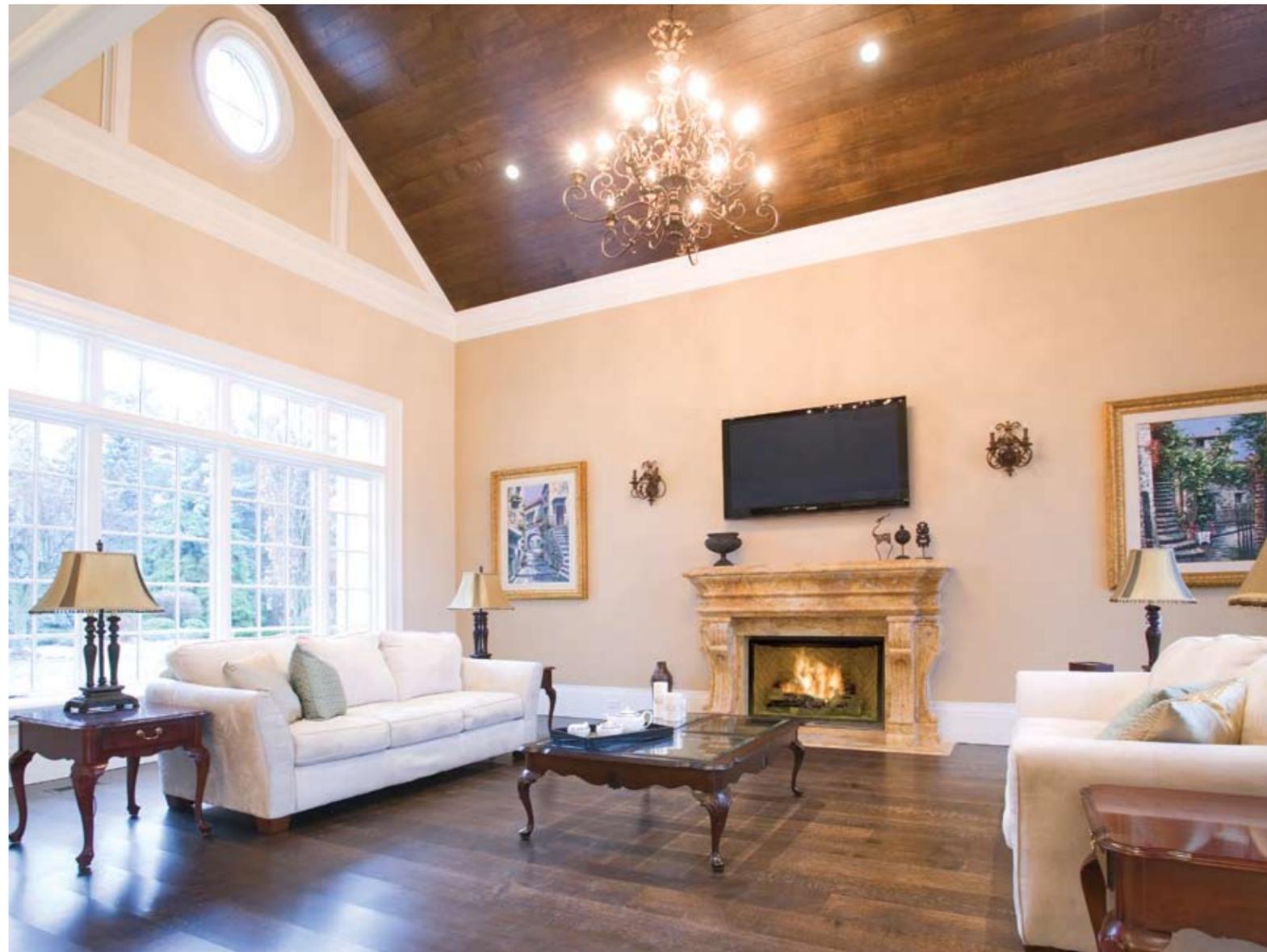
And that's just one of thousands of details in this 18,000sf luxury custom home, lavished with such opulence. To amplify Michal's passionate words, Ambassador's vendor partners understand the expectation for quality required for an Ambassador built home; the hardwood fabricator went through 38,000 board feet of hardwood so as to supply Saxony Manor with 1650sf of 8" wide, 3/4" thick, clear grade (no sap, no knots, and no pin holes) premium lengths of 5ft - 12ft (at 8" of width, this is unheard of), Quarter Sawn and Rift North American White Oak Flooring for the Great Room, Formal Dining Room and Family Room.



Michal returned the entire container of True Select Crème Marfil (only 15% of the Crema Marfil quarried is True Select) imported from Spain (55" x 112" slabs) as they had too much veining and as such were not a True Select quality. Upon receipt of the next container, 30 slabs out of 67 passed his scrutiny as the shading wasn't consistent. That is the type of paying attention to detail that a home owner can look forward to when asking Ambassador Fine Custom Homes to design/build their dream home.

This dream home, irrespective of its mammoth sizing has earned the coveted Energy Star Rating. For energy efficiency, Ambassador installed \$150,000 worth of 2lb. BASF foam insulation in all walls and roofing conditions achieving R30 in all walls including the lower floor (basement is too derogatory of a term to be used as the same cost per square foot was spent in the lower floor as on any other floor in the house), R50 in all roofing conditions and R60 in the garage ceiling; \$300,000 worth of Pella Architectural Series double pane, low E Argon, Energy Star qualified windows throughout; Light Harvesting System (analyzing the natural ambient light coming in through the large windows and calculating how much energy it will allow the occupants to use for the interior lighting system); occupancy sensors in key rooms so as to automatically turn off lights in the

absence of a person in that room and timers on closet doors to automatically turn off lights when the door is closed or after a short period of time if left open. Room temperature sensors throughout the home (far more sophisticated than your standard thermostat) communicate with the automated smart home computer which in turn operates the six high efficiency furnaces, Heat Recovery Ventilators (HRV) and Steam Humidifiers, and controls what combined temperature and humidity (with the Hydronic Floor Warming System) each furnace should be running at. The \$400,000 HVAC system, strategically located in four separate mechanical rooms (three in the lower floor and three in the third floor) inclusive of the 6 HRV's, replace almost the entire cubic foot of air content in the house almost every hour on the hour, taking the stale air out and replacing it with fresh air from the outdoors (pre-heated by the conditioned air exiting the house, to make it energy efficient). This, along with the Hepa and Media Filter system make this virtually the healthiest home one can live in by removing most of the airborne dust, allergens and bacteria that build up in a poorly ventilated home. Low volume and dual flush capable water closets are installed throughout the home for water conservation and the Boiler Plant System provides a low cost energy solution to heating the domestic water supply.





“The mechanical (HVAC) design was very specific so as to give the home owner a practical and economical way of running the household. This along with the black slate roofing (\$200,000), solid limestone exterior with wrought iron work, copper dormers and eaves troughs do more than please the eye for cosmetic appeal reasons – they offer a lifetime of worry free maintenance; greatly reducing the lifetime cost of this Project. An obviously important consideration when designing an Ambassador home,” prides Michal.





Saxony Manor is a very formal residence: a residence where no detail has been missed and no expense spared. When sold, this will be the most expensive house listed on MLS (at \$11,800,000) and sold in Mississauga. Based on everything this home has, this is great value for the price. All the rooms showcase traditional themes, juxtaposed with splashes of glamour, to give the house its wow factor. The formal Front Foyer leads into the formal Great Room; the home office with wall to wall walnut cabinetry, coffered walnut ceilings and herringbone walnut flooring is located off to the right, with the formal Dining Room off to the left,

along with the open concept gourmet Kitchen, Gathering Room and Family Room (again designed meticulously so that the six burner gas stove and custom made ornate hood are directly opposite the hand carved solid marble fireplace in the Family Room). The Gathering Room has a custom hand-made 14ft long Harvest table that intersects the East – West line, and a Cherry wall unit with flat screen TV that extends up from its base, is at the South end of the Gathering Room.



Michal J. Cerny, PMP
President & CEO of Ambassador Fine Custom Homes Inc.

“This property had a one hundred plus year old tree that was dying in the backyard (backing onto the esteemed Mississauga Golf and Country Club). As it was heavily leaning towards the future roof of the house, we had an arborist give us an opinion as to its integrity in terms of surviving a bad storm. Following his advice, we cut it down, but rather than turning it into firewood, I wanted to create something special. I believe that most of us are true romantics at heart. As such, I wanted to give the future homeowner something to relish, a wonderful conversation piece, a way to embrace a beautiful species and bring the outdoors in. I had the tree cut into 6” thick, 18 foot long pieces. We had a crane load it up onto a flat bed and taken to an acquaintance of mine in Midland, Ontario. I designed a Harvest Table that would complement the elegance of the home. It was the thickest top he had ever made. It took 18 months to dry out, go through the kiln in North Bay on railway cars, and then another 6 months to make, what a journey, but what a piece of furniture. It’s just beautiful. A true work of art,” reminisces Michal.



And that truly is a testament to what Ambassador Fine Custom Homes is all about. With this kind of heartfelt thinking, sincerity, dedication, award winning recognition and professionalism, there is no doubt that Ambassador is on its way to becoming one of Canada's premier custom home builders.

With the technical, mechanical, structural and interior finishes orchestration required to successfully build this one of a kind, exclusive high end custom home, there is no doubt that Saxony Manor will become one of Mississauga's true residential landmarks.

