



# Sunnylea Homes Ltd.

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**“Winter is the time for comfort, for good food and warmth, for the touch of a friendly hand and for a talk beside the fire: It is the time for home.”**

By Edith Sitwell



Geno, Marino, Mikaela and Carmela Scopelleti

## SUNNYLEA NEWS

Dear Friends,

As 2021 draws to a close, the Sunnylea team wishes to thank you for all your support and encouragement, during the year. Sunnylea is going into its 4th year and we are so enjoying interacting with our clients, designers, suppliers and trades. Most gratifying to us is when a client tells us that we have successfully realized the transformation of their home, that they envisioned.

We are looking forward to welcoming our clients to Sunnylea headquarters in 2022. Our team will assist you in making decisions about your renovations and discuss options for selecting the right finishes. Enjoy a cappuccino and biscotti, while browsing at the variety of samples on display. There is a selection of stone for countertops, feature walls and fireplaces. There are a variety of tile samples including backsplash tiles, as well as paint colours. To round out the offering, there are 20 styles of cabinet doors for kitchen, vanity and entertainment units.

Sunnylea Homes would like to take this opportunity to wish you compliments of the season, and a happy and healthy 2022.

With Gratitude  
The Scopelleti family



# Style Your Home

**DECORATE YOUR HOME'S EXTERIOR FOR THE HOLIDAYS!**



You don't have to tangle with hundreds of string lights to step up your home's curb appeal, this holiday season. Instead, deck out your porch with natural elements or festive accents for a welcome way to celebrate. Become inspired by the range of gorgeous greenery and outdoor decorations to bring seasonal cheer to your doorstep.

## **Tie A Bow**

Put all that extra ribbon to good use. Gift wrapping your door takes five minutes, but the results are stunning.



## **Window Wreaths**

Hang festive wreaths or garlands in each of your front windows, for outdoor holiday decor with a simple charm.

## **Light Up With Lanterns**

Use lanterns creatively to adorn your front steps or flank the front door. Fill them with real or flameless candles. The more lanterns the merrier.

## **Basket Bouquet**

Fresh evergreen clippings, berries, and branches transform a rattan basket into a bouquet for the front door.

## **Outside Ornaments**

Give your outdoor trees or shrubs a holiday makeover by decorating them with a few colourful ornaments.



# Bricks & Mortar

## BEACHES FAMILY HOME MAKEOVER



Geno Scopelleti, Avissa Mojtahedi, Marino Scopelleti  
What a pleasure to work with Avissa on another fabulous collaboration!



This renovation was coordinated by Avissa Design, while the clients were out of the country. There were many components to this renovation. Our team built a new walk out terrace (with custom railings) from the master bedroom. For the master ensuite bathroom, the shower was remodeled with light coloured tiles to match the beautiful existing marble in this bathroom. The guest bathroom was completely renovated and finished with floor to ceiling stunning oversized 24 x 48 inches grey-veined porcelain tiles, a wall hung vanity, and black accent plumbing fixtures. In updating the kitchen, Sunnylea's role was to install a herringbone backsplash, plumbing and electrical fixtures. We were also responsible for new railings for the staircase from the mainfloor to the second floor. The total home was freshened up with a crisp white paint called "chantily lace".

# The Editor's Desk

NONNO'S HOLIDAY FAMILY LASAGNA



This holiday season, I would like to share my Nonno's delicious Sicilian lasagna recipe. It is a tradition in our family, as it is full of Italian flavour. What makes this lasagna Sicilian? The key ingredients to Sicilian cooking are peas and hardboiled eggs.

## Ingredients

- 2 bottles of prepared tomato sauce
- 4 medium size mixing bowls
- 2 containers of ricotta, 475 g each (Saputo or Tre Stelle)
- 3 eggs
- Salt/Pepper
- 1 can of peas
- 1 lb of lean ground beef (optional)
- 1 large bag of shredded mozzarella cheese (320 g)
- 1 container of grated parmesan cheese (200 g)
- 2 packages of dry lasagna sheets

## Preparation

1. Boil two eggs until they are hard. Chop eggs and place in a bowl.
2. Add the 1 lb of ground meat to a skillet at medium heat, breaking down the pieces with a fork until the meat is no longer pink. Drain ground beef in a strainer and place in a second bowl.
3. Mix the two containers of ricotta with the remaining egg and add salt and pepper to taste. Place in a third bowl.
4. Drain peas and place in a fourth bowl.
5. Coat the bottom of a baking pan (10 x 14 inches) with 6 tablespoons of tomato sauce.
6. Place the square lasagna sheets to cover the full baking pan.

### For the first layer:

1. Spread 1/3 of the ricotta/egg mixture over the lasagna sheets.
2. Sprinkle 1/3 from each of their respective bowls ground beef, drained peas and chopped boiled eggs. Also add 1/3 of the parmesan cheese and mozzarella cheese over the entire layer.
3. Pour the tomato sauce evenly over the mixture.
4. Repeat for two more layers.
5. Spread the tomato sauce over the final layer and lightly sprinkle mozzarella and parmesan cheese.
6. Cover the pan with foil greased with cooking spray (so the cheese does not stick to it).
7. Bake 1 hour and let stand for 15 minutes.

Buon Appetito!

## North York Harvest Food Drive

Sunnylea Homes is hoping that you will join us in our annual tradition of providing non-perishable food items to those in need, during the holiday season.

We understand that the challenges of the Covid-19 Pandemic, have made many more families dependent on food banks.

With this greater need in mind, we are starting our regular holiday food drive in the hope that we will be able to increase the amount of non-perishable food items, that we are able to donate. Please let us know if you have non-perishable food products that you would like to contribute? Our truck will be picking up donations on Thursday December 23rd.

Thank you for your support.



## Referral Reward Program

We wish to thank Michael Jory, Karin Bennett, Cari Steinberg, Michael Lio, Matt Rose and Jackie Beaudrie for graciously referring Sunnylea Homes.

We would like to recognize this kind endorsement of our firm, by sending you a Starbucks gift card.



Editor: Mikaela Scopelleti