



The Wendover Estate

A custom waterfront residence on the south bank of the Ottawa River, in the Township of Alfred and Plantagenet, Ontario — thirteen thousand square feet of structure, glazing and integrated systems composed as one continuous work, presently under the practice's direction.

13,582

SQUARE FEET (GROSS)

\$5.83M

BUILD VALUE

2027

SUBSTANTIAL COMPLETION

3

LEVELS + COACH HOUSE

A house engineered as one system.

The residence is arranged over three principal levels, anchored by a full-height aquatic room glazed to the river. An insulated-concrete envelope, ground-source geothermal energy, on-site solar generation and a fully integrated control platform are designed together — to arrive complete, on programme, and to approach net-zero in operation.



COMPOSITION

Principal residence

Three levels above and below grade

Aquatic room

Indoor pool, hot tub and steam room; full-height glazing to the river

Coach house

1,200 sq ft — two bedrooms, full kitchen

Garage

Attached, with snow-melt apron

Balconies

Roofed, with hydronic snow-melt

Structure, envelope & systems.

STRUCTURE & ENVELOPE

Primary structure	Insulated Concrete Form (Nudura ICF) — full envelope; silent, draught-free, fire-resistant
Pool structure	Cast-in-place reinforced concrete shell
Roof	Engineered roof trusses
Exterior	Natural limestone masonry
Glazing	High-performance insulated glazing; full-height to the aquatic room

MECHANICAL & ENERGY

Heating & cooling	Ground-source geothermal heat pump; vertical boreholes to 450 ft
Distribution	Radiant in-floor heating — up to 20 zones across three levels
Ventilation	Heat-recovery ventilation (HRV) — filtered fresh air year-round
Solar	32 kW solar array · 20 kW inverter · battery storage
Snow-melt	Hydronic snow-melt — driveway, aprons and balconies (~11,000 sq ft)
Aquatic room	Dedicated water treatment, humidity and ventilation control
Performance	Designed to approach net-zero in operation

ELECTRICAL & SMART HOME

Integration	Audio-visual, lighting, security and climate on one managed platform
Power	Solar inverter and battery storage; on-site generation

What the residence includes.

SITE & SERVICES

Location	South bank, Ottawa River — Alfred & Plantagenet Township, Ontario
Services	Private water well + septic — off municipal services
Site works	Engineered excavation, grading and septic

AMENITIES & SPACES

The aquatic room

Indoor pool, hot tub and steam room beneath the rear roofed balcony, glazed full-height to the river and geothermal-heated year-round.

Outdoor kitchen

A weather-rated outdoor kitchen, specified in marine-grade materials.

Snow-melt grounds

Driveway, garage apron and balconies cleared automatically through winter.

Coach house

A self-contained 1,200 sq ft residence — two bedrooms and a full kitchen.

Wine cellar

A dedicated, climate-controlled cellar.

Smart-home control

One platform governing audio-visual, lighting, climate and security.

THE CONSULTANT BENCH

Architecture	Matt Dorsey Design
Structural engineering	Licensed P.Eng — Ontario
Mechanical engineering	HVAC & radiant — P.Eng
Geotechnical engineering	Soil & foundation
Pool & aquatic design	Specialist consultant
Geothermal design	Ground-source loop
Solar design	Array & storage
Land surveying	Legal & construction layout