

AB&A

AMY BRAY & ASSOCIATES



Sprawling Mid Century Bungalow

105 Marsdale Drive, St. Catharines

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2+2 Beds • 3 Baths • 4,800+ sq.ft.

Architecturally relevant and thoughtfully reimaged, 105 Marsdale Drive is a truly inspiring mid-century modern residence.

Originally designed in 1958 by Massey Award-winning architect James E. Secord, the house was constructed by Robin Stewart, the renowned builder of the iconic Shaw Festival as well as Trent University, as his own cherished family home. The property stands as a truly authentic, architecturally preserved example of mid-century design — where clean horizontal lines, natural materials, and a seamless relationship between indoor and outdoor living define the experience. A later addition, influenced by noted architect Ron Thom, further enhances the home's architectural pedigree.

Set on a double wide, private lot in one of South St. Catharines' most highly sought-after quiet enclaves, this expansive bungalow offers nearly 3,000 square feet of main-level living — a scale rarely found in homes of this era. Floor-to-ceiling glass, multiple fireplaces, and carefully considered sightlines create a unique sense of space while maintaining warmth and intimacy throughout.

The main living areas unfold with intention — open yet grounded — allowing for a natural flow between the living room, dining space, and kitchen. Custom rosewood built-ins, original to the home, and paired with a matching dining table, anchor the space and reflect the material honesty that defines mid-century modern design.













True to its roots, the home dissolves the boundary between interior and exterior. Walls of glass draw your eye outward to a completely private, award-winning backyard oasis, designed by renowned landscape architect Todd Barber. This lush, resort-inspired setting features a Swenker concrete pool, hot tub, outdoor kitchen, pool change room, and multiple lounging areas including a built-in projection screen— all enhanced by low-voltage atmospheric landscape lighting and a fully programmable irrigation system.

Beyond its architectural beauty, the home offers exceptional versatility.

The 1800 sq ft fully finished lower level is designed as a self-contained suite, complete with a separate entrance, two bedrooms, a full kitchen, spacious living areas, and a full bathroom. Ideal for multigenerational living, growing teenagers, a private guest retreat, or a dedicated nanny or in-law suite, this space provides flexibility while maintaining the privacy and integrity of the main residence.











Additional features include four fireplaces (three wood-burning, one gas), an indoor cedar-lined sauna with shower, extensive custom storage, and thoughtfully integrated systems that support both comfort and long-term functionality.

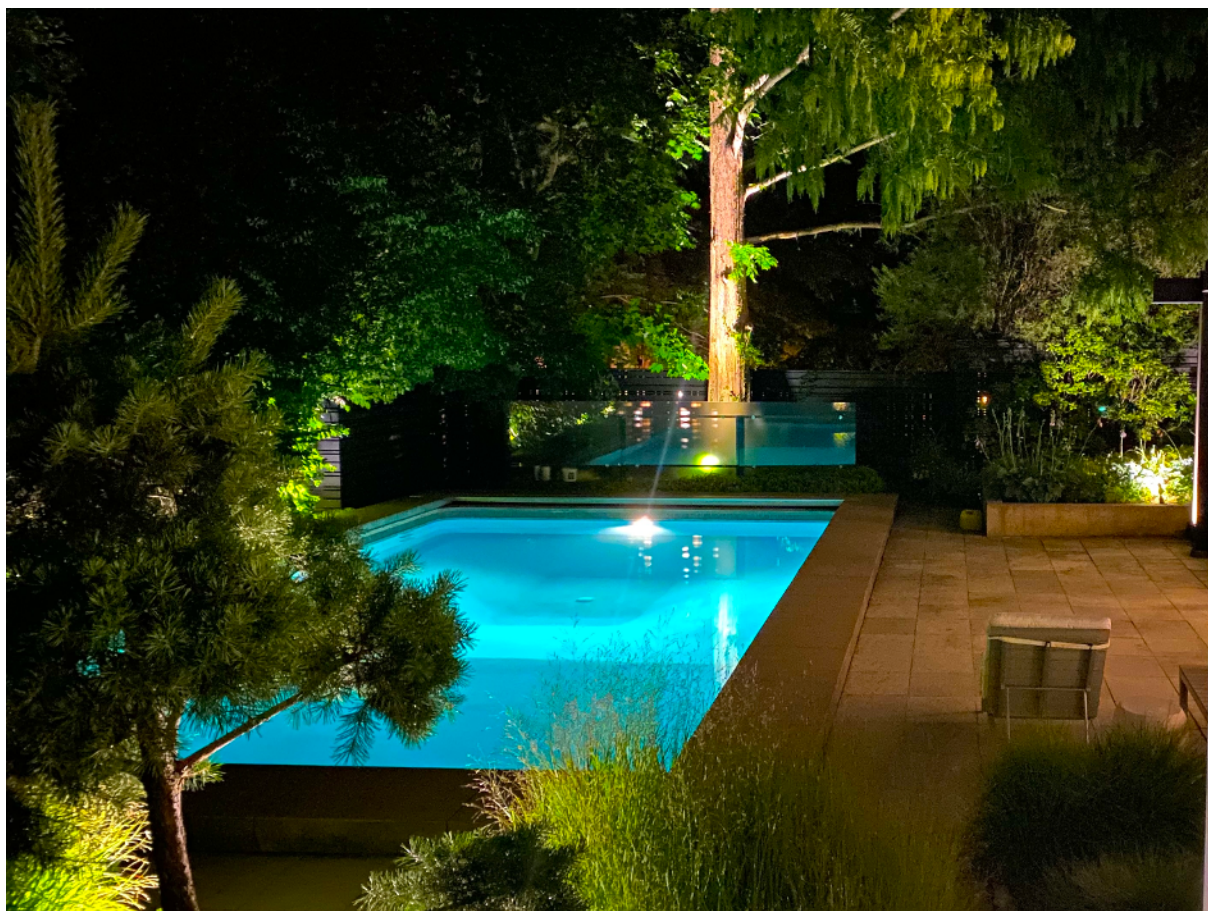
Recognized for its stunning design and featured nationally as the Globe and Mail's "Home of the Week," this is a home where architectural integrity has been carefully preserved and enhanced over time.

Located just minutes from the Niagara Escarpment, Bruce Trail, Ridley College, the Pen Centre, and some of Niagara's most celebrated wineries and restaurants, the property offers both privacy and connectivity.

105 Marsdale Drive is more than a home — it is a rare architectural offering, designed to be experienced and appreciated for generations.







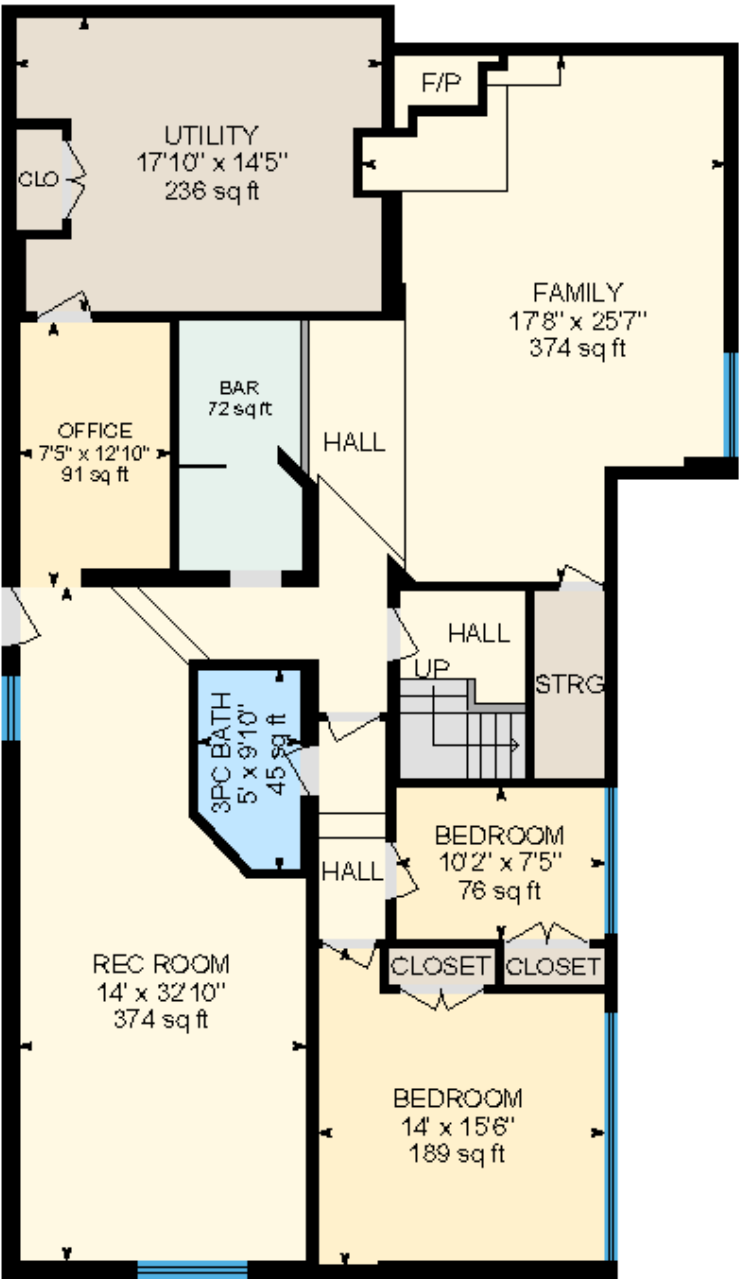
Main Level

3,036 sq.ft.



Lower Level

1,822 sq.ft.



Special Features & Finishes

INTERIOR

- Designed by Massey-Award-Winning Mid-century Architect James E Secord
- Construction By The Builders Of Shaw Festival & Trent University Robin Stewart
- 1970's Addition Design Influence By Famed Architect Ron Toms
- Fully Restored & Updated Interior & Exterior With Timeless Mid Century Modern Finishes
- Refinished Hardwood Flooring Throughout Main Floor
- Refinished Terrazzo Floor In Basement Bedrooms
- Refinished Epoxy/Concrete Floor In Basement

MILLWORK

- Exposed Ceiling Beams In Living Room
- Wood Plank Ceiling In Primary Bedroom
- Dual Solid Front Doors With Side Lights
- Refinished Wood Flooring

MECHANICAL

- Electric Pool Cover - 2021
- Hot Tub Cover - 2022
- Geothermal HVAC System - 14 years old approx

EXTERIOR

- Flat Roof & Skylight - 2026
- Water Fountain Pump - 2022
- Covered Front Porch
- 9-Zone Irrigation System
- Award-Winning Landscaped Gardens Throughout Front & Backyard
- Landscape Lighting Throughout
- Located Close To Niagara Escarpment Walking Trails Including Bruce Trail & Lake Moody

BACKYARD

- Completely Private Landscaped Backyard By Architect Todd Barber
- Private & Mature Backyard On Corner Lot
- Schwenker Concrete Pool With Automatic Cover
- Professional Hardscaping With Cement Patios, Interlocking, Stone Details & Glass Railings
- Multiple Covered Patio Areas With Lighting & Skylights
- Built-In Kitchen With Napoleon BBQ
- Sunken Hot Tub Located Off Primary Bedroom
- Walk-Up From Basement



MAIN LEVEL

KITCHEN

- Stainless Steel Viking Refrigerator
- Stainless Steel Viking 5-Burner Gas Stove
- Stainless Steel Viking Trash Compactor
- Integrated Fisher & Paykel Dishwasher
- Integrated GE Monogram Beverage Drawers
- Blanco Double Sink
- Corian Countertop Island
- Stainless Steel Chefs Countertop
- 14' Island
- Custom Cabinetry By Artcraft Kitchens
- Integrated Wood Burning Fireplace
- Radiant Heated Floors
- Eat-In Breakfast Area With Windows Overlooking Front Yard

DINING ROOM

- Original Oak Floating Cabinetry
- Floor To Ceiling Windows Overlooking Backyard
- Designer Centre Chandelier
- Recessed Lighting

FAMILY ROOM

- Showstopping 18' Ceilings With Exposed Beams
- Designer Centre Chandelier
- Custom-Designed Fireplace With Hidden Electric Pop-Up Television & Gas Valor Fireplace
- Natural Stone Feature Wall That Continues To Exterior Of House
- Floor To Ceiling Windows Overlooking Backyard Oasis
- Lime Plaster Statement Wall

LIVING ROOM

- Built-In Media Unit / Bookcase
- Recessed Lighting
- Double Windows Overlooking Frontyard

MUDROOM

- Custom Built-In Cabinetry
- Stacked Stainless Steel Whirlpool Laundry Washer & Dryer
- Custom Closet Organizers
- Walk-Out To Carport & Backyard



PRIMARY BEDROOM SUITE

- Private Bedroom Wing
- Fireplace With Lava Stone Surround Imported From Brazil
- Pot Lights, Centre Fan Light, Wall Sconces & Designer Light Fixtures
- Cedar Accent Ceiling
- Multiple Closets
- Indoor Cedar-Lined Sauna
- Walkout To Backyard And Hot Tub
- Floor To Ceiling Windows Overlooking Backyard Oasis, Sideyard & Frontyard
- California Shutters

PRIMARY 5-PIECE EN-SUITE

- Double Vessel Sinks With Built-In Shelving & Underlighting
- Soaker Tub With Skylight With Niche
- Glass Enclosed Rainfall Shower With Niche
- Lava Stone Tub & Shower Surround Imported From Brazil
- Recessed Lighting & Integrated Lighting

SECOND BEDROOM

- Floating Closet With Built-In Organizers
- Windows Overlooking Front And Side Yard With Privacy Blurring
- Recessed Lighting And Centre Ceiling Fan
- Built-In Shelf
- Built-In Full Body Mirror

GUEST BATHROOM

- 4-Piece Charming Vintage Tub And Sink
- Soaker Tub
- Step-In Glass-Enclosed Shower With Shower Niche & Penny Tile Flooring
- Statement Patterned Ceramic Wall Tile
- Window Overlooking Frontyard
- Built-In Vanity Mirror & Shelf

REC ROOM

- Original Open Woodburning Fireplace
- Brick Statement Wall
- Built In Shelving
- Exposed Cedar Beams
- Built-In Storage Cabinetry & Desk
- Additional Utility/Storage Closet
- Upgraded Baseboards
- Windows Overlooking Front Yard

KITCHEN

- Hardwood Flooring
- Original Built-In Oak Cabinetry
- Leather-Finish Granite Countertop
- Multiple Pantry Storage
- Panasonic Stainless Steel Microwave
- Kitchenaid Stainless Steel Stovetop
- Faber Range Hood
- GE Stainless Steel Refrigerator

MEDIA ROOM

- Spacious Cinema Room With Built-In Cabinetry
- Clear Rough-Cut Cedar Accent Wall With LED Perimeter Lighting
- Separate Entrance Walkup To Backyard

OFFICE

- Clear Rough-Cut Cedar Accent Wall With LED Perimeter Lighting
- Wood Accent Baseboard & Door Trim
- Built-In Workspace Desk

3-PIECE BATHROOM

- Curbless Walk-In Glass-Enclosed Shower
- Porcelain Tile
- Heated Flooring

THIRD BEDROOM

- Windows Overlooking Frontyard
- Recessed Perimeter Lighting On Cedar Wall And Centre Ceiling Fan
- Built-In Full Body Mirror & Closet Organizers

FOURTH BEDROOM

- Windows Overlooking Frontyard
- Built-In Closet Organizers



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