



Welcome to the TOH 2021 Idea House



DESIGNED BY Connecticut's celebrated **Jamieson Architects**, built by the gifted craftsmen of **The Greyrock Companies**, and supported by our generous Sponsors and Contributors, we proudly present the ninth Idea House from America's favorite home-improvement brand—the **TOH 2021 Cottage Community**.

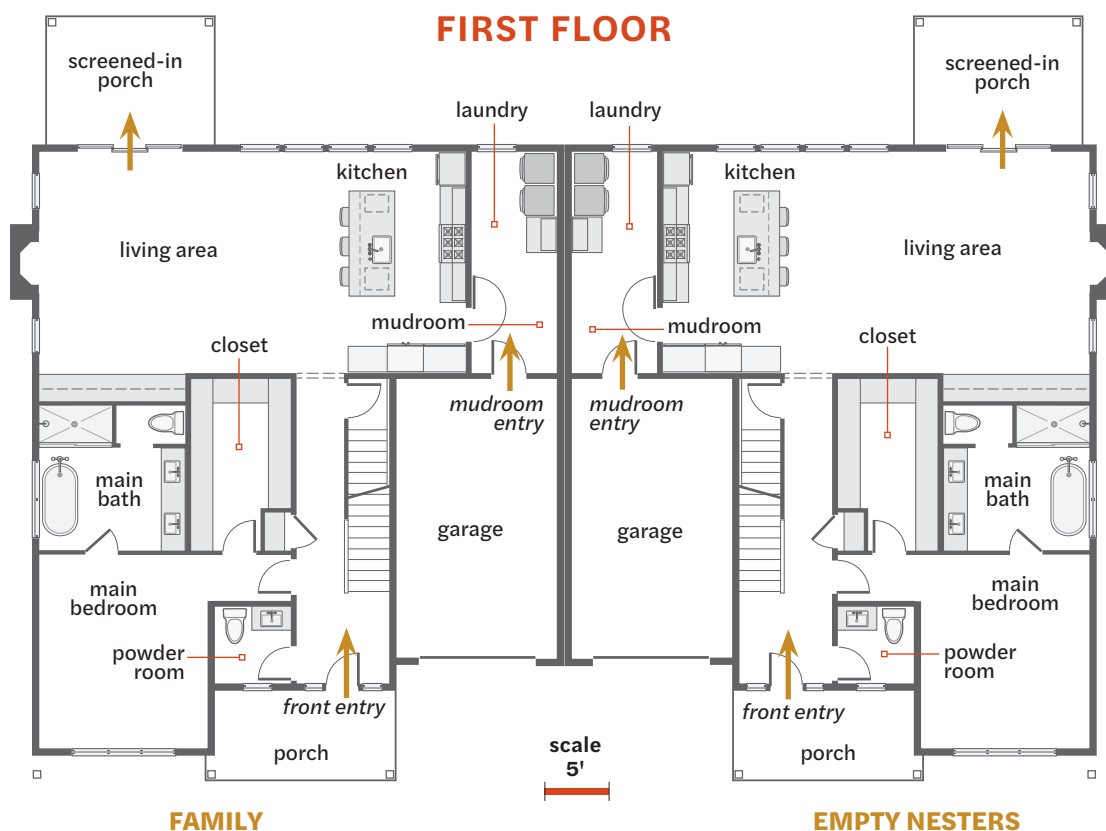
GREYROCK HOMES
EXCELLENCE. QUALITY. INTEGRITY.

This Old House

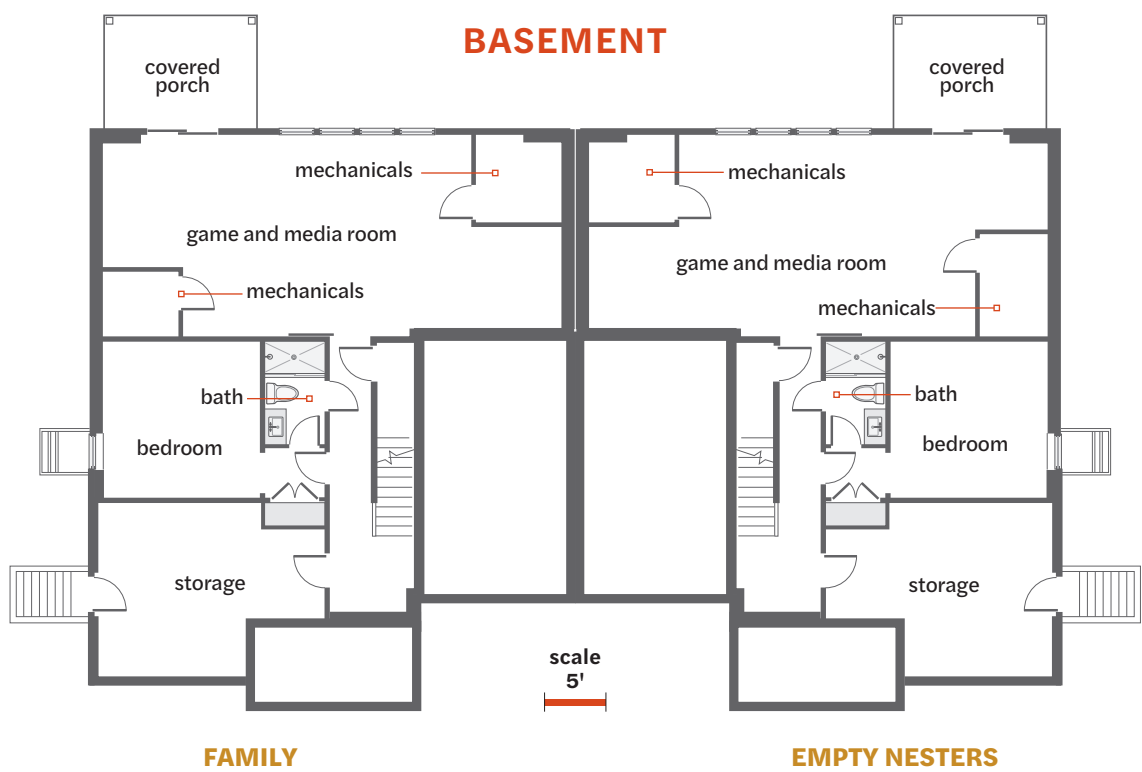
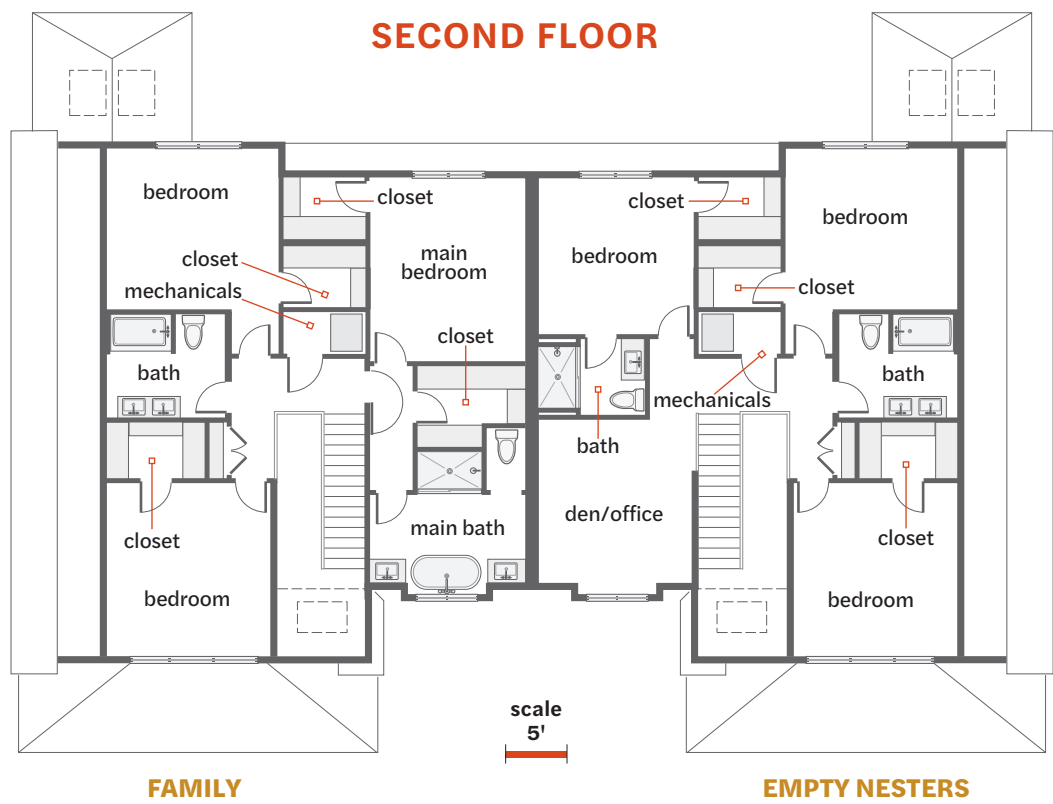
jamieson

Floor Plans

OUR 2021 COTTAGE COMMUNITY IDEA HOUSE is actually a duplex—and part of a ten-home pocket neighborhood in Norwalk, CT. The ground floor layouts mirror each other with generous bedroom/bathroom ensuites and open living areas, attached to their neighbors by single-car garages and mudroom/laundry rooms to ensure quiet privacy. On the second floor, the left-hand side is designed for a younger family, with a second owner's suite opposite two children's bedrooms and a shared bath. The right-side unit might have more appeal to an older couple who prefer ground floor living; three bedrooms and two full baths upstairs are perfect for visiting family and friends, or older children at home.



Floor Plans



Sponsors



For quiet, stiff floors, builders trust AdvanTech® subflooring for strength from job site to home site. Combine the powerful polyurethane bond of AdvanTech™ subfloor adhesive with the moisture resistance of AdvanTech panels, and back your build with a 10-year Squeak-Free Guarantee. With its 20 years of proven high performance, there's no substitute for AdvanTech subflooring.

AdvanTechAGame.com



Protect your home with ArmourGuard Gutter Guards! By combining the best design with the best materials, we've created a permanent solution to keeping your rain gutters free of debris while maximizing water flow. Professional-grade products professionally installed ensure a lifetime of protection for your biggest investment. Contact us today to arrange a free no-hassle, no-pressure virtual consultation.

allweatherarmour.com sales@allweatherarmour.com



PVC PORCH PRODUCTS

Aeratis Porch is a historically accurate PVC T&G plank that outperforms wood and other synthetic products. Its durability and traditional design stand up to the scrutiny of homeowners and industry professionals alike. ADA slip-compliant and for use in covered or uncovered projects. Competitively priced with wood, without the maintenance.

aeratis.com



an AmesburyTruth company

Maximizing the use of the basement is the best way to generously increase the square footage in a home. Basement products—such as BILCO basement doors and egress window wells—provide access to finished basement areas and add light, ventilation, and code-compliant emergency egress.

bilco.com

Sponsors



Homeowners across America are discovering the difference Clopay garage doors can make. Low-maintenance, durable materials offer jaw-dropping good looks, while an energy-efficient insulated core delivers year-round savings and comfort. And for hurricane-prone regions, built-in WindCode reinforcement is available. With a variety of styles and bold colors that make homes stand out, Clopay garage doors can't be ignored.

Clopaydoor.com



The Timberline® Shingles America loves have gotten even better. New Timberline® HDZ™ Shingles feature LayerLock™ Technology, for a shingle that's faster and easier to install. LayerLock™ also creates a fast-tack seal so strong that it inspired GAF to introduce the industry's first wind warranty with no maximum wind speed limit.

gaf.com/layerlock



The Elkay Crosstown collection offers a fresh take on the classic stainless-steel sink, combining beauty, function, and contemporary design. Tight corners and a flat bottom provide more space inside the sink bowl for stacking and cleaning dishes. The striking geometric shape makes a statement in any home.

elkay.com/crosstown



Innovation has never been easier with Leviton. Use Decora Smart™ dimmers and remotes to control lights, appliances, and more—while the Leviton Load Center sits at the heart of your home's electrical system. With its enhanced safety features, intuitive diagnostics, and a sleek, white enclosure, it's the future, made current.

leviton.com

Sponsors



LP® SmartSide® Trim & Siding products feature engineered wood technology that offers Advanced Durability for Longer Lasting Beauty™. Treated with LP's proprietary SmartGuard® process, LP SmartSide provides superior protection against hail, wind, moisture, fungal decay, and termites in a complete line of high-performance products to complement almost any home style.

lpcorp.com/smartside



Proper ventilation is the foundation of a healthy home.

Good indoor air quality is essential for healthy living. With an effective ventilation strategy that removes pollutants, moisture and germs while bringing in fresh air from outside, building provides a safe and healthier homes.

Together, we can make healthy indoor living a reality.

whyiaqmatters.com



Mantra delivers quality products with superior built-in upgrades that exceeds expectations. Backed by MasterBrand Cabinets®, the most trusted cabinet company in the U.S., Mantra provides quick shipping to meet the tightest of deadlines as well as excellent service with a personal approach and proven commitment to every customer.

mantracabinets.com



ROCKWOOL's insulation products offer unique benefits compared with traditional insulation. Made primarily of volcanic rock and slag from the steelmaking process, ROCKWOOL stone wool provides superior fire resistance, excellent acoustics, water repellency, resistance to mold, and durability. These properties make ROCKWOOL a reliable choice for home construction and remodeling projects.

rockwool.com/products

Sponsors



SIGNATURE HARDWARE

Signature Hardware offers beautifully crafted items for every room in your home. We provide products that are designed to handle a family's worth of everyday use and look good doing it. Whether a stylish vanity, luxurious bathtub, or statement lighting, we are dedicated to helping you showcase your signature style.

signaturehardware.com



VELUX No Leak Solar Powered Fresh Air skylights and Sun Tunnel skylights brighten and refresh the 2021 Cottage Community Idea House in Norwalk, CT. Learn more about designing with natural light and fresh air from above at whyskylights.com.



Trane® Residential is a leading global provider of heating, ventilation, and air-conditioning (HVAC) systems. For more than a century, Trane has manufactured state-of-the-art indoor comfort solutions—whether to cool in the heat, heat in the cold, or improve air quality—pushing the boundaries of performance and reliability to give you a healthier and more comfortable home environment.

trane.com/residential



Walpole brings your ideal outdoor experiences to life, from consultation to concept to completion. Define your landscape and make your home truly your own with structures and spaces in an inspiring range of designs or customized to complement your architecture and style. Step out into your new favorite room in your home.

walpoleoutdoors.com

Sponsors



ZIP System building enclosures has transformed the way teams build across the country. A suite of structural and sealing solutions that provide integrated water, air, and thermal control continuity, ZIP System building enclosure products are reducing installation steps, while stepping up enclosure performance in roof and wall assemblies.

ZIPSystem.com

SEE MORE OF THE 2021 COTTAGE COMMUNITY

★ **Take** a virtual 3D tour

★ **Watch** room-by-room interior and exterior video tours

★ **Catch** the whole process, from breaking ground to furnished reveal, in our multipart, made-for-OTT video series, **Idea House Build**

★ **Scroll** through photo-rich galleries and informative articles

★ **Learn** more about our **Sponsors and Contributors** and the products we used throughout the Idea House

★ **See** the full feature story in our Winter 2021 issue

thisoldhouse.com/cottage-community-idea-house

Building Team



Jerry Effren
Builder and Developer
Greyrock Homes



Jim Jamieson
Architect
jamiesonarchitects.com



Clayton H. Fowler
CEO and Chairman
Spinnaker Real Estate
Partners



Sandy Effren
Interior Design
Greylock Homes



**Candace Pereira
& Rina DiMarte**
Lighting Design Team
Chloe Winston
Lighting Design



Catherine Devine
Interior Design
& Artwork
Devine Modern Art



Kim Hiteshew
Chief of Operations
Greyrock Homes



Products & Services



Building Team

Builder & Developer: Jerry Effren, Greyrock Homes

Developer: Clay Fowler, Spinnaker Real Estate Partners

Architect: Jim Jamieson, Jamieson Architects

Design Team: Sandy Effren, Greyrock Homes, and Catherine Devine, Devine Modern Art

Chief of Operations: Kim Hiteshow, Greyrock Homes

Lighting: Chloe Winston Lighting Design

Furniture Staging: Stage to Show

Social Media: Lisa Valerie Photography

Exterior Building Products

Primary Building Materials Distributor: Ring's End.

Sheathing: ZIP System R-Sheathing and

ZIP System Flashing Tape by **ZIP System**.

Siding & Trim: Smooth finish vertical siding painted in Graphite; cedar texture lap siding in ExpertFinish Snowscape White by **LP SmartSide**.

Roofing & Underlayment: Timberline HDZ Shingles in Charcoal; WeatherWatch Mineral-Surfaced Leak Barrier (under asphalt shingles); and VersaShield (under metal roof) by **GAF**.

Windows: Elevate Casement Windows by **Marvin**.

Patio Doors: Elevate Patio Doors by **Marvin**.

Skylights/Sun Tunnels: Solar-Powered "Fresh Air" Skylights, Fixed Skylights, and Sun Tunnel Skylights by **VELUX**.

Garage Door: Bridgeport Steel Garage Door in Black by **Clopay**.

Porch Products: Traditions Ceiling

Board (front and screened porches); Heritage Porch Floor (screened porch) in Battleship Gray by **Aeratis**.

Interior Building Products

Subflooring: by **AdvanTech**.

Insulation: SAFE'n'SOUND; ComfortBatt R23 and R13; and Comfortboard 80 by **ROCKWOOL**.

Drywall: XP Gypsum Board; XP High-Impact Gypsum Board; SoundBreak XP Wall Board by **National Gypsum**.

HVAC: S9V2 Gas-Fired Furnace, XV20i TruComfort Variable Speed Air-Conditioning Unit, Comfort Coil Cooling Coils, and ComfortLink II XL 1050 and XL850 Thermostats by **Trane**.

Electrical: Load Center with Smart Circuit Breakers; Decora Smart WiFi Dimmers; Wallplates; and AFCI/GFCI

Products & Services



Receptacles by **Leviton**.

Ventilation: IntelliBalance 200 ERV; WhisperHood IAQ Range Hood; and all bathroom ventilation fans by **Panasonic**.

Interior Floors: Vinyl Flooring in Beach Beige (Family Unit) and Slate (Empty Nesters) by **Permshield**.

Interior Paint: Unless otherwise noted, all walls in White (#PM-2), matte finish on walls, satin finish on trim, by **Benjamin Moore**.

Interior Lighting: All bathroom light fixtures by **Signature Hardware**. Unless specified, all other interior lighting by Generation Brands, from **Chloe Winston Lighting Design**.

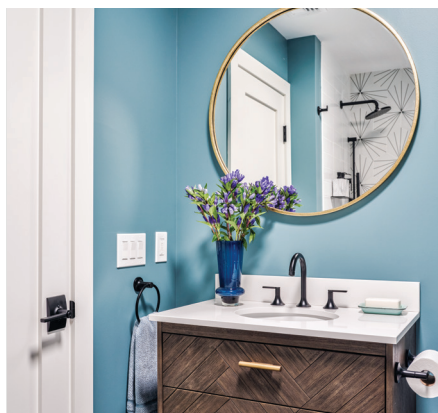
Contractors & Services

Primary Building Materials Distributor: Ring's End

Excavation: Stone Ridge Excavation, LLC

Foundation: Design Concrete

Framing and Siding Installation: DCF



Construction, LLC

Driveway: Stone Ridge Excavation, LLC

Electrical Work: Franklin Electric, Inc.

HVAC: Controlled Temperatures LLC

Plumbing: Wilton Plumbing & Heating, LLC

Insulation: Energy Spray Systems

Board Hanger: ECR Drywall LLC

Stairs: Stately Stairs Company, LLC

Trim and Millwork: Matys Carpentry, LLC

Tile Installation: Baence Tile & Construction LLC

Appliances Distributor: Aitoro Appliance

Floor Install & Refinishing: R & V General Services

Painting: M Salas Services LLC

Wallpapering: Dr. Wallpaper

Countertop Fabrication: Academy Marble & Granite

Kitchen Cabinets: Mantra

Glass: Westport Glass

Garage Door Installation: American Overhead Doors, Inc.

Gutters: CT Gutters, Inc.

Roofing Contractor: Home Energy Repair

Landscaping: Kevney Moses/Andy Stewart Property Management

Window Treatments: Budget Blinds of Norwalk/Wilton

Staging: Stage to Show

Products & Services



Family

FIRST FLOOR

Front Porch

Porch Ceiling: Traditions Ceiling Board by **Aeratis**.

Foyer

Skylights: Fixed Skylight by **VELUX**.

Light Fixture: Archer 6-Light Chandelier by Hinkley Lighting, from **Chloe Winston Lighting Design**.

Powder Room

Fixtures: Robertson Console Vanity in Midnight Navy Blue with Carrara Marble Top; Robertson 24" Mirror; Ultra Widespread Bathroom Faucet in Polished Brass; Albury Toilet Paper Holder and Towel Holder in Polished Brass; and Winslow Dual-Flush Elongated Toilet in White by **Signature Hardware**.

Lighting: Falkirk 11-Light LED Linear

Chandelier in Brass by **Signature Hardware**.

Ventilation: WhisperGreen Select by **Panasonic**.

Ground-Floor En Suite | Sleeping Area

Paint: Sheep's Wool (#857) by **Benjamin Moore**.

Lighting: Cordtlandt Flush Mount Ceiling Fixture in Polished Nickel by **Generation Lighting**, from **Chloe Winston Lighting Design**.

Ground-Floor En Suite | Bath

Plumbing Fixtures: Davyn Mahogany Double Sink Vanity in White with Hailstone White Quartz Countertop; Rotunda Widespread Bathroom Faucet in Polished Nickel; Leda Lighted Medicine Cabinet with Tunable LED and Wireless Speaker; Carraway One Piece Elongated Toilet in White; Sheba Acrylic Slipper Tub in White; Simoni Freestanding Tub

Faucet with Hand Shower in Polished Nickel; Modern Round Rainfall Shower Head, Multi-Function Hand Shower and all fittings in Polished Nickel; Greyfield Towel Bar and Towel Ring in Polished Nickel by **Signature Hardware**.

Ventilation: WhisperRecessed LED (in water closet); WhisperGreen Select (in shower); and WhisperWarm DC (bath area) by **Panasonic**.

Tile: by **Tile America**.

Kitchen & Living Area

Cabinetry: Omni Cabinets in Snow by **Mantra**.

Sink & Faucet: Fireclay Single-Bowl Farmhouse Sink; Avado Single-Hole Kitchen Faucet and Gourmet Soap Dispenser in Lustrous Steel by Elkay. Countertop: 2141 Blizzard (island and perimeter) and 2030 Haze (desk surface) by **Caesarstone**.

Backsplash: by **Tile America**.

Range Hood: WhisperHood IAQ by

Products & Services



Panasonic.

Appliances: GE Profile, from **Aitoro Appliance.**

Pendant Lights: Capri Pendants in Antique Nickel by **Generation Lighting**, from **Chloe Winston Lighting Design.**

Screened Porch

Porch Floor, Ceiling: Heritage Porch Floor in Battleship Gray and Traditions Beadboard Ceiling by **Aeratis.**

Skylights: Fixed Skylight by **VELUX.**

Ceiling Fan: Axis 52 in Matte Black by Modern Forms, from **Chloe Winston Lighting Design.**

Laundry/Mudroom

Cabinetry: Omni Cabinets in Snow by **Mantra.**

Appliances: GE Appliances, via **Aitoro Appliance.**



SECOND FLOOR

Upstairs Landing

Sun Tunnels: Sun Tunnel Skylights by **VELUX.**

Primary En Suite | Sleeping Area

Lighting: Akova Fan in Matte Black by Monte Carlo, from **Chloe Winston Lighting Design.**

Primary En Suite | Bath

Plumbing Fixtures: Bivins Bathroom Vanity in Black & White with Arctic White Quartz Countertop; Edenton Widespread Bathroom Faucet in Chrome; Seren Lighted Medicine Cabinet with Tunable LED and Wireless Speaker; Burnside Siphonic One-Piece Toilet in White; Lesa Resin Freestanding Tub in

Products & Services



White Matte; Edenton Freestanding Tub Faucet in Chrome; Modern Multifunction Hand Shower and Slide Bar in Chrome; Edenton fittings in Chrome; and Edenton Towel Ring and Tower Bar in Chrome by **Signature Hardware**.

Ventilation: WhisperRecessed LED (in water closet); WhisperGreen Select (in shower); and WhisperWarm DC (bath area) by **Panasonic**.

Tile: by **Tile America**.

Youngster's Room

Bedding: Bedding Set by **Crate & Barrel**.

Decor/Accessories: Rocket hamper from Pottery Barn. Rocket Wall-Mounted Night Light from etsy.com. Space Explorers Wanted Posters, Free Downloads from mars.nasa.gov.

Nursery

Mural: Peel & Stick Cloud Wall Mural by Mong Decor, via etsy.com.

Decor/Accessories: Cloud Pillow and

Cloud Shelf from **Crate & Barrel**; Cloud Mobile by Fox & Alice, via etsy.com; Swing by Swing Away Creations, via etsy.com.

Hallway Family Bath

Plumbing Fixtures: Burfield Double Vanity in Soft White with Absolute Black Countertop; Hollyn Single-Hole Faucet with Pop-Up Drain in Brushed Nickel; Alterra Rectangular Decorative Vanity Mirror in Black Powder Coat; Sitka One-Piece Elongated Skirted Toilet in White; Pagosa Waterfall Thermostatic Tub and Shower Set and Pagosa 4-Piece Bathroom Accessory Set in Brushed Nickel by **Signature Hardware**.

Lighting: Eldred Vanity Light in Brushed Nickel by **Signature Hardware**.

Ventilation: WhisperGreen Select by **Panasonic**.

Tile: by **Tile America**.

Skylights: Solar-Powered "Fresh Air" Skylight with Light-Filtering Shades in White by **VELUX**.

BASEMENT

Yoga Room

Egress: ScapeWEL Planter-Design Window Well and Classic Series Basement Doors by **The BILCO Company**.

Basement Bath

Plumbing Fixtures: Becker Teak Vanity in Gray Wash with Absolute Black Countertop; Dampier Rectangular Vanity Mirror in Pewter; Edenton Widespread Gooseneck Faucet, 4-Piece Accessory Set, and Pressure-Balance Shower System, all in Chrome; Carraway 2-piece Skirted Elongated Toilet in White; and Lenoir Standard Grab Bar in Chrome by **Signature Hardware**.

Lighting: Como 2-Light Vanity Light in Chrome by **Signature Hardware**.

Tile: by **Tile America**.

Ventilation: WhisperGreen Select by **Panasonic**.

Products & Services

Empty Nesters

FIRST FLOOR

Front Porch

Porch Ceiling: Traditions Ceiling Board by **Aeratis**.

Foyer

Skylights: Fixed Skylight by **VELUX**.

Light Fixture: Celeste Chandelier in Black and Gold by **Generation Lighting**, from **Chloe Winston Lighting Design**.

Powder Room

Paint: Steel Wool (#2121-20) by **Benjamin Moore**.

Plumbing Fixtures: Dickson Teak Vanity in Gray Wash with Arctic White Quartz Countertop; Palora Square Vanity Mirror in Brushed Nickel; Rigi Widespread Bathroom Faucet in Brushed Nickel; and Albury 5-Piece Accessory Set, Paper Holder, and Towel Holder, all in Brushed Nickel, by **Signature Hardware**.

Lighting: Mazzy LED Pendant by **Signature Hardware**.

Primary En Suite | Sleeping Area

Lighting: Cordtlandt Flush Mount Ceiling Fixture in Polished Nickel by **Generation Lighting**, from **Chloe Winston Lighting Design**.

Accent Wall: NextWall Palm Silhouette Peel & Stick Accent Wall from overstock.com.

Primary En Suite | Bath

Plumbing Fixtures: Robertson Double Vanity in White with Arctic White Quartz Countertop; Exira Widespread Bathroom Faucet, Thermostatic Shower System, Towel Ring, Towel Bar, and 4-Piece Accessory Set, all in Chrome; Leda Lighted Medicine Cabinet with Tunable LED and Wireless Speaker; Carraway Freestanding Tub in White Gloss Finish; and Lethe Freestanding Tub Faucet in Chrome by **Signature Hardware**.

Ventilation: WhisperRecessed LED (in water closet); WhisperGreen Select (in shower); and WhisperWarm DC (bath



area) by **Panasonic**.

Tile: Deparisa Ceramic Tile in Blanco by **Tile America**.

Kitchen/Living Area

Cabinetry: Omni Cabinets in Mineral (kitchen) and Snow (desk area) by **Mantra**.

Sink & Faucet: Crosstown 18-Gauge Stainless-Steel Undermount Sink and

Semi-Pro Single Hole Kitchen Faucet and Soap Dispenser in Brushed Nickel by **Elkay**.

Countertop: 2030 Haze (island and perimeter) and 2141 Blizzard (desk surface) by **Caesarstone**.

Backsplash: by **Tile America**.

Range Hood: WhisperHood IAQ by **Panasonic**.

Products & Services



Appliances: GE Profile, from **Aitoro Appliance**.

Lighting: Wellfleet Cone Pendants in White by **Generation Lighting**, from **Chloe Winston Lighting Design**.

Screened Porch

Porch floor, ceiling: Heritage Porch Floor in Battleship Gray and Traditions Beadboard Ceiling by **Aeratis**.

Skylights: Fixed Skylight by **VELUX**.
Ceiling Fan: Axis 52 in Matte Black by Modern Forms, from **Chloe Winston Lighting Design**.

Laundry/Mudroom

Cabinetry: Omni Cabinets in Snow by **Mantra**.

Appliances: GE Appliances, via **Aitoro Appliance**.

SECOND FLOOR

Upstairs Landing

Sun Tunnels: Sun Tunnel Skylights by **VELUX**.

Study

Accent Wall: Site-built by **Matys Carpentry LLC**.

Accent Wall Paint: Regent Green (#2136-20) by **Benjamin Moore**.

Lighting: Gereon Semi-Flush Mount Ceiling Fixture in Black by **Generation Lighting**, from **Chloe Winston Lighting Design**.

Second-Floor Guest En Suite Bath

Paint: Aegean Teal (#2136-40) by **Benjamin Moore**.

Plumbing Fixtures: Frey Wall-Mount Vanity in Gray Wash with Arctic White Quartz Countertop; Lentz Widespread Faucet, Pressure Balance Shower System, and 4-Piece Accessory Set, all in Matte Black; Guzman Round Vanity Mirror in Gold Leaf; and Sitka One-Piece Elongated Skirted Toilet in White by **Signature Hardware**.

Ventilation: WhisperGreen Select by **Panasonic**.

Tile: Aster Hex Bianco Encaustic Porcelain Tile by Merola Tile, from **Tile America**.

Hall Shared Bath

Plumbing Fixtures: Bivins Teak Double Vanity in Natural Teak with Arctic White Quartz Countertop; Edenton Widespread Gooseneck Sink Faucet, Pressure

Products & Services



Balance Tub and Shower Set, and 4-Piece Accessory Set, all in Brushed Nickel; Alterra Rectangular Decorative Vanity Mirror in Nickel; and Sitka One-Piece Elongated Skirted Toilet in White by **Signature Hardware**.
Lighting: Hagrose LED Vanity Light by **Signature Hardware**.

Skylights: Solar-Powered “Fresh Air” Skylight with Light-Filtering Shades in White by **VELUX**.

Ventilation: WhisperGreen Select by **Panasonic**.

Tile: Stella Nero Encaustic Tile by Merola Tile, from **Tile America**.

BASEMENT

Art Studio

Egress: ScapeWEL Planter-Design Window Well and Classic Series Basement Doors by **The BILCO Company**.

Basement Bath

Plumbing Fixtures: Burfield Bamboo Vanity with Absolute Black Countertop and Burfield Bamboo Vanity Mirror; Vilamonte Single-Hole Vessel Waterfall Faucet, 4-Piece Accessory Set, and Pressure Balance Shower System, all in Chrome; and Carraway 2-Piece Skirted Elongated Toilet in White by **Signature Hardware**.

Lighting: Andreo Single-Light Wall Sconce in Black by **Signature Hardware**.

Tile: by **Tile America**.

OUTDOOR COMMON AREA

Seating Area

Pergola: Modern Straight-Top Freestanding Pergola with Square Columns by **Walpole Outdoors**.

Fencing: Chesapeake Fence, Curved and Straight Panels by **Walpole Outdoors**.

Contributors



caesarstone

caesarstoneus.com



GENERATION
LIGHTING

generationlighting.com



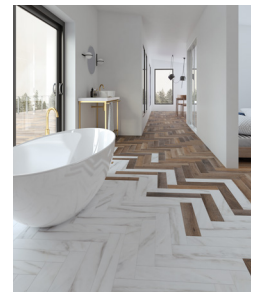
PURPLE
EVOLVE YOUR WALLS™
By National Gypsum®

[askforpurple.com/
why-purple](https://askforpurple.com/why-purple)



RING'S END
Since 1902

ringsend.com



TILE AMERICA

tileamerica.com