

FALL 2020 PARADE *of* HOMES

#PARADEOFHOMESMB

TOUR OVER
110
NEW HOMES

SEPTEMBER 12
– OCTOBER 10

CANADA'S
BIGGEST
AND BEST
PARADE OF HOMES



WINNIPEG AND SURROUNDING AREAS:

Monday to Thursday: 5:00 p.m. to 8:00 p.m.

Saturday and Sunday: 1:00 p.m. to 5:00 p.m.

BRANDON ONLY:

Tuesday and Thursday: 5:00 p.m. to 8:00 p.m. Saturday and Sunday: 1:00 p.m. to 5:00 p.m.

Show Homes are available for private viewing by appointment outside of Parade Hours



Manitoba Home
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FALL 2020 PARADE of HOMES

SEPTEMBER 12-OCTOBER 10, 2020

#PARADEOFHOMESMB

PRESENTED BY THE MANITOBA HOME BUILDERS' ASSOCIATION

Celebrating 40 Fabulous Years

CARRYING ON A MANITOBA TRADITION



DESPITE THE
CHALLENGES
WE'VE ALL HAD
TO FACE DURING
2020, MANITOBA'S
NEW HOME
CONSTRUCTION
INDUSTRY
CONTINUES TO
BE A STRONG
AND IMPORTANT
PART OF OUR
PROVINCIAL
ECONOMY.



WELCOME TO THE 2020 FALL PARADE OF HOMES.

The Manitoba Home Builders' Association is proud to present our annual exhibition of new homes. With over 110 new homes on display this fall, the MHBA's showcase remains the largest and best Parade of Homes in Canada.

This year, we are proud to be celebrating the 40th anniversary of the Parade of Homes in its current format! In 1980, the Parade of Homes as we know it today came into being. Unlike earlier Parades which were limited to a single subdivision, the MHBA introduced a new Parade concept where show homes would be on display throughout the City of Winnipeg. During that first year of the new concept, 12 builders entered 29 homes.

This year, we are proud to showcase 28 different builders in the Fall Parade in 30 communities across Manitoba. Needless to say, that 40 years later the MHBA Parade of Homes has certainly grown in both size and scope! Our Parade show homes provide you with a wide variety of home design choices as well as the finest examples of Manitoba craftsmanship and creativity.

While the amazing array of Parade Show Homes featured during the Parade are open for your viewing pleasure, they will be operating in a different way than usual. Increased health and safety measures, as well as adhering to social/physical distancing and sanitation guidelines, are necessary for everyone at this time, including those working in or visiting builder show homes. These measures are in place to allow you to visit these amazing show homes in as safe an environment as possible.

As you visit our Parade of Homes show homes, we encourage you to talk to the representative showing the home about

unique features and what makes that particular home special. Visiting our Parade homes and talking to sales agents about different options and features will help you to find that perfect fit for you and your family. These show homes represent the best in home design and construction available anywhere in Canada.

In addition to the Fall Parade of Homes magazine, you can also find even more information on the Parade Show homes at the MHBA's website. Just go to www.homebuilders.mb.ca and click on the "Parade of Homes" section to find all of our Fall Parade of Homes entries. You can also follow the MHBA and Parade of Homes on Instagram, Twitter and Facebook for news, fun contests, updates and show home features. Be sure to look for and use the hashtag **#PARADEOFHOMESMB** to find the latest Parade posts. Following the Parade, we will be highlighting our Fall Parade award-winning homes so follow us to see if your favourite homes were award winners.

Despite the challenges we've all had to face during 2020, Manitoba's new home construction industry continues to be a strong and important part of our provincial economy. MHBA member builders and suppliers are constantly keeping up to date on the latest technology, trends and building techniques to ensure that your new home offers the highest level of quality available.

Enjoy the 2020 Fall Parade of Homes and thank you for visiting.

Lanny McInnes
President & CEO
Manitoba Home Builders' Association

SHOW HOME HOURS: Mon-Thur: 5pm-8pm, Sat & Sun: 1pm-5pm

BRANDON ONLY HOURS: Tues & Thur: 5pm-8pm, Sat & Sun: 1pm-5pm

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FALL 2020

PARADE of HOMES

SEPTEMBER 12-OCTOBER 10

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ON WITH THE SHOW



**PARADE CELEBRATES
40TH ANNIVERSARY IN 2020**

AVANTI CUSTOM HOMES — 5 Erb Farm Road — Oak Bluff West

By Pat St. Germain

>> THEY DON'T MAKE HOUSES

like they used to do — they make them better.

As the Manitoba Home Builders' Association (MHBA) marks 40 years since the Parade of Homes expanded from a single-neighbourhood display to a multiple-community showcase, we can only imagine what the 12 builders who presented 29 Parade entries in 1980 would think of the show homes of today.

Cont'd on page 6



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SHOW HOMES OPEN



ON WITH THE SHOW

— Cont'd from page 4

Just for starters, they'd be astounded at the space-age ways in which home buyers can view more than 110 Parade entries in 2020. Video and 3D tours, photo galleries and even online tours guided by sales representatives in real time are literally at our fingertips.

Back in 1980, smart phones and tablets only existed in science fiction. Few homes had home offices, and if they did, the desktop didn't hold anything more high-tech than a landline telephone and a clunky typewriter.

If you spent a day in downtown Winnipeg, you might have a coffee at the counter over at Harman's Drug store while you read the Winnipeg Tribune — at least until the last Trib rolled off the presses that August. People shopped on Portage Avenue, which was still lined with stores and services — Portage Place was just a concept — and the Winnipeg Jets were playing their second season in the NHL over at the Winnipeg Arena, adjacent to Polo Park.

St. Vital Centre was brand new, having opened in time for Christmas shopping in 1979, and the Qualico community of River Park South, which now stretches from the mall to the south Perimeter, was only four years into its development. Ladco Company, which was responsible for Winnipeg's first master-planned community, Windsor Park, in the 1950s, was still designing Linden Woods, and the south Winnipeg developments of Ladco's South Pointe, Qualico's Sage Creek and Manitoba Housing's Bridgwatertown neighbourhoods were still



THEY'D BE ASTOUNDED AT THE SPACE-AGE WAYS IN WHICH HOME BUYERS CAN VIEW MORE THAN 110 PARADE ENTRIES IN 2020.



RANDALL HOMES — 16 Merkel Manza Boulevard — Canterbury Crossing

decades off. (**Trivia note:** The latter neighbourhoods were named for Arthur Bridgwater, chief of the Fort Garry Police Dept. for almost 30 years, from 1945-1974.)

It was possible to find a condominium in Winnipeg, but the city's most prominent condo builder, StreetSide Developments, wasn't formed as Qualico's multi-family arm until 1990.

Cont'd on page 8

ON WITH THE SHOW

— Cont'd from page 7

Show home features that have become standard today would have befuddled some folks in 1980. Pot lights? Maybe something a hydroponic gardener could use. Smart home features? Conveniences for people who had lost the ability to operate lights and appliances manually. Age-in-place? Well, where else would you age?

SHOW HOME FEATURES THAT HAVE BECOME STANDARD TODAY WOULD HAVE BEFUDLED SOME FOLKS IN 1980.



RANDALL HOMES — 322 Tanager Trail — Sage Creek



RANDALL HOMES — 322 Tanager Trail — Sage Creek

Parade of Homes Hours:

Winnipeg and Surrounding Areas:

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Saturday & Sunday | 1pm-5pm

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Manitoba Home
Builders' Association

#paradeofhomesmb
www.homebuilders.mb.ca



FOXRIDGE HOMES — 31 Hummingbird Cove — Headingley — Taylor Farm

YOUR KITCHEN APPLIANCES WERE WHITE, AVOCADO GREEN OR HARVEST GOLD AND A TYPICAL BEDROOM EN SUITE WOULD NOT BE DESCRIBED AS "SPA-LIKE."

Open-concept layouts were not yet the next big thing, let alone the next passé thing. Lower levels were called basements and flex rooms had yet to be invented. Your kitchen appliances were white, avocado green or harvest gold and a typical bedroom en suite would not be described as "spa-like." Toilets didn't wash and blow-dry users, and since HGTV Canada wouldn't hit our digital sets until 1997, few people realized that a house was not a home without quartz countertops.

But perhaps the greatest change — in every sense of the word — has been in the evolution of energy-efficient homes. Coincidentally, it was in 1980 that the federal government launched its Super Energy Efficient Home program, which led to construction of the first R-2000 homes a few years later.

Cont'd on page 10



CRAFTED WITH CARE

Now building in Aurora, Bonavista and Devonshire Park.

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RANDALL HOMES — 16 Merkel Manza Boulevard — Canterbury Crossing

ON WITH THE SHOW

— Cont'd from page 9

During the 2020 Parade of Homes, visitors will find innovations like hot water recovery systems, triple-pane Low-E windows, LED lighting and high-efficiency furnaces with dual-zone HRV systems. You can check out all those innovations and more in the Signature Homes show home at 440 Cherrywood Rd., which is being marketed as one of the most efficient new homes in Winnipeg.

The company exemplifies the Parade's evolution in another important way. Founded in Winnipeg in 1969, it was acquired by Brandon's Jacobson & Greiner Group in 2015. Today, J&G Homes is one of many MHBA members who have expanded the Parade of Homes far beyond city limits, with almost 30 builders in as many communities throughout southern Manitoba.

POH

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FOX RIDGE HOMES — 51 Pebble Creek Gate — Bridgewater Lakes

>> IT'S EASY to make a house look great — making a house that "lives well" takes some effort, says Foxridge Homes building designer Jennifer Vermette.

It's clear that Vermette and the rest of the Qualico company's team put a lot of work into the new two-storey Foxridge plan on display at 51 Pebble Creek Gate in Bridgewater Lakes.

"We've all said this is our perfect home. It's very much family, but it's still elevated," says Vermette. "It's chic, it's warm, it's inviting ... it's a really nice home."

Cont'd on page 16

[
IT'S CHIC, IT'S WARM, IT'S INVITING
... IT'S A REALLY NICE HOME.



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DESIGNED FOR LIVING

— *Cont'd from page 13*

Interior designer Tara MacTavish says the clever use of space is evident in every room, but it's particularly apparent in the principal suite. The bedroom's en suite is anchored by a dramatic tiled wall that acts as a backdrop for a freestanding bathtub. It faces a long double vanity, and conceals a shower and a toilet room that are tucked behind the wall.

The foyer is grand, bright and welcoming. And there's an easy flow from the kitchen to the dining area and great room.

"This is a great house to entertain. It's all open; you could have quite a party happening here," MacTavish says.

While the house is open, there are several details that provide subtle separation, Vermette notes.



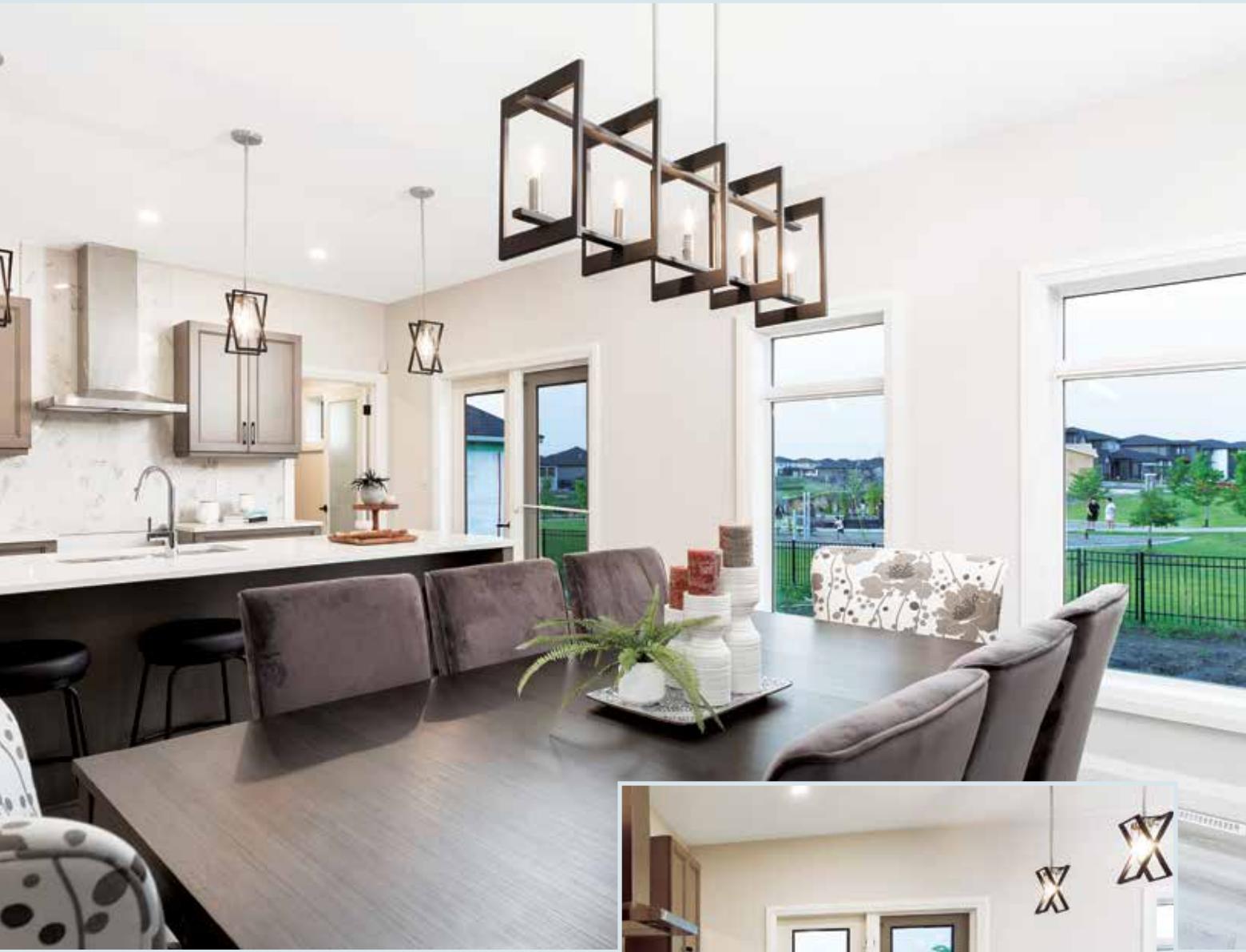
**[THIS IS A GREAT HOUSE TO ENTERTAIN.
IT'S ALL OPEN; YOU COULD HAVE
QUITE A PARTY HAPPENING HERE.**

A metal screen between the foyer and great room provides texture and interest. The kitchen, dining area and great room are clearly defined spaces, thanks to an oversized island and a floor plan that makes the great room a final destination, since there's no need to pass through it to get to another part of the house.

The principal bedroom is thoughtfully planned so that the walk-in closet is located between the bedroom and the en suite. That extra bit of separation ensures that if one person is using the bathroom, the light isn't shining into the sleeping area. And the bathroom windows are high enough that nobody can see in, but the owners can see out.

Cont'd on page 18





DESIGNED FOR LIVING

— *Cont'd from page 17*

Large windows throughout the house allow for plenty of natural light, and the effect is heightened in the main living area, thanks to a 14-foot ceiling over the great room.

There's a good-sized mudroom off the garage, opposite a powder room that's tucked behind the kitchen. A walk-in pantry on the opposite side of the house provides plenty of storage, along with a sense of symmetry. And the foyer is large enough for a bench along one wall. Naturally, it also has a big closet for convenience, along with low-maintenance tile flooring that further defines the space.

Cont'd on page 24



LARGE WINDOWS THROUGHOUT THE HOUSE ALLOW FOR PLENTY OF NATURAL LIGHT.

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SAGE CREEK OFFERS A SENSE OF SOLACE DURING UNCERTAIN TIMES

By Jennifer McFee

When Michael and Muneeba Khan moved to Sage Creek, they discovered a complete community that checked all the boxes on their family's wish list.

With their five-year-old son, Zion, the couple moved in to their brand-new Kensington home in January, settling in not long before the onset of the COVID-19 pandemic.

For Muneeba, the safety and convenience of Sage Creek provided a sense of solace during the pandemic since she could meet all of her family's needs within their own neighbourhood. With more than nine kilometres of trails, as well as parks and playgrounds, Sage Creek offers ample opportunities for exercise and entertainment close to home.

"Everything is close by here. We didn't even have to leave the Sage Creek area. All that we need is here — Sobeys, Shoppers, a gas station, banks, everything," says Muneeba, who stayed home with Zion after she was laid off from her job.

"I feel safe here. It was great that we could go out for a walk or a bike ride. I also enjoyed cooking in our new kitchen and spending time at home with our son."

Michael notes that their stress levels have been further reduced since they're not concerned about repairs in their new home.



"With the new warranty on the house, we don't have to worry about anything going wrong," he says.

"If something does happen, we just make a phone call and they'll come and repair it right away. It works out really well."

WE'VE GOT PLENTY OF TRAILS HERE, SO IT ALMOST FEELS LIKE YOU'RE OUT OF THE CITY.

Their home's spacious front porch has been a relaxing retreat for the family, particularly during the pandemic.

"We use our veranda quite a bit," Michael says. "We have a table and chairs out there, so we sit outside for morning coffee and check our emails. It's really nice, especially since we can even get fresh air on rainy days."

As for Zion, he's been enjoying exploring all throughout his new home.

"There's a nice roomy feel so Zion has lots of space to run and play around," Michael says. "The air

conditioner that came with the house also helps to keep us comfortable."

They're also comfortable spending quality time outdoors throughout the neighbourhood. Michael says they appreciate the sense of community and the diversity within Sage Creek, as well as the natural elements used within its parks and streetscapes.

"We've got plenty of trails here, so it almost feels like you're out of the city," he says.

Tara Reid, Qualico Communities sales and development manager, says the first half of Phase 9A was serviced this summer and lots are available through the custom builders.

There are new multi-family options as well. Latitude 49 is the latest rental apartment project in Sage Creek, with move-in ready suites available now and more to come as the last buildings are completed. New townhome condominiums are available at Grey Heron Rise by Dobie Properties and at LaFrance Condominiums by Randall Homes.

Four new commercial buildings are also currently under construction in the Village Centre, providing more opportunities for local businesses and services.

"Sage Creek is a truly complete community with something for all ages and stages of life," Reid says.

"With rental apartments, townhome condominiums, single-family homes for first-time buyers and buyers who want to either upgrade or downsize, there is something for everyone."

With its strong sense of community and abundance of amenities, Sage Creek is an ideal place to call home, in good times and challenging times too.





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Sage Creek is a trailblazing community bursting with energy and life.

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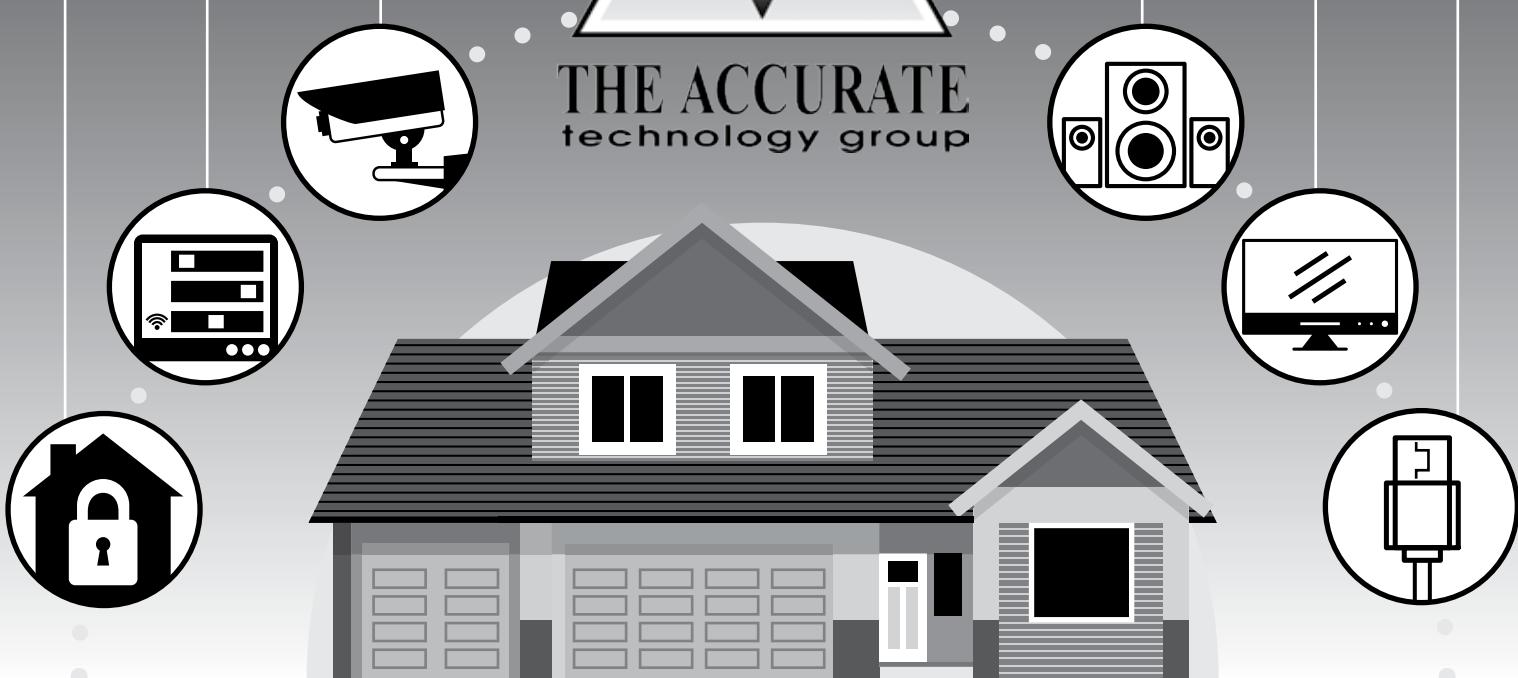
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DESIGNED FOR LIVING

— Cont'd from page 18

Vinyl plank flooring on the main floor gives way to lush carpet upstairs, where there's a small second-floor laundry room, a family bath and two good-sized bedrooms at the front of the house, either of which could be outfitted as a den or home office.



MacTavish foresees more requests for dedicated home office space after the events of 2020, and she expects home buyers will be more focused on designs that are a good fit for their lifestyle.

"I think we're going to see people care more about what's in their home and how it functions."

POH

MACTAVISH FORESEES MORE REQUESTS FOR DEDICATED HOME OFFICE SPACE AFTER THE EVENTS OF 2020, AND SHE EXPECTS HOME BUYERS WILL BE MORE FOCUSED ON DESIGNS THAT ARE A GOOD FIT FOR THEIR LIFESTYLE.



Follow us to see what is happening at the 2020 Fall Parade of Homes



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SHOW & TELL

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CUSTOM HOMES HOMES





Country COMFORTS

Two for the road in Oak Bluff West

Photos by Darcy Finley

>> MORE MANITOBANS

are discovering the benefits of living large in sprawling communities beyond city limits. Lots sizes are bigger, nature is closer and it's often just a short commute back to Winnipeg and all of its urban amenities.

In Oak Bluff West, realtor Blair Holm, of Royal LePage Prime Real Estate, says the growing population tends to be made up of two main demographics — retirees who want to enjoy country life, and couples under the age of 45 who want to raise a family in a small-town atmosphere.

Cont'd on page 30

AVANTI CUSTOM HOMES — 5 Erb Farm Road — Oak Bluff West

LOTS SIZES ARE BIGGER,
NATURE IS CLOSER AND
IT'S OFTEN JUST A SHORT
COMMUTE BACK TO
WINNIPEG AND ALL OF ITS
URBAN AMENITIES

COUNTRY COMFORTS

— Cont'd from page 29

Both groups are likely to find an ideal fit in a pair of Parade of Homes entries — the Foxridge Homes bungalow at 9 Erb Farm Rd., and the Avanti Custom Homes two-storey model at 5 Erb Farm Rd.

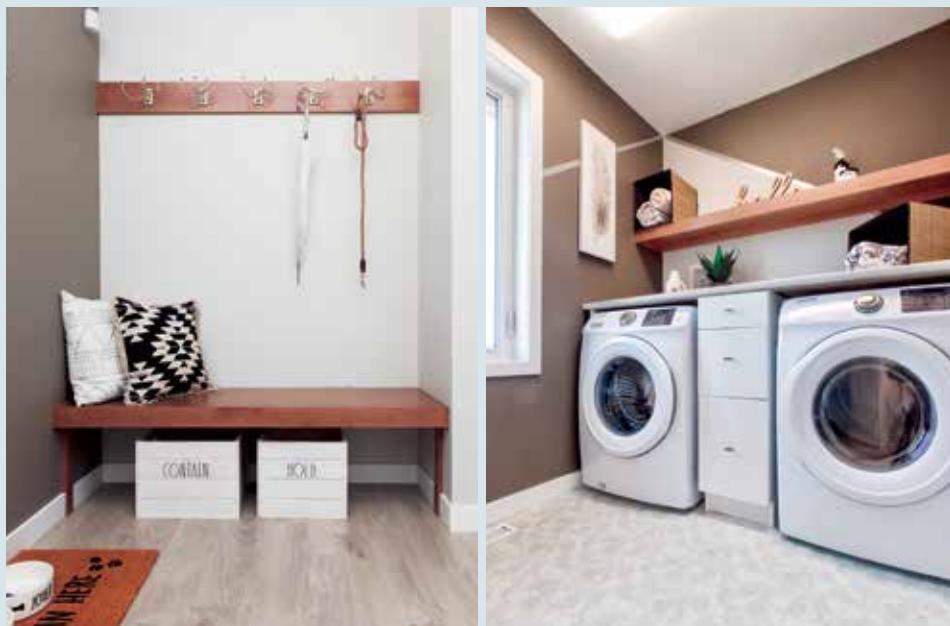
The Avanti home is a bit of a rarity in a neighbourhood that's big on bungalows, and Holm says huge windows, functional design and attention to small details make the house a standout in every other respect.

Cont'd on page 32



AVANTI CUSTOM HOMES — 5 Erb Farm Road — Oak Bluff West

THE AVANTI HOME IS
A BIT OF A RARITY IN
A NEIGHBOURHOOD
THAT'S BIG ON
BUNGALOWS.



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COUNTRY COMFORTS

— Cont'd from page 30

"This is my absolute favourite that I've ever worked in. It just has this great feel to it," he says. "It has this nice, open plan at the back. The proportions are just right."

Holm says the dining area could easily accommodate 10 or 12 people for a holiday dinner, but it's still cozy enough for a small family meal, and the entire kitchen radiates warmth. There's an ideal spot for a coffee station near the fridge, and the sink faces a great big window — a feature that leaves the island clear and gives the person on dish-duty a pleasant view of the yard, which is a generous 72-feet wide and 140-feet deep.

The show home has a main-floor den with glass-panel French doors that is currently set up as an office, but it could be built as a main-floor guest bedroom, and along with three bedrooms on the second floor, there's a loft that can be used as a playroom or fourth bedroom upstairs.

The second-floor laundry is an actual room, not a closet, and it has a big window to provide lots of natural light.

Holm says he likes the fact that you don't see a washer and dryer immediately when you walk in to the mudroom off the garage. Instead, there's a bench, hooks and a couple of dog dishes that give it a homey feel.

In contrast, the front entrance brings the drama, with an 18-foot ceiling height and an immediate view of the maple and glass-panel staircase.



AVANTI CUSTOM HOMES — 5 Erb Farm Road — Oak Bluff West

[

IT JUST HAS THIS GREAT FEEL TO IT.
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Just down the road, the Foxridge bungalow at 9 Erb Farm Rd. would make a lovely family home, with a principal bedroom suite in the rear and two bedrooms

FOXRIDGE HOMES — 9 Erb Farm Road — Oak Bluff West

sharing a family bath in a niche on the opposite end of the house — including a front bedroom with a large window that would make an ideal home office.

Cont'd on page 36



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With a variety of contemporary housing options from Winnipeg's top home builders, Bonavista is a blank canvas for you to create your dream home, with your style and the space your family needs, making it uniquely yours.

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The focal point of the neighbourhood, Fraipont Park, was designed by Scatliff + Miller + Murray Inc., to serve as a suburban gateway to nature. "We designed Fraipont park to bring people together with nature in a cozy gathering space. Fraipont was designed to make everyone feel comfortable, whether walking alone for an evening stroll or gathering for a family picnic," said Bob Somers, Principal at Scatliff + Miller + Murray Inc. "We wanted Fraipont to have the feel of a regional park, so we planted over 200 trees, built a community lookout and created natural wetlands for the community to enjoy, a short



"WE DESIGNED FRAIPONT PARK TO BRING PEOPLE TOGETHER WITH NATURE IN A COZY GATHERING PLACE. FRAIPONT WAS DESIGNED TO MAKE EVERYONE FEEL COMFORTABLE, WHETHER WALKING ALONE FOR AN EVENING STROLL OR GATHERING FOR A FAMILY PICNIC"

walk away from home."

The Fraipont Park Community Lookout offers unparalleled prairie views all year round, with a beautiful canopy to provide shade and shelter, making it perfect to accommodate gatherings in any weather.

If you're looking for the benefits of city living with the tranquility of nature, Bonavista is the community for you. Settle into a home that is

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FOX RIDGE HOMES — 9 Erb Farm Road — Oak Bluff West

COUNTRY COMFORTS

— Cont'd from page 33

On the other hand, this house seems tailor-made for retirees who are in the market for a comfortably luxurious country home.

The triple garage has two doors — a double and a single that could open to a workshop. The main living area is open and bright, with big windows overlooking the backyard, and a covered deck off the dining area.

"It's a great plan for a family, or a couple," says interior designer Tara MacTavish. "It has a nice sized master suite with a walk-in shower, and a nice big mudroom with a walk-in closet."



[THE TILE IS EXQUISITE IN THIS HOUSE. IT MAKES A STATEMENT.]



FOXRIDGE HOMES — 9 Erb Farm Road — Oak Bluff West

Another standout feature is the large-format, 24-inch by 48-inch Ames tile on the great-room fireplace. It's repeated on the kitchen backsplash in an eight-inch by 48-inch format.

"The tile is exquisite in this house," MacTavish says. "It makes a statement."

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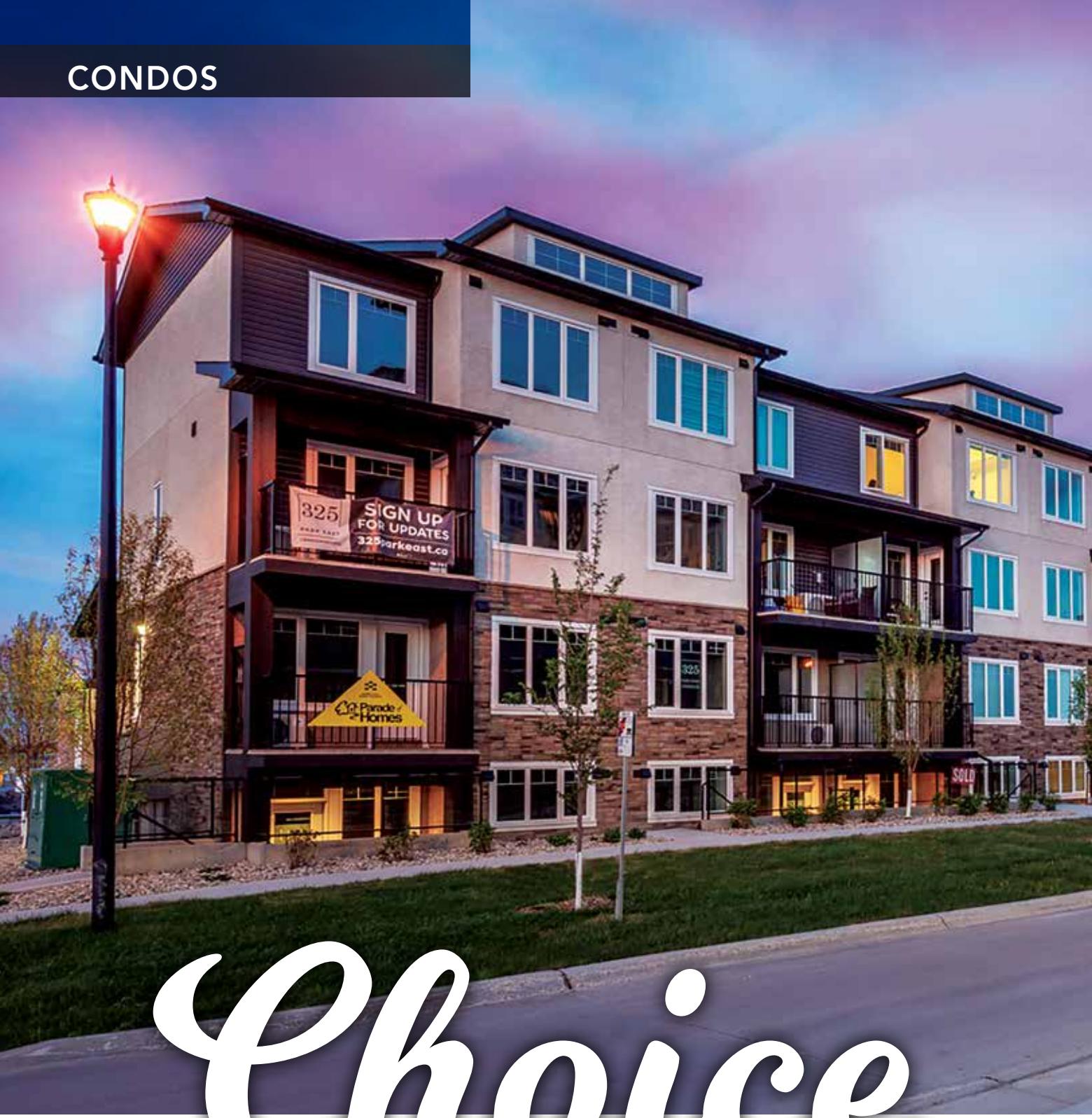
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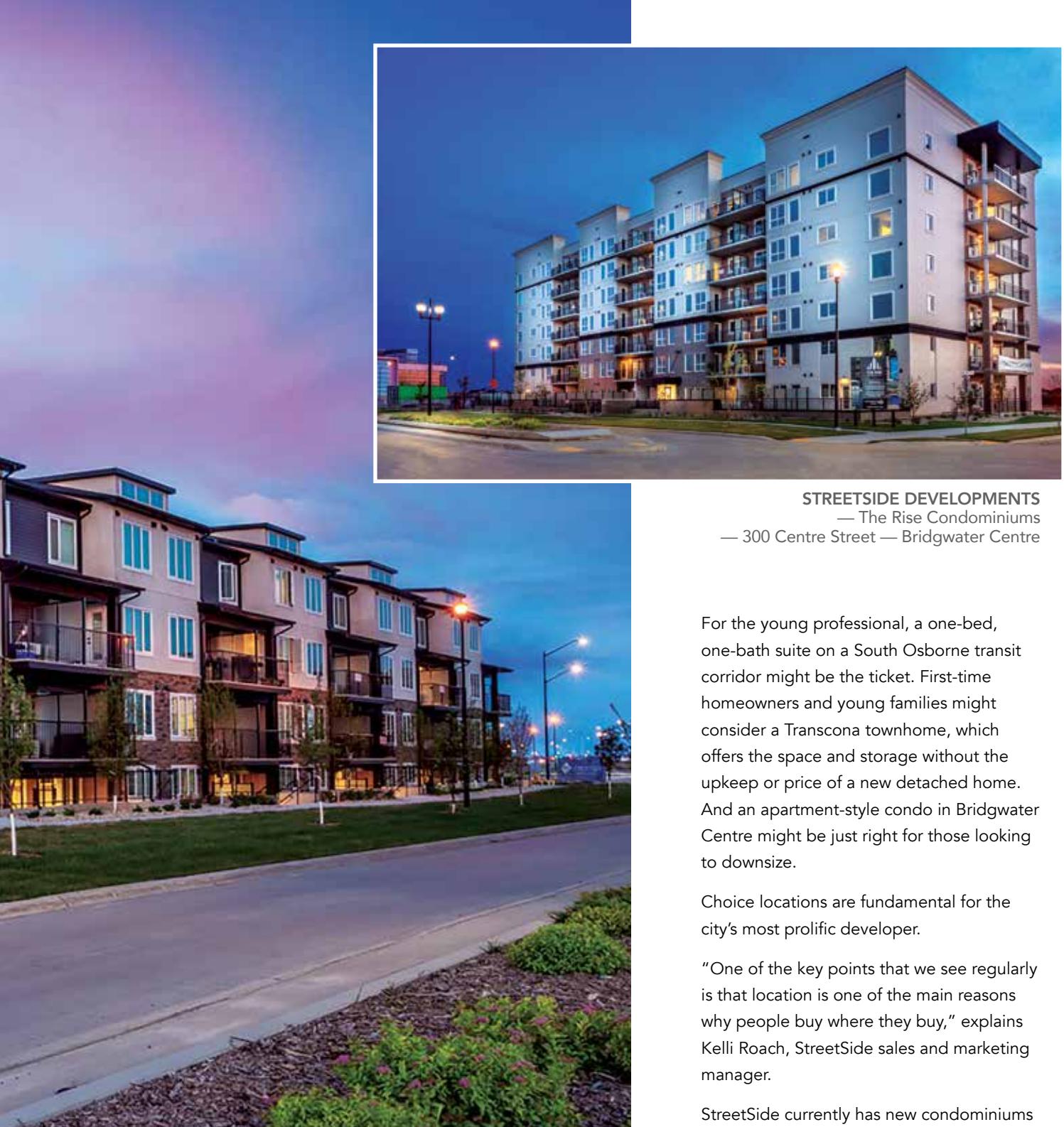
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CONDOS



Choice LOCATIONS

Buying a condo? Name your place



STREETSIDE DEVELOPMENTS

— The Rise Condominiums
— 300 Centre Street — Bridgwater Centre

For the young professional, a one-bed, one-bath suite on a South Osborne transit corridor might be the ticket. First-time homeowners and young families might consider a Transcona townhome, which offers the space and storage without the upkeep or price of a new detached home. And an apartment-style condo in Bridgwater Centre might be just right for those looking to downsize.

Choice locations are fundamental for the city's most prolific developer.

"One of the key points that we see regularly is that location is one of the main reasons why people buy where they buy," explains Kelli Roach, StreetSide sales and marketing manager.

StreetSide currently has new condominiums in Amber Trails, Bridgwater Centre, Charleswood, Transcona, Sage Creek and South Osborne. A new development is underway in RidgeWood West and the company is planning its newest addition in St. Boniface.

StreetSide has a keen sense of what clients need and want in a home. One way the company stands out is in its pet-friendly approach.

Cont'd on page 40

By Kristin Marand

>> WINNIPEG CONDOMINIUM DEVELOPMENTS

are like a certain credit-card company — they're everywhere you want to be.

StreetSide Developments has a wide array of pet-friendly condominiums in the city's most sought-after neighbourhoods, with price points and amenities that are attractive to buyers in every stage of adult life.



STREETSIDE DEVELOPMENTS — Metro Condominiums — 670 Hugo Street South

CHOICE LOCATIONS

— Cont'd from page 39

"We understand that pets are a very important aspect in peoples' life and we want to be able to accommodate that," says Roach, noting that StreetSide's newest additions don't set size limits for pets either.

StreetSide has also made it easy for people to shop from the comfort of their couch. Its website offers virtual tours of five display suites, a live chat feature and live video tours with a realtor.

The 30-year-old multi-family division of Qualico, which was founded in Winnipeg in the 1950s, StreetSide's

standard offerings include open-concept floor plans, modern finishes like vinyl plank flooring and quartz countertops, quality construction and ease of living.

Roach says the company's greatest strength is in the diversity of its team and the sum of their experience.

"We've been in the business for a long time and we're continually growing as we learn from past projects and taking what we've learned and utilizing it in our future ones."

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Randall Homes is another long-time Winnipeg builder that has expanded into the condo business, including a recent development at the Qualico community of Sage Creek. Its LaFrance townhome condo complex puts buyers at the heart of one of the city's most walkable communities, close to nature trails as well as the increasingly bustling village centre.

Randall also has a 14-unit townhome development in Transcona's Canterbury Park, with a bright display suite on Ravenhurst Street. Like the LaFrance development, the Hearthstone Villas are well-appointed three-bedroom townhomes with two full baths and a powder room, plus garage and private outdoor space.

Townhome condominiums are rising in popularity, partly because buyers want to enjoy the ease of the condo lifestyle, and partly because they are affordable, allowing first-time buyers to purchase something brand-new without a hefty price tag. Townhomes offer several advantages, including space, which is spread out over two to three levels. Snow removal, landscaping and exterior maintenance are all included in condo fees. And shared walls help to reduce heating and cooling costs.

Four of StreetSide's current developments include townhome options, ranging from one to four bedrooms and from 978 up to 1,458 square feet. The company has six entries in the 2020 Fall Parade of Homes. It's also adding some extra luxury to its roster with a new display suite opening later this year at Couture West in RidgeWood West and, coming soon, a new venture called Vue Taché in St. Boniface.

TOWNHOMES OFFER SEVERAL ADVANTAGES, INCLUDING SPACE, WHICH IS SPREAD OUT OVER TWO TO THREE LEVELS.

RANDALL HOMES — Hearthstone Villas Condominiums — 242 Ravenhurst Street, Canterbury Park



Whether you are looking for your first home, downsizing or simply looking for a new community to call home, there's an apartment style, townhome or bungalow condominium for every budget and every lifestyle — and in the location of your choice.

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10 Things to Purchasing

There are those special moments that seem to supersede everything else. And then there is the frame you put around those moments. That is what a home represents. It houses the many memories we design for ourselves. It provides a stage on which we celebrate holidays and host the family we choose. It's a place to escape to when life becomes tough and it is a red carpet to welcome the world to a door that is ours to show.

A house is not just where you live, a house is where life happens. And that is why purchasing a home is so much more than a financial decision. It's a decision on the story you wish to tell about you for today and tomorrow.

And so here are 10 things you might not yet be thinking about when choosing that first or next home.

Create a team worthy of you.

10

You deserve nothing less than to surround yourself with a team who will truly listen to what's important to you. Seek out a Financial Advisor and Realtor who share in your excitement while having the expertise to show you options that you may not have previously considered. Invite along the informal advisors in your life (family, friends) but choose wisely sharing what is important to you in a home. Ask your team to be honest, transparent, and, most importantly, ask you the kind of questions that help you think differently.

Define the Dream.

If your team were to ask, would you be able to articulate the dream? What is your timeframe for purchase? Is this your 'for now' home or your forever home? Do you want your home to be a gathering place? When defining the dream, think not only for now but for later as well. We tend to think only about our needs for right now. On average, Canadians move every six years. Go beyond today and permit yourself to dream three to five years down the road – pets, a growing family. What brings you joy today and what would you need to meet your needs for tomorrow?

8

Paint Your Financial Present.

To frame the future, we first need to paint the present. The right financial advisor can help you with this. Reflect on your financial picture. How much have you saved for a down payment? How often are you paid? Do you receive variable pay like tips, overtime, bonuses?

Frame Your Financial Future.

The purchase of a home goes well beyond the purchase price. We need to think about the dream and what we would need to invest in the property inside and out to bring us closer to the dream. It can be daunting to answer the question "How much you would like to spend on a home?" Consider working backwards. Consider what your budget allows in a monthly expense. What amount would you be comfortable paying each month including bills? What is your goal to have this mortgage paid off? What would be your plan if there was income disruption?

9

7



Consider When Your First/Next Home



6

You Aren't Buying a House, You Are Buying a Home.

Can you see yourself and your family in this space? When you think about how you want to use this space with friends and family, does this home help you create that life for yourself? Find the home that frames the dream.

You Aren't Moving Into a Home, You Are Moving Into a Community.

What conveniences do you value having nearby? How important to you is it to have other families on the street? Visit the street and surrounding area both during the day and at night. Learn about things that may matter to you and your family today or in the future such as traffic, green spaces, access to public transportation or the location of schools. Google the street and area to learn of news stories to ensure you are aware of future changes that may impact the community.

5

Embrace A Changing World.

What we have learned through the recent pandemic is that things matter today that may not have mattered a year ago. Asking ourselves if we will be working from home more often and if we have the tools at our disposal including access to high speed internet, a space in the home for work that we can keep separate from our personal living space. Focusing on our mental health and resilience has never been so important.

Choose the Relationship You Want to Have with Your Home.

Not only is it about finding that right home for you, decide if you are the right person for that home. As you reimagine how you might change up and keep up the space, how much are you willing to invest time and money into your home from renovations to everyday house and yard upkeep? Be fair to yourself and the time you have before overcommitting.

3

Make Making Decisions Easier.

After looking at several homes they can start to blend together as you look at each other and ask – which home was that? Create a decision tree ahead of time comprised of 4 or 5 key questions (perhaps inspired by the advice above). Carry a chart to record your thoughts in the home as you visit each home. Take a photo of each home and add to the chart to help you organize your thoughts and make decisions easier.

Be in the Moment.

Finding the right home can be overwhelming. But it also can be very exciting. Permit yourself to experience the range of emotions tied to this decision but take time to celebrate every milestone along the way. On moving day, pause to acknowledge what you have accomplished. You did this. You have taken the first step to frame your future. Tell a story worthy of you and may you live happily ever after.

1

Lenette Birdsell is the RBC Regional Vice President of Mortgage Specialists for Manitoba, Saskatchewan, Nunavut, and Western Ontario. Lenette is passionate about the home buying experience and proudly leads a team of 150 spirited Mortgage Specialists dedicated to helping Canadians define their dream and frame their future.



NATURAL LIVING IN RIDGEWOOD WEST

By Jennifer McFee

Charleswood's budding community of RidgeWood West is about to become even more diverse as it welcomes its first multi-family dwelling.

Couture West Condominiums, StreetSide Developments' newest pet-friendly townhome project, will be right at home in RidgeWood West.

"This exclusive development offers 24 modern two-storey, three-bedroom townhomes designed for effortless living," says Kelli Roach, sales and marketing manager.

"There are two different floor-plan options to choose from at Couture West, both providing an open-concept layout, double detached garage, stunning interior finishes and a professionally landscaped yard the family dog will love."

The open-concept main floor features a galley-style kitchen with a large island. There are quartz countertops throughout the home, including the bathrooms, and the owner's bedroom is a dream come true, with an ensuite bathroom and walk-in closet.

Couture West broke ground in June and pre-sales are currently underway. Buyers have the option of developing their lower level, and the professionally landscaped front and backyards can also be enhanced with an optional patio.

Set in a sought-after location, the townhomes are geared to anyone seeking a unique sense of style, comfort and maintenance-free living.

"Couture West will cater perfectly to those looking for a relaxed



lifestyle, yet still enjoy having all the conveniences of city life just a stone's throw away," Roach says.

"Being the first multi-family development in RidgeWood West means adding diversity to the community and the ability to offer an affordable option for first-time home buyers, growing families, single professionals — the list goes on, to move into this new community.

COUTURE WEST WILL CATER PERFECTLY TO THOSE LOOKING FOR A RELAXED LIFESTYLE.

It is also a chance for Charleswood residents to have a new home in an area they already know and love."

Nine new RidgeWood West show homes will be featured in the Fall Parade of Homes.

"The Charleswood area has always been highly popular with home buyers," says Tara Reid, Qualico Communities sales and development manager.

"RidgeWood West allows buyers to build new in this historic part of Winnipeg."

Premium lots range from 34 to 44 feet wide, and custom lots range from 44 to 56 feet wide, with a variety of options, including lots that back onto the public reserve and walkout lots that back onto the trail system or the naturalized wetlands.

Reid says servicing for Phase 3 will begin this fall for a small selection of premium and custom lots.

"Residents can enjoy the beauty of naturalized wetlands and limestone trails throughout the community. RidgeWood West provides the opportunity for a new home with the pleasure of living close to nature."

Roach adds that the community has been designed to make the most of the wealth of natural beauty Charleswood has to offer.

"With the Harte Trail right in your backyard and the Assiniboine Forest just down the way, nature lovers will feel completely in their element," Roach says.

"Surrounded by all the amenities a person needs, it's a scenic setting of wetland vistas, grasses and extensive walking trails that truly makes this community a special place to live."

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Statement PIECE

**Going all out
with unique
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of style**

Photos courtesy of Hilton Homes

>> LOCATED IN A TONY NICHE in Bridgewater Trails, the Hilton Homes show home at 355 Willow Creek Rd. has a lot in common with its neighbours — but it's the uncommon elements that set this house apart.

Cont'd on page 48

[IT'S THE UNCOMMON ELEMENTS THAT SET THIS HOUSE APART.

HILTON HOMES — 355 Willow Creek Road — Bridgewater Trails



STATEMENT PIECE

— Cont'd from page 47

THE TWO-STORY HOME'S MAIN FLOOR IS OUTFITTED WITH LARGE-FORMAT PREMIUM CERAMIC SLABS.

Where guests expect to see hardwood flooring, or a mix of wood and tile, the two-storey home's main floor is outfitted with large-format premium ceramic slabs. Durable two-foot by four-foot tiles shine wall-to-wall in light grey tones that resemble glistening concrete.

"It worked really well with the colour scheme we had in mind. It's totally unique but at the same time accessible to people," says builder Spencer Curtis, whose father Frank Curtis founded Hilton Homes in 1985.

Cont'd on page 50



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STATEMENT PIECE

— Cont'd from page 49

There's more large-format tile on the floor-to-ceiling great-room fireplace surround, in anything-but-basic black. Veins give it the look of natural stone — a fitting frame for the extra-wide electric fireplace at its base. With open "flames" made up of mist and lights, it doesn't need a screen or glass enclosure because the faux fire never gets hot.

"I've never seen anything so realistic. In some ways it's even more dramatic," says Curtis.

The most striking element spans both stories of the home. While glass inserts for staircases have become almost standard in high-end homes, Curtis went out on a limb with a bold oak-and-steel custom floating staircase.

"That's definitely the most exciting thing for me," he says.

The showpiece is the first thing visitors see in the spacious front foyer, and the black steel railings are repeated in a big way as a visually stunning divider between the great room and the home's lower level.

Cont'd on page 52



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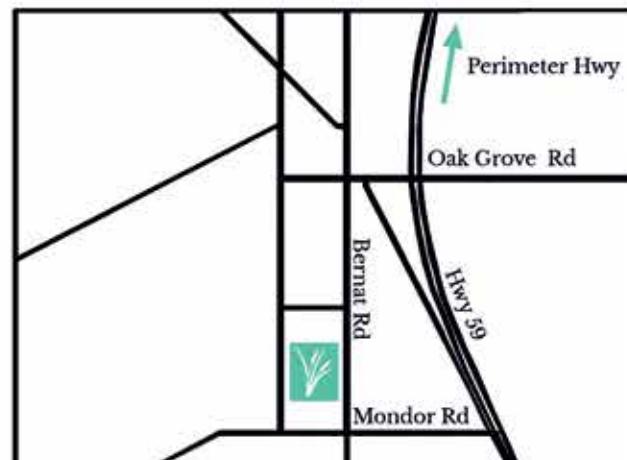
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STATEMENT PIECE

— Cont'd from page 50

Faux beams on the great room's ceiling are basically a case of gilding the lily, but that's in keeping with the initial plan for the house.

"This show home in particular, we knew it was probably the last we were going to build in the Bridgewater development. We decided we were going to pull out all the stops on this one," Curtis says.

At 2,142-square-feet, with four bedrooms, there's plenty of space for family life and entertaining. The kitchen is equipped with black stainless-steel appliances, quartz countertops and thermofoil cabinetry with under-cabinet lighting. A spacious walk-through pantry leads to the mudroom / main-floor laundry room and over-sized double garage. And while the island overlooks the great room, there's a defined nook that provides a nice bit of separation for a dining area.



[THIS SHOW HOME IN PARTICULAR, WE KNEW IT WAS PROBABLY THE LAST WE WERE GOING TO BUILD IN THE BRIDGWATER DEVELOPMENT. WE DECIDED WE WERE GOING TO PULL OUT ALL THE STOPS ON THIS ONE.


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The principal bedroom has a walk-in closet and its unique ensuite has a huge custom-tiled walk-in shower with a bench. And there's a family bathroom separating the principal suite and three bedrooms at the front of the house.

Curtis says the COVID-19 pandemic put the company's 35th anniversary celebrations on hold. But it's still a time of reflection on how much things have changed — and how much they've stayed the same.

Cont'd on page 54

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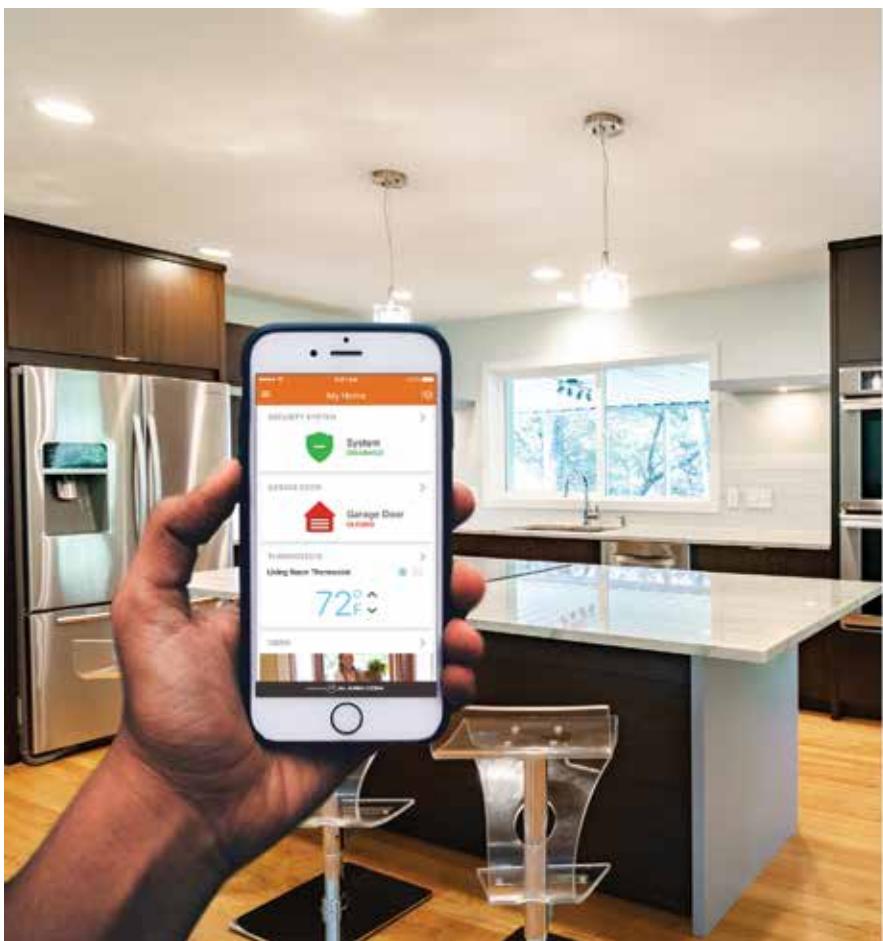


STATEMENT PIECE

— Cont'd from page 53

"One thing that hasn't changed — our houses have always been built for people to live in. It used to be incredibly simple — it was a 700, 800, 1,000-square-foot box that we could start and finish in under a month," he says.

"We offered people a choice of two cabinet colours and they all got white. Now we send them to see our interior-design consultant. They pick and choose from hundreds of standard features.



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ONE THING THAT HASN'T CHANGED — OUR HOUSES HAVE ALWAYS BEEN BUILT FOR PEOPLE TO LIVE IN.

They ask us for quotes on hundreds more features that they want to have in their home to customize that space for themselves. But at the end of the day, it's still about taking the time to design plans that we think are going to work for people to actually live in, and then what do we do to dress them up in different ways."

Not everyone is going to want to invest in a steel staircase feature or a sea of ceramic tile, but home buyers can always take a show home plan and adapt individual elements to suit their personal tastes and needs, he adds.

"They're still going to have this amazing home that they're going to want to live in and that they're going to love."

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A Room of ONE'S OWN

DEFINED ZONES MAKE FOR HAPPY HOMES

By Lindsey Ward

Photos by Marianne Helm

>> FOR DECADES NOW, no design has been as coveted as the easy breezy open concept. You can't watch 30 minutes of HGTV without hearing a designer or even homeowner say, "That wall has got to go."

But these are pandemic times, and like everything else, our feelings about that echoey open staircase we thought was oh-so-chic — but allows us to clearly hear the kids playing mini hockey downstairs — have changed.



MORE DEFINED SPACES WITHIN THE HOME ARE DEFINITELY PART OF "THE NEW NORMAL."

HUNTINGTON HOMES — 661 Bridge Lake Drive — Bridgewater Trails

Noise complaints aside, though, we shouldn't go so far as to declare the open concept dead. Most homeowners aren't going to be putting up kitchen walls quite yet. But more defined spaces within the home are definitely part of "the new normal."

"I think a lot of people that we're working with now are building a home because COVID-19 has made them realize that if they are trapped at home, and they're working at

home, they need separate spaces to be able to do that in," explains Rob Swan, who founded Huntington Homes with his brother Sheldon in 1987. The duo introduced the open-concept great room to Winnipeggers back in 1993, when they built a show home that saw the traditional living room replaced by a room which highlighted the views at the back of the house.

Cont'd on page 58

A ROOM OF ONE'S OWN

— Cont'd from page 57

Swan says a lot of homeowners are continuing to embrace the open concept in terms of their home's common area — the kitchen, dining room and great room — but are opting for more closed off personal areas (such as a closed sitting area within a master bedroom) and recreational areas (like a private sunroom or home gym with a door that closes).

And thankfully the days of the dungeon basement are behind us, creating a large opportunity for homeowners to build the perfect isolation escape below ground level.

"With the walkout basements, we've got two or three levels in some homes," Swan says. "There's enough separation where people can go find a place for themselves and not have to feel like they have to practise social distancing in their house."

Take Huntington Homes' latest show home, a stunning 3,305-square-foot custom built bungalow at 661 Bridge Lake Drive, for example. It boasts a basement with a walkout that leads right out to the lake. The lower-level's main area — which features a wet bar, fireplace and rec room — is surrounded by bedrooms and a closed-in gym space.

JUST FOR OUR OWN MENTAL HEALTH, WE REALIZE THAT HAVING OUR OWN TIME AND SPACE IS IMPORTANT.



HUNTINGTON HOMES — 661 Bridge Lake Drive — Bridgewater Trails

Aside from the defined spaces naturally created by the layout of a house, it's important for homeowners to create personal sanctuaries within the home — human charging stations, if you will. The most obvious spot for a relaxing sanctuary — especially if space is tight? The bedroom, of course.

"I share my house with my husband and a seven year old and a nine year old, and when we were in the full-on lockdown, I was retreating to my bedroom and locking the door," says Kelsey Kosman, who helps clients create their dream spaces as owner/designer of Dollhouse Design.

"It doesn't matter what the space is, I think that just for our own mental health, we realize that having our own time and space is important.

"I think everybody should have a goal of having one space in the house where they really pour their heart into creating a thought-out, well-designed space that makes them feel good to go into for quiet time."

Kosman suggests creating comfortable, minimalist, clutter-free bedrooms where you (or the kids) can have an escape.

"I love adding real plants, diffusers for aromatherapy, and layered lighting is

Cont'd on page 60

HUNTINGTON HOMES — 661 Bridge Lake Drive — Bridgewater Trails



IRWIN HOMES

LUXURY,
NO MATTER
THE
SQUARE
FOOTAGE

A variety of floorplans for every stage of life.

IRWINHOMES.CA

A ROOM OF ONE'S OWN

— Cont'd from page 58

important so we don't have a fluorescent light blinding us. Just try to think of all the senses and how they play into our mental health."

Beyond the bedroom, Kosman stresses the importance of keeping the home tidy so physical clutter doesn't lead to mental clutter, especially during these trying times.

"There are a lot of studies out there that contribute to this way of thinking," she says. "Keeping things organized and clutter free really does have an effect on us in a positive way, so just try to keep that in mind as we're embracing a new (ab)normal."

THE THREE-SEASON SUNROOM IS A MUST-HAVE FOR MANY NEW HUNTINGTON HOMES BUYERS.

This includes your makeshift home office (and perhaps the kids' makeshift home classrooms), which you should aim to turn into comfortable spots that are at least somewhat separate from personal and recreational areas. Kosman suggests turning a small corner of your own or your child's bedroom into a workspace with a laptop table, for example, rather than allowing the dining room table to become a cluttered command centre.

Even before the pandemic shook up our lives, Kosman says a lot of her clients were longing for more closed spaces. Trendy minimalistic designs often have a lot of hard surfaces (like granite countertops and hardwood floors) that provide little in the way of sound absorption. Separate spaces with carpets and other cozy decor items can reduce the need for parents to wear earplugs when their little ones forget to use their indoor voices.

"Where people would have been considering opening up a living room to the rest of the house, maybe we're keeping that one space as that one quiet area of the house," she says.

Swan says another popular option for a hideaway within the home is the flex room — a separate



HUNTINGTON HOMES — 661 Bridge Lake Drive — Bridgewater Trails



space that can be morphed into a playroom, office, workout room, you name it. The three-season sunroom is a must-have for many new Huntington Homes buyers. Half-walls and dual-sided fireplaces that straddle two rooms are also options for folks looking to create a customized quarantine space.

"We talk with clients about what their expectations and needs are and then we tailor each room to accommodate that," he says.

A more close-minded approach to new homes might not be the only innovation brought on by the pandemic, Swan says. We might start seeing more automated features not unlike those in The Jetsons' futuristic abode.

"I see amenities like taps that turn on by electronic eyes in the guest bathroom as a possibility," he says. "We may see more automatic things within the house, especially in the common areas."

POH

RIVERFRONT RELAXATION IN TAYLOR FARM

By Jennifer McFee

Builders are going with the flow in Taylor Farm, where waterfront lots will soon be making a splash with happy homeowners.

Nestled in the Rural Municipality of Headingley, Taylor Farm offers breathtaking views of the Assiniboine River, combined with the easy access of a country location that is mere minutes from the city.

Offering a glimpse at what life might be like on a large river lot, Irwin Homes has started construction on its first Taylor Farm show home at 52 Curry Drive.

"In partnership with Qualico Communities, we're building the first Taylor Farm show home on the Assiniboine River," says Irwin Homes president Andrew Koop.

"What's got me excited is that partnering with Qualico means it's going to be a well thought-out and managed development, which is really important."

Koop says nothing compares to the tranquil view of nature when you build a home along the water.

"It is spectacular on the Assiniboine River. You really have to stand there and look at the river lots to understand how absolutely stunning they are," he says.

"These lots are huge, so that also gives you so much flexibility to customize your home, which is really appealing."

Tara Reid, Qualico Communities sales and development manager, notes



that Phase 1 and 2 of Taylor Farm will feature 94 homes, while the overall master plan will include approximately 585 single-family homes.

"The spacious lots in Taylor Farm allow builders and their clients more home design flexibility. The architectural controls within the community ensure that high standards of exterior design and materials are used, thus enhancing the natural beauty of the surrounding landscape," Reid says.

Available lots range from 72 to 98 feet wide, including interior lots as well as some walkout lower level lots that back onto the trail and naturalized wetland or onto the Assiniboine River.

The Irwin Homes show home, set to open in 2021, will be a two-storey walkout that features floor-to-ceiling glass to enhance the spectacular view of the river.

The home will include three oversized bedrooms on the lower level plus the owner's suite on the main floor, with the convenience of 4.5 bathrooms — including an ensuite with views that overlook the river from a freestanding tub.

The second floor is dedicated to a

loft entertainment area complete with a bar. Overlooking the great room, this impressive area can also be used as a guest space with its own private bathroom.

As an added attraction, the home's spacious entry off the garage leads to a walk-through butler's pantry as well as optional laundry on the main floor.

"To me, this is an executive home. We didn't want it to get too massive, so this is a 2,700-square-foot contemporary plan," Koop says. "We're using every inch of this place for family."

So far, 45 homes are completely built or currently under construction in Taylor Farm, and more than 25 families have already moved to the budding community.

Reid says, "Residents of Taylor Farm will enjoy a network of trails and wetlands throughout the overall community, as well as a mature basswood forest next to the Assiniboine River. Taylor Farm provides easy access to the amenities of Headingley and the west end of Winnipeg all while offering the simple, quiet beauty of country living."

POH

RESIDENTS OF TAYLOR FARM WILL ENJOY A NETWORK OF TRAILS AND WETLANDS THROUGHOUT THE OVERALL COMMUNITY, AS WELL AS A MATURE BASSWOOD FOREST NEXT TO THE ASSINIBOINE RIVER

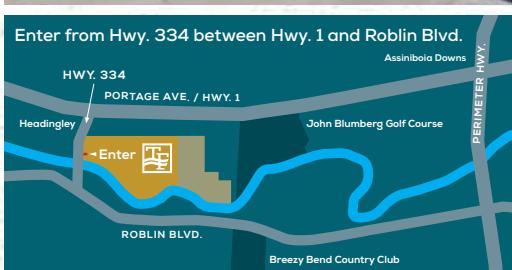


CITY REACH, *Country Ease*

With its unique and wide-ranging landscapes, Taylor Farm offers a truly progressive approach to country living. Take a tour and discover for yourself the unparalleled opportunities to design a distinctive custom home that takes full advantage of the community's natural features and nearby urban amenities.



Assiniboine River view



RIVER FRONT LOTS AVAILABLE

With the availability of exclusive, large river lots, you can truly experience *upstream living*.

Taylor Farm homeowners can enjoy living alongside a mature forest grove, with plenty of walking trails and spectacular views of the Assiniboine River.

LIMITED TIME OFFER

From upgraded interior finishes, exterior enhancements, to extra landscaping, ask your builder about how you can use the valuable incentive for your new home in Taylor Farm.



TAYLOR FARM
IN HEADINGLY
MANITOBA

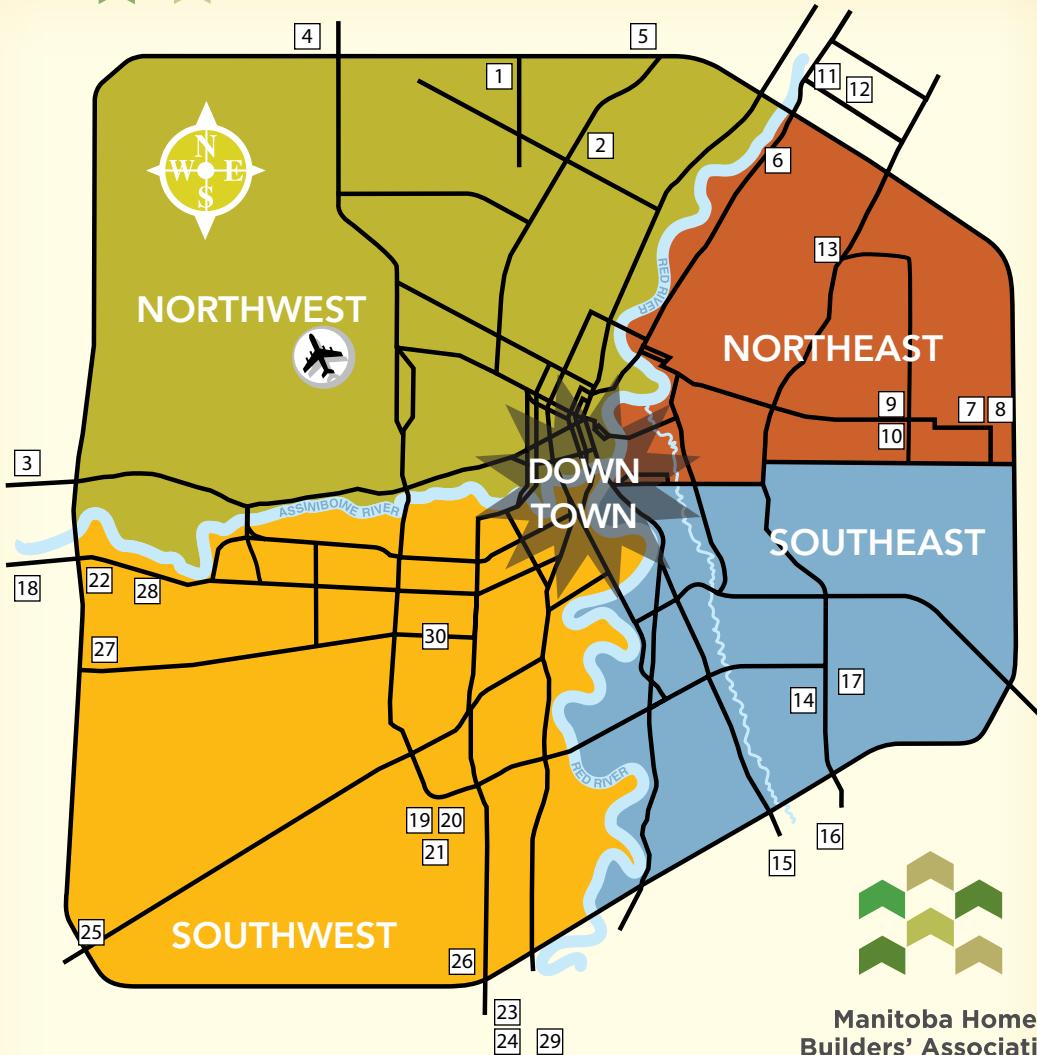
Show homes open year-round. See website for details.

fall PARADE of HOMES

SEPTEMBER 12 – OCTOBER 10, 2020



PRESENTED BY THE MANITOBA HOME BUILDERS' ASSOCIATION



Manitoba Home
Builders' Association

SHOWHOME HOURS:

Mon. to Thur.: 5PM- 8PM
Sat. & Sun.: 1PM - 5PM

BRANDON:

Tue. & Thur.: 5PM- 8PM
Sat. & Sun.: 1PM - 5PM

SHOW HOMES ARE AVAILABLE FOR PRIVATE VIEWING
BY APPOINTMENT OUTSIDE OF PARADE HOURS

#PARADEOFHOMESMB

For info on the 2020 Fall Parade of homes visit

www.homebuilders.mb.ca

Printed base prices of show home models published in this magazine may increase by up to 10%
during the Fall Parade of Homes (September 12–October 10, 2020) and for the 30-day period following.

#PARADEOFHOMESMB

NORTHWEST

- 1. Amber Trails
- 2. Aurora at North Point
- 3. HEADINGLEY — Taylor Farm
- 4. STONEWALL — Quarry Ridge Park
- 5. WEST ST. PAUL — The Trails of West St. Paul

NORTHEAST

- 6. 1914 The Residences
- 7. Canterbury Crossing
- 8. Canterbury Park
- 9. Devonshire Park
- 10. Devonshire Village
- 11. EAST ST. PAUL — Gateway Point
- 12. EAST ST. PAUL — Tielmann Development
- 13. Oakwood Estates — Bloom & Timber Condominiums

SOUTHEAST

- 14. Bonavista
- 15. NIVERVILLE — Fifth Avenue Estates
- 16. RITCHOT — Grande Pointe Meadows
- 17. Sage Creek

SOUTHWEST

- 18. BRANDON — Bellafield
- 19. Bridgewater Centre
- 20. Bridgewater Lakes
- 21. Bridgewater Trails
- 22. Charleswood
- 23. LA SALLE — Prairie Place
- 24. LA SALLE — Prairie View Lakes
- 25. Oak Bluff West
- 26. Prairie Pointe
- 27. RidgeWood West
- 28. Scotswood Meadows
- 29. ST. ADOLPHE — Tourond Creek
- 30. Tuxedo

FALL 2020 PARADE of HOMES Showcase

1914 The Residences



Base Price of Condo (incl. land & gst)

\$660,450.00

Selling Price of Condo (incl. land & gst)

\$660,450.00

204-1914 Henderson Highway

- IRWIN HOMES

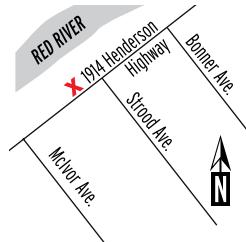
1914 The Residences, luxury waterfront condos situated along the banks of the Red River surrounded by mature trees. An impressive 5-storey, sound control designed, concrete building with a quintet of signature floor plans ranging between 1,234 and 2,408 sq. ft. of sleek and urban elegance. Kitchens include exquisitely designed cabinetry with stunning waterfall quartz countertops. Ensuites are complete with double sinks, heated tile flooring and custom-tiled showers. Do not miss out on seeing these luxurious condos!

Available for viewing by appointment only during official Parade hours. Contact Powell Property Group at 204-977-2142.

www.my1914.com

204-977-2142

Condo/Townhouse



Amber Trails



Base Price of Condo (incl. land & gst)

\$375,206.48

Selling Price of Condo (incl. land & gst)

\$394,322.78

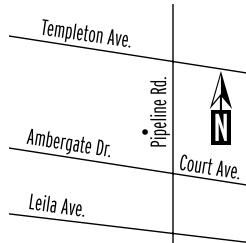
1406-388 Pipeline Road - STREETSIDE DEVELOPMENTS

StreetSide Developments' quality workmanship shines through in this collection of 2-storey and bungalow-style townhomes. Welcome to Amber Grove, where you can experience a unique sense of style, comfort and maintenance-free living. The Bayberry is a beautiful 2-bedroom, 2-bathroom bungalow-style condominium offering a private fenced-in backyard and attached garage. Featuring modern finishes, spacious living room and conveniently located to all amenities, Amber Grove is the perfect place to call home!

www.ambergrove.ca

204-989-9000

Condo/Bungalow/Townhouse



Aurora at North Point



Base Price of House (not incl. land, gst or development charges if applicable)

\$302,500.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$387,402.00

5 Orion Crescent

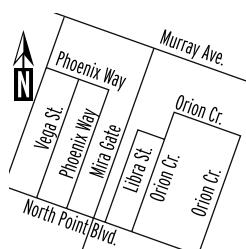
- BROADVIEW HOMES

We're proud to present our newest model – The Atwood, completed with 4 bedrooms and 3 bathrooms! The alluring charm starts with the exterior, completed with board & batten siding and cultured stone accents, immediately drawing your attention. Upon entering the home you'll notice the stylish appeal with vinyl plank flooring that spans throughout the main floor. In the kitchen, warm maple island provides contrast against the white ceramic tile backsplash, both complemented by the marbled quartz countertops. The fireplace and entertainment unit is completed with a marbled tile surround, providing a cohesive look that harmonizes with the finishes in the kitchen. Upstairs, the master suite is finished with a large walk-in closet and private ensuite with double sinks, creating the perfect oasis.

BroadviewHomesWpg.com

204-813-6185

Single Family/2-storey



Aurora at North Point



Base Price of House (not incl. land, gst or development charges if applicable)

\$320,000.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$374,590.00

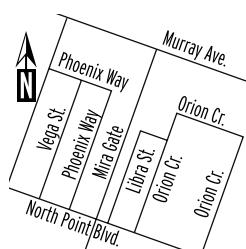
9 Orion Crescent

- DAYTONA HOMES

Welcome to the Austyn III by Daytona Homes. This beautiful 2,095 sq. ft. 2-storey design, has 3 bedrooms and 2.5 bathrooms with modern farmhouse decor. The kitchen with quartz and stainless steel appliances is open to a large great room complete with fireplace with shiplap mantle. Nearby is a comfortable nook surrounded by windows to allow natural light and views of the lake. The walk-thru pantry leads through to the mud room and attached double garage. Upstairs is open to below and features a versatile, large bonus room, 3 bedrooms, two full bathrooms with quartz, including an ensuite with double sinks and separate shower/tub. Upstairs laundry for added convenience.

204-202-6976

Single Family/2-storey



SEPTEMBER 12 – OCTOBER 10

Presented by The Manitoba Home Builders' Association



#PARADEOFHOMESMB

Aurora at North Point



Base Price of House (not incl. land, gst or development charges if applicable)

\$300,000.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$393,171.00

Bonavista



Base Price of House (not incl. land, gst or development charges if applicable)

\$450,000.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$526,338.00

Bonavista



Base Price of House (not incl. land, gst or development charges if applicable)

\$269,900.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$339,900.00

Bonavista



Base Price of House (not incl. land, gst or development charges if applicable)

\$295,278.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$374,480.00

15 Orion Crescent

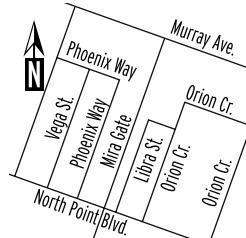
- KENSINGTON HOMES

You'll want to visit this amazing 2,189 sq. ft. home with an attractive front exterior on a beautiful walk-out lot. Inside the home is a convenient mudroom, vinyl plank flooring throughout the entire main floor, gorgeous 2-tone kitchen with quartz countertops and ceramic tile backsplash and a unique study hidden behind the entertainment unit with electric fireplace in the great room. The master bedroom is complete with a huge walk-in closet and ensuite with a soaker tub. Also on the second floor is a spacious laundry room with plenty of storage and a loft for added space. The large deck right off the dining room adds an extra bonus to the home's finishing touches!

kensingtonhomes.com

204-228-2766

Single Family/2-storey



241 Bonaventure Drive East

- GINO'S HOMES

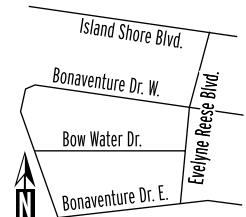
Gino's Homes does it again with this open-concept lake walk-out bungalow. This design is the perfect balance between space, style and function. This home includes a total of 5 bedrooms, great room design complete with formal dining room! The main level has high ceilings throughout with accenting window transoms. The kitchen is open to the great room and includes a large island with stone countertops. Make your way to the fully developed lower level with a massive family room and games room. You'll enjoy the amazing views to your huge south-facing backyard (over 100' deep backing right to the lake) from the main floor balcony or the lower level which takes you straight into the yard.

Gino's Homes — Since 1968

www.ginoshomes.ca

204-488-2581

Single Family/Bungalow



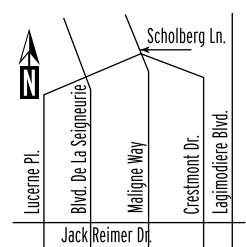
67 Crestmont Drive

- VENTURA CUSTOM HOMES

Welcome home to the Branson! This contemporary 1,670 sq. ft. prairie-style 2-storey home features a sleek, modern exterior, 9' ceilings to the open-concept main floor, a private main floor bedroom with full bathroom, spacious island kitchen with corner pantry, extended dining area, large great room, HUGE rear windows, convenient 2nd floor laundry, spacious bedrooms with large walk-in closets and a private master bedroom with large walk-in closet and ensuite. This home has it all!

204-794-5315/204-295-2207

Single Family/2-storey



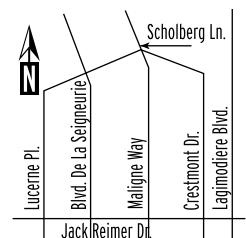
71 Crestmont Drive

- A&S HOMES

The Crestmont is a 3-bedroom, 2.5 bath 2-storey home. The 18' grand entry accompanied with 9' ceilings throughout the main floor provides a very welcoming feel when entering the home. The house shines with laminate flooring, quartz counters, glass railings and pot lights throughout. The large kitchen features custom cabinetry, a chef's island with bar, backsplash, and a walk-through pantry. The open concept layout is perfect for entertaining with the dining room flowing into the great room featuring an entertainment unit with tiled fireplace. The master bedroom has a large walk-in closet, an ensuite with tiled glass shower, double vanities, and features a 10' ceiling design. Second floor laundry allows for maximum functionality. Come visit and view A&S show homes at www.ashomes.ca

204-256-0863

Single Family/2-storey



FALL 2020 PARADE of HOMES Showcase

Bonavista



Base Price of House (not incl. land, gst or development charges if applicable)

\$311,000.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$357,671.00

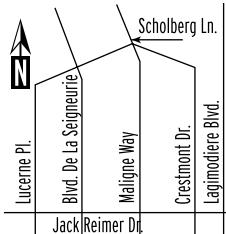
79 Crestmont Drive

- DAYTONA HOMES

Welcome to the Tahoe II by Daytona Homes. This 1,792 sq. ft. 2-storey design, with mid century decor, has 3 bedrooms and 2.5 bathrooms and double attached garage. Enter in to the foyer, with a beautiful maple stairwell, and continue through to the open concept main floor with spacious great room with spectacular fireplace. The kitchen includes all stainless steel appliances, 2-tone cabinetry, quartz countertops and exceptional storage in a walk-through pantry. Upstairs are two bedrooms, the main bathroom, a versatile bonus room, master bedroom with ensuite and walk-in closet, as well as laundry for added convenience.

204-202-6975

Single Family/2-storey



Bonavista



Base Price of House (not incl. land, gst or development charges if applicable)

\$285,900.00

Selling Price of House (not incl. land, gst or development charges if applicable)

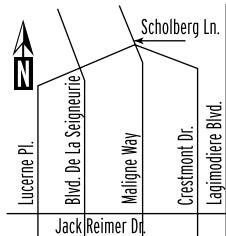
\$349,995.00

83 Crestmont Drive

- RANDALL HOMES

The Carter 1672 — 1,672 sq. ft.

This 2-storey, 3-bedroom family home reaches new heights of affordable innovation. The great room can be as elegant or as cozy as you choose, with the option of adding a modern style fireplace and entertainment centre. The kitchen has a generous island, eating area and pantry accessible straight through the mud room which leads to the garage and work shop area. A powder room and den/home office complete the main floor plan all under 9' high ceilings. Upstairs the attractive owner's suite features an ensuite with dual sinks, shower, private water closet and walk-in closet. Enjoy the loft area or optional 4th bedroom. The laundry room and second bathroom serve the two secondary bedrooms.



Bonavista



Base Price of House (not incl. land, gst or development charges if applicable)

\$271,500.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$318,609.00

84 Crestmont Drive

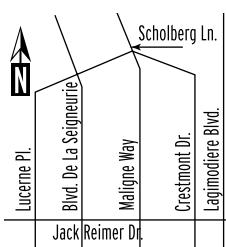
- BROADVIEW HOMES

Welcome to the Preston! This 2-storey home is full of features that are sure to impress, and with 3 bedrooms, 2.5 bathrooms and 1,663 sq. ft. it's the perfect family home. Cool grey vinyl plank flooring can be found throughout the main floor, giving the look of hardwood with remarkable durability. Heading into the kitchen, maple cabinets set the backdrop for the quartz countertops, while complementing the herringbone-style ceramic tile backsplash. Hanging pendant lights highlight the kitchen island and pot lighting provides ample light to both the kitchen and great room. The bedrooms are located upstairs, with a convenient second floor laundry room included and a master suite that you'll look forward to escaping to at the end of your day.

BroadviewHomesWpg.com

204-296-9981

Single Family/2-storey



Bonavista



Base Price of House (not incl. land, gst or development charges if applicable)

\$261,531.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$332,035.00

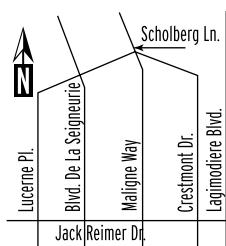
87 Crestmont Drive

- HILTON HOMES

New for 2020 this marvel of modern design is sure to impress. Compact and easy to get attached to, the Julia is a 1,600 sq. ft. 2-storey that is sure to get to ya! #FastRomantics song reference, look them up — great Canadian band and a really great house. Luxury vinyl flooring on the main is a great surface to walk your way from front to back of this affordable gem that has all the features and comforts you're looking for. It would absolutely be wise for you to look into the Julia.

204-291-2220

Single Family/2-storey



SEPTEMBER 12 – OCTOBER 10

Presented by The Manitoba Home Builders' Association



#PARADEOFHOMESMB

Bonavista



Base Price of House (not incl. land, gst or development charges if applicable)

\$275,000.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$323,675.00

Bonavista



Base Price of House (not incl. land, gst or development charges if applicable)

\$244,437.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$296,363.00

Bonavista



Base Price of House (not incl. land, gst or development charges if applicable)

\$257,935.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$268,224.00

Brandon – Bellafield



Base Price of House (not incl. land, gst or development charges if applicable)

\$326,900.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$384,000.00

96 Crestmont Drive

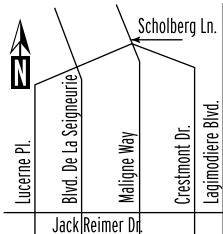
- KENSINGTON HOMES

This contemporary 1,748 sq. ft. plan is the perfect young, active family home. With 3 bedrooms, 2.5 bathrooms, spacious mudroom, open-concept layout, kitchen with walk-in pantry, second floor laundry space, and a master bedroom that includes a huge walk-in closet and ensuite with double vanity. This home maximizes the use of every square foot. An inground sprinkler system installed in the front yard, quartz countertops in the powder room, kitchen and ensuite, ceramic tile backsplash in kitchen, vinyl plank flooring throughout main floor, barn door in master ensuite and smooth painted ceilings are some additional features that make this home one of a kind!

kensingtonhomes.com

204-226-0978

Single Family/2-storey



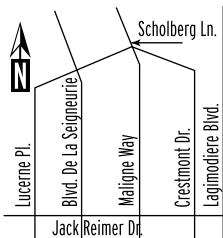
2 Maligne Way

- A&S HOMES

The Stonebrook is an A&S Homes' 2-storey, 3-bedroom, 2.5 bath home designed specifically for a laned lot. The main floor's 9' ceilings with open concept layout is suited perfectly for entertaining with its large great room, a built-in entertainment unit and gas fireplace. The kitchen is equipped with an abundance of cabinetry, quartz countertops, and an enlarged peninsula island with bar top. The laminate flooring shines off the several pot lights throughout the house. The master bedroom has a large walk-in closet and an ensuite with an extended vanity with 5' glass tiled shower. Come visit the show home and view other A&S Homes at www.ashomes.ca

204-256-0863

Single Family/2-storey



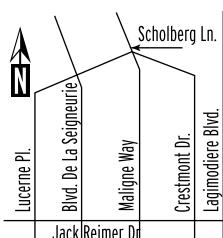
106 Maligne Way

- DAYTONA HOMES

Welcome to the The Cruze by Daytona Homes. This 1,389 sq. ft. 2-story home offers 3 bedrooms and 2.5 bathrooms, including a master bedroom with walk-in closet and ensuite bathroom. The entry foyer leads into an open-concept great room with plenty of space for entertaining. The modern kitchen features quartz countertops and stainless steel appliances with a large island. Main floor powder room. Rear parking pad included with option to add a garage.

204-688-0225

Single Family/2-storey



6 Chipperfield Drive

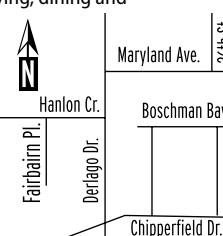
- J&G HOMES

Welcome home to this stunning 1,595 sq. ft. bi-level home. Boasting 9' ceilings, this home offers an abundance of natural light with its many windows, and open-concept design. This home makes a dramatic first impression with its triple car garage, large front window and gorgeous wood grain accents that are carried inside the home. With a large kitchen offering quartz countertops and a spacious island, to the generous living, dining and deck areas, this home is the perfect space for entertaining. There are 3 bedrooms conveniently located on the main floor just off the kitchen. The master bedroom is raised slightly for extra privacy; this space features a walk-in closet and large ensuite with a custom tiled shower.

www.jandghomes.ca

204-728-2235

Single Family/Bi-level



FALL 2020 PARADE of HOMES Showcase

Bridgewater Centre



Base Price of Condo (incl. land & gst)

\$389,858.49

Selling Price of Condo (incl. land & gst)

\$394,678.00

501-300 Centre Street

- STREETSIDE DEVELOPMENTS

Welcome to The Rise, StreetSide Developments' modern collection of concrete-constructed condominiums soaring seven storeys high — the highest peak in Bridgewater.

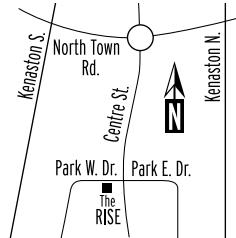
The Catalyst is a 2-bedroom, 2-bathroom stunning suite offering modern finishes, private balcony and a designer 5-piece black stainless steel appliance package. At The Rise you can enjoy the fully equipped fitness studio, common lounge area, underground parking, as well as an outdoor heated pool.

Don't miss out on this opportunity to own at The Rise!

www.therisecondos.ca

204-793-1000

Condo/Bungalow



Bridgewater Centre



Base Price of Condo (incl. land & gst)

\$287,848.90

Selling Price of Condo (incl. land & gst)

\$301,061.05

114-325 Park East Drive - STREETSIDE DEVELOPMENTS

Every detail was designed with you in mind in this contemporary StreetSide Development. Each of the stylish and functional stacked townhomes deliver exactly the space and lifestyle features you desire, in a neighbourhood you can't wait to get to know.

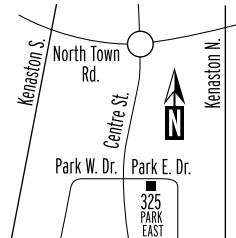
The Uptown is a spacious, 3-bedroom, 2.5-bathroom suite with an open-concept living space and modern kitchen that offers custom designed cabinets, backsplash and quartz counter tops.

Come tour 325 Park East today!

www.325parkeast.ca

204-793-1000

Condo/Townhouse/2-storey



Bridgewater Lakes



Base Price of House (not incl. land, gst or development charges if applicable)

\$440,000.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$449,300.00

51 Pebble Creek Gate

- FOXRIDGE HOMES

Discover our popular new home concept with spacious bright spaces and clever design features. This 2-storey home has 2,135 sq. ft. of space with 3 bedrooms and 2.5 bathrooms.

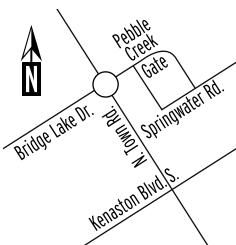
The main living area is full of light with 14' ceilings, many windows, and a 74" fireplace with tile surround. The kitchen has warm earth tones and tons of space to organize and entertain. On the second floor, the master bedroom has a dreamy ensuite with double vanities, free-standing tub with tile feature wall, and tiled shower.

You deserve a home that's as highly evolved as you are.

foxridgehomeswpg.com

204-291-9305

Single Family/2-storey



Bridgewater Trails



Base Price of House (not incl. land, gst or development charges if applicable)

\$410,222.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$607,879.00

440 Cherrywood Road

- SIGNATURE HOMES

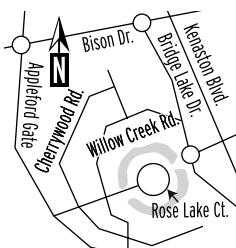
Signature Homes has built a fully custom, sustainable & environmentally-friendly show home with 4 bedrooms and 3 full bathrooms. Registered under the Manitoba Hydro "Energy Efficient New Home Program", this home is built with a tighter building envelope providing better air quality and upgraded mechanical systems.

All of these high performance features behind the wall, paired with stylish, modern finishes will surely set this house apart from the rest. We have taken inspiration from one of our best selling triple garage models and put in a bonus room for added value!

Quality, function & high end design features make this one of our nicest show homes to date!

204-453-7014

Single Family/2-storey



SEPTEMBER 12 – OCTOBER 10

Presented by The Manitoba Home Builders' Association



#PARADEOFHOMESMB

Bridgewater Trails



Base Price of House (not incl. land, gst or development charges if applicable)

\$535,191.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$535,191.00

- ARTISTA HOMES

139 Windflower Road

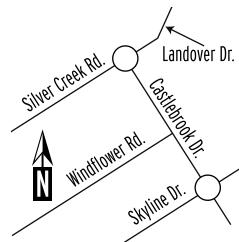
Artista Homes presents this wonderful lake front walk-out bungalow in the heart of Bridgewater Trails. A fantastic open concept 3-bedroom design loaded with features that are synonymous with Artista Homes. Tall ceilings, large kitchen, a deluxe ensuite, main floor wet bar, maple railings, luxurious landscaping, and many other luxurious features.

Visit national award-winning Artista Homes during the Parade of Homes and see how you can own one of these wonderful homes!

www.artistahomes.com

204-415-6615

Single Family/Bungalow



Bridgewater Trails



Base Price of House (not incl. land, gst or development charges if applicable)

\$292,000.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$346,380.00

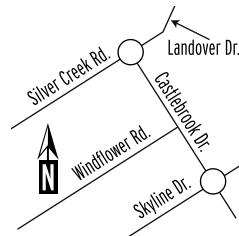
- BROADVIEW HOMES

The Biscayne has a brand new look and we're excited to show it off! This 2-storey home is completed with 3 bedrooms and 2.5 bathrooms — perfect for families! A large covered porch welcomes you in to the home, where you'll find vinyl plank flooring that spans the main floor, leading you through the main living areas. Maple kitchen cabinets, quartz countertops and a ceramic tile backsplash amp up the space with a stunning appeal, while a large patio door floods the area with natural light. Upstairs, the secondary bedrooms are located towards the front, with the master suite at the rear. Finally, the laundry room is conveniently located on the second floor with a sink and linen shelves.

BroadviewHomesWpg.com

204-770-8008

Single Family/2-storey



Bridgewater Trails



Base Price of House (not incl. land, gst or development charges if applicable)

\$288,000.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$358,615.00

- KENSINGTON HOMES

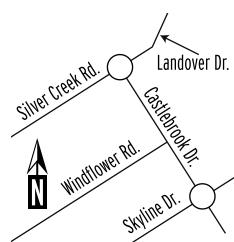
398 Windflower Road

With 2,008 sq. ft. of living space, this top-selling plan is a perfectly laid out family home with 3 bedrooms, 2.5 bathrooms, 2nd floor loft and laundry room. The spacious foyer leads right into the open-concept living area of the home. The large island kitchen with a pantry features quartz countertops and beautiful Salem Solid cabinetry that gives off a fresh, clean look. In the great room is an entertainment unit with electric fireplace, maple shelving and stone details. The master bedroom on the second floor has a walk-in closet and ensuite with a double vanity and quartz countertop. The contemporary gold lighting fixtures add to the aesthetic of this home, making it sure to stand out!

kensingtonhomes.com

204-997-4543

Single Family/2-storey



Bridgewater Trails



Base Price of House (not incl. land, gst or development charges if applicable)

\$333,450.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$424,875.00

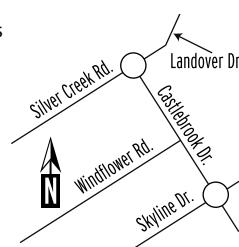
- A&S HOMES

402 Windflower Road

The Jia is a large 2-storey luxury design with 3 bedrooms & 2.5 baths. The large foyer walk-in closet with 18' soaring ceilings in the great room makes this house very welcoming. The kitchen features custom cabinetry, a walk-through pantry, and an island with quartz bar. The second floor master bedroom has a deluxe ensuite with a glass/tiled shower, jetted tub, double sinks and walk-in closet. The main floor laundry with sink accompanied with a 3rd privacy entrance provides functionality. The house shines with pot lights, glass staircases, laminate floors and is suited for entertaining with an open concept dining area and great room featuring the fireplace unit. Come visit and view other A&S show homes at www.ashomes.ca

204-256-0863

Single Family/2-storey



FALL 2020 PARADE of HOMES Showcase

Bridgewater Trails



Base Price of House (not incl. land, gst or development charges if applicable)

\$334,900.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$429,170.00

Bridgewater Trails



Base Price of House (not incl. land, gst or development charges if applicable)

\$380,000.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$414,810.00

Bridgewater Trails



Base Price of House (not incl. land, gst or development charges if applicable)

\$299,321.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$471,100.00

Bridgewater Trails



Base Price of House (not incl. land, gst or development charges if applicable)

\$302,900.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$406,900.00

410 Windflower Road

- RANDALL HOMES

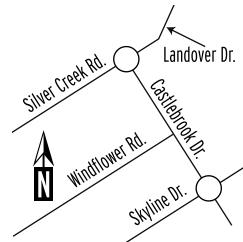
The Hampton — 2,046 sq. ft.

This beautiful 3-bedroom, 2-storey plan has everything an active family needs. The main floor has a large country-style kitchen that includes a generous island with extra seating, a walk-in pantry and an eating area, lifestyle room and the great room is the perfect area to gather with family and entertain guests. All main floor ceilings are 9' high with 20' high foyer ceiling and open stairwells to the upstairs.

The second floor bedrooms are roomy and accessed from a dramatic open loft, or 4th bedroom and serviced with a full bath and laundry room. The generous master suite features a private ensuite and spacious walk-in closet.

204-218-7373

Single Family/2-storey



245 Willow Creek Road

- GINO'S HOMES

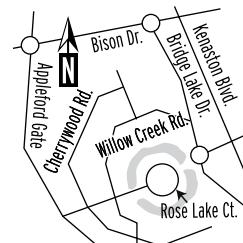
Gino's Homes welcomes you to our latest 2-storey. The sunken entry showcases an eye level view of the great room with a 19' ceiling, linear fireplace, and wall of windows facing the south pie-shaped backyard. In the kitchen, family chefs will be able to entertain while cooking their favourite dishes with tons of counter space and large island with sink. A powder room completes the main floor. The 3 bedrooms upstairs are all very roomy and each room includes a walk-in closet. The master bedroom ensuite with dual vanity, custom tiled shower and frame-less glass! Enjoy a separate loft that can be used as a library or family space to unwind before getting ready for bed.

Gino's Homes — Since 1968

www.ginoshomes.ca

204-488-2581

Single Family/2-storey



355 Willow Creek Road

- HILTON HOMES

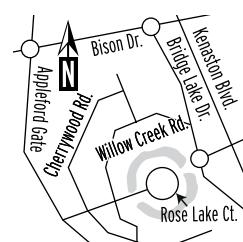
One last chance to see this absolutely stunning home before it's gone.

Floating staircase with one-of-a-kind custom steel railings, massive 2'x4' porcelain tiles, quartz countertops, tiled shower.

This is an absolutely stunning home you will not want to miss.

204-232-2224

Single Family/2-storey



379 Willow Creek Road

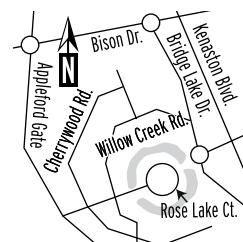
- VENTURA CUSTOM HOMES

Welcome home to the Macallan! This 2,106 sq. ft. home features a sleek, modern prairie-style elevation with stone detailing and vinyl siding, spacious front foyer with a large walk-in closet, massive pantry in the kitchen, huge windows at the rear of the great room and dining area, convenient 2nd floor laundry, oversized loft with a separate tech area, master bedroom with a spacious ensuite and walk-in closet, two more large bedrooms and a 3rd bathroom.

This home is a must-see!

204-510-9485

Single Family/2-storey



SEPTEMBER 12 – OCTOBER 10

Presented by The Manitoba Home Builders' Association



#PARADEOFHOMESMB

Canterbury Crossing



Base Price of House (not incl. land, gst or development charges if applicable)

\$283,000.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$357,612.00

Canterbury Crossing



Base Price of House (not incl. land, gst or development charges if applicable)

\$282,000.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$329,885.00

Canterbury Crossing



Base Price of House (not incl. land, gst or development charges if applicable)

\$301,532.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$389,635.00

Canterbury Crossing



Base Price of House (not incl. land, gst or development charges if applicable)

\$336,900.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$416,390.00

4 Merkel Manza Boulevard

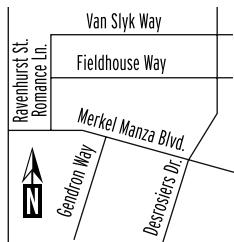
- BROADVIEW HOMES

Brand new Broadview model — the Dawson features 3 bedrooms and 2.5 bathrooms, and is sure to leave you speechless! An open foyer leads you in to this stunning home, with modern glass railing at the staircase setting the upscale appeal. The open-concept layout is perfect for entertaining, and the large kitchen makes preparing meals a breeze. White cabinets provide contrast to the dark grey features in the island and cabinetry, while the herringbone backsplash complements the quartz countertops. The fireplace is completed with a maple bulkhead and shelving, perfect for evenings spent in front of the fire. Upstairs, the master suite captures attention with a beautiful private ensuite, finished with cultured marble vanity tops and a 5' shower.

BroadviewHomesWpg.com

204-583-1722

Single Family/2-storey



8 Merkel Manza Boulevard

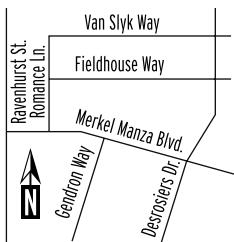
- KENSINGTON HOMES

This beautiful 1,875 sq. ft. 2-storey with 3 bedrooms and 2.5 bathrooms is a classic, comfortable home perfect for any family. This home features smooth painted ceilings, vinyl plank flooring that flows throughout the main living areas, quartz countertops in powder room, kitchen and ensuite, entertainment unit with electric fireplace in the large great room and kitchen with thermofoil cabinetry, pendant lights and ceramic tile backsplash. The walk-in closet right off the garage entrance will help any family stay organized. The second floor has a convenient laundry room, linen closet, vacuum/broom closet, 4-piece bathroom and three bedrooms including a master bedroom with a walk-in closet and private ensuite. This home is a must see!

kensingtonhomes.com

204-298-4707

Single Family/2-storey



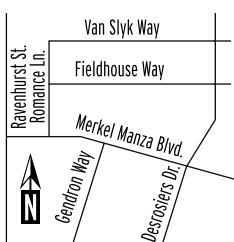
12 Merkel Manza Boulevard

- A&S HOMES

The San Danielle is a brand new, custom built model with 3 large bedrooms, 2.5 baths and a bonus loft space. The main floor features soaring 18' foyer ceilings, a glass insert staircase, and laminate flooring throughout. An open-concept layout, formal dining area, and spacious great room with a custom entertainment centre make this home perfect for entertaining. This model's kitchen boasts enriched cabinetry and quartz countertops, a beautiful tiled backsplash, and a walk-in pantry. Continue to the second floor to discover the deluxe master suite with an enlarged walk-in closet. The stunning ensuite offers double vanity sinks, a large tiled jetted tub, and a stand-alone custom glass-tiled shower. Come visit and view other A&S show homes at www.ashomes.ca

204-256-0863

Single Family/2-storey



16 Merkel Manza Boulevard

- RANDALL HOMES

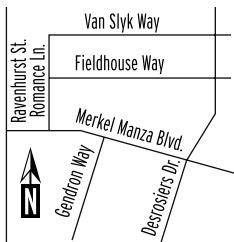
The Eldwood Six — 2,123 sq.ft.

This beautiful 3-bedroom, 2-storey plan has everything an active family desires. A large country-style kitchen with a walk-thru pantry, generous island with extra seating and an eating area that overlooks the large great room which includes a modern fireplace.

The den is a perfect place for a home office or study area and the mud room and powder room complete the main floor plan all under 9' high ceilings. Upstairs the bedrooms are roomy with a large loft area all serviced by a full bath and a laundry room. The generous master suite features a private ensuite with dual sinks, shower, water closet and spacious walk-in closet.

204-795-6245/204-298-3972

Single Family/2-storey



FALL 2020 PARADE of HOMES Showcase

Canterbury Park



Base Price of Condo (incl. land & gst)

\$359,900.00

Selling Price of Condo (incl. land & gst)

\$359,900.00

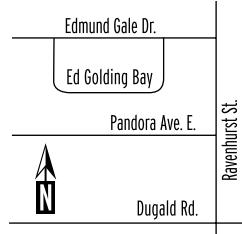
7-242 Ravenhurst Street

- RANDALL HOMES

This beautiful 3-bedroom, 2-storey plan has everything an active family needs. The main floor includes a large kitchen with a generous island and pantry and is open to the eating area. Welcome family and guests into the great room located off the foyer, a perfect place for entertaining. The rear entrance has access to the powder room that completes the main floor layout. Upstairs the bedrooms are roomy and are serviced with a full bath and laundry room. The generous master bedroom features a private ensuite and spacious walk-in closet.

204-999-7444

Condo/2-storey



Charleswood



Base Price of Condo (incl. land & gst)

\$264,433.14

Selling Price of Condo (incl. land & gst)

\$269,242.15

101-545 Dale Boulevard

- STREETSIDE DEVELOPMENTS

Welcome home to The Charles Condos by StreetSide Developments.

The Assiniboine is an 830 sq. ft., 2-bedroom, 2-bathroom suite with upgrades, including glistening quartz countertops and luxury vinyl plank flooring. This suite also features a private balcony and 4-piece stainless steel appliance package included.

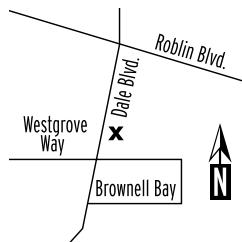
The Charles Condos offers maintenance-free living, with underground heated parking available, a fitness studio and a large common lounge with pool table.

Come tour The Charles today!

www.thecharlescondo.ca

204-979-7355

Condo/Bungalow



Devonshire Park



Base Price of House (not incl. land, gst or development charges if applicable)

\$289,000.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$335,385.00

3 George Barone Bay

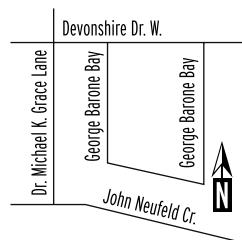
- DAYTONA HOMES

Welcome to the Verada 3 by Daytona Homes. This 1,633 sq. ft. beautiful 2-storey design has 3 bedrooms, 2.5 bathrooms, and attached 2-car garage decorated in an art deco style with gold accents. The main floor features an inviting foyer and a spacious great room with stunning custom fireplace. The modern kitchen with quartz counters and stainless steel appliances is open to the rest of the house. There is a comfortable nook and island with a flush eating bar to enjoy family meals together.

Upstairs are 3 bedrooms, a main bathroom, a bonus room, and a laundry room for added accessibility and convenience. The master bedroom has an accompanying ensuite and walk-in closet.

204-880-8550

Single Family/2-storey



Devonshire Park



Base Price of House (not incl. land, gst or development charges if applicable)

\$279,942.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$393,358.00

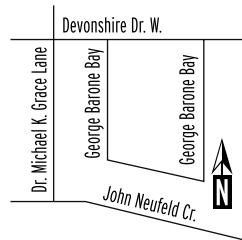
7 George Barone Bay

- HILTON HOMES

Once upon a time a young man with an interest in architecture sought to create something different and unique. Inspired by museums, colleges, and residences by some of the finest modern designers, that young individual wanted to meld the modern design aesthetic of his favourite cantilevered structures with the function and real world demands of a single family home. The result is something you really should see.

204-792-9805

Single Family/Cabover



SEPTEMBER 12 – OCTOBER 10

Presented by The Manitoba Home Builders' Association



#PARADEOFHOMESMB

Devonshire Park



Base Price of House (not incl. land, gst or development charges if applicable)

\$278,900.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$351,900.00

Devonshire Park



Base Price of House (not incl. land, gst or development charges if applicable)

\$290,500.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$384,210.00

Devonshire Park



Base Price of House (not incl. land, gst or development charges if applicable)

\$323,900.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$379,624.00

Devonshire Park



Base Price of House (not incl. land, gst or development charges if applicable)

\$282,900.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$345,750.00

11 George Barone Bay

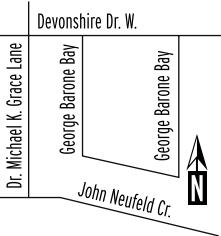
- VENTURA CUSTOM HOMES

Welcome home to the Huxley A-20! This 1,759 sq. ft. prairie-style 2-storey home features a strikingly modern exterior, unique open-concept floor plan with large foyer walk-in closet, spacious kitchen with oversized pantry, rear great room with contemporary electric fireplace/entertainment unit, 2nd floor laundry and an airy loft separating the kids' bedrooms from the master bedroom.

This home is a must-see!

204-291-2221/204-226-7128

Single Family/2-storey



15 George Barone Bay

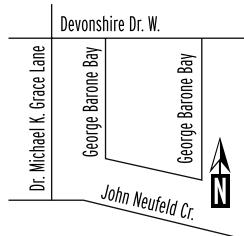
- BROADVIEW HOMES

Versatile and functional — The Upton is truly a home fit for any family, as it can be built to accommodate up to 6 bedrooms! This stylish home is finished with 4 bedrooms and 2.5 bathrooms, with vinyl plank flooring that spans throughout the main floor, bringing you in to the main living areas. In the kitchen, maple cabinets give an upscale appeal and complement the quartz countertops, which are highlighted by hanging pendant lights above the island. A beautiful herringbone backsplash is the icing on the cake. A fireplace with a cultured stone surround stands out in the great room, creating the perfect atmosphere for cozy evenings. Upstairs, the master bedroom is completed with a walk-in closet and private ensuite.

BroadviewHomesWpg.com

204-661-9152

Single Family/2-storey



19 George Barone Bay

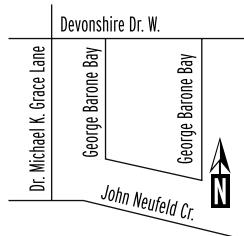
- A&S HOMES

The Austin is the perfect family home with 3 large bedrooms and 2.5 baths. This 2-storey is perfect for entertaining. You and your guests will love the open concept layout, formal dining area, and large great room with an entertainment centre and tiled gas fireplace. The kitchen boasts enriched cabinetry, a walk-in pantry, and a large island with bar. A tiled backsplash and quartz countertops make this kitchen as gorgeous as it is functional. The main floor offers plenty of closet space, as well as laminate flooring and pot lights throughout. The master suite includes a large walk-in closet, and an ensuite with a glass-tiled shower and large double vanity.

Come visit or view other A&S show homes at www.ashomes.ca

204-256-0863

Single Family/2-storey



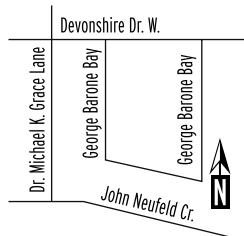
23 George Barone Bay

- MANAK HOMES

Manak Homes proudly presents Springfield (1,611 sq. ft.). This beautiful 2-storey, 3-bedroom and 2.5-bathroom home features an open floor concept. The open-to-below (20' high ceiling) foyer comes with tiled flooring and custom closet space. The elegant and cozy great room showcases tile and millwork entertainment unit with custom fireplace. The main floor features 9' high ceiling and an open concept. This home maximizes the use of every square foot. The plan offers separate entrance to the basement, which is perfect for a secondary suite. No detail was overlooked in creating this unique, light-filled home.

204-509-7151

Single Family/2-storey



FALL 2020 PARADE of HOMES Showcase

Devonshire Park



Base Price of House (not incl. land, gst or development charges if applicable)

\$305,900.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$377,525.00

Devonshire Park



Base Price of House (not incl. land, gst or development charges if applicable)

\$262,000.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$315,901.00

Devonshire Park



Base Price of House (not incl. land, gst or development charges if applicable)

\$248,900.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$317,900.00

Devonshire Village



Base Price of Condo (incl. land & gst)

\$284,629.70

Selling Price of Condo (incl. land & gst)

\$289,869.18

27 George Barone Bay

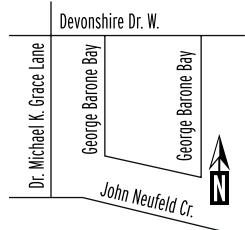
- RANDALL HOMES

The Robson — 1,797 sq. ft.

This 2-storey home is designed for a contemporary lifestyle. Enter into a large sunken foyer before walking past the lifestyle room and main floor powder room. The open-style main floor plan has a large kitchen, eating area and great room, which are perfect for the whole family to enjoy time together or to entertain family and guests. Upstairs you'll appreciate the roomy bedrooms that are serviced by a full bath and laundry room. For quiet time, slip away to the large master bedroom which features a private bath and walk-in closet.

204-295-4787

Single Family/2-storey



31 George Barone Bay

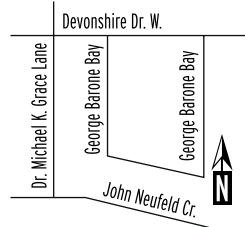
- KENSINGTON HOMES

This impressive 1,571 sq. ft. 2-storey home with 3 bedrooms and 2.5 bathrooms is sure to stand out. The main floor includes an open-concept layout, huge mudroom convenient for a family, vinyl plank flooring throughout the main living areas, entertainment unit with electric fireplace and kitchen with coventry solid white cabinetry, under-cabinet lighting, quartz countertops and ceramic tile backsplash. The large windows allow plenty of natural light to brighten the home. Upstairs on the second floor is a spacious master bedroom with a walk-in closet and ensuite with quartz countertop. The warm colours in this home will make anyone feel relaxed. This home is one of a kind!

kensingtonhomes.com

204-999-7353/204-997-3583

Single Family/2-storey



2 John Neufeld Crescent

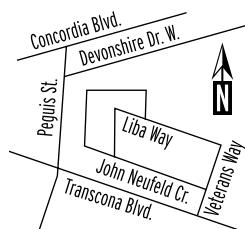
- VENTURA CUSTOM HOMES

Welcome home to the Drake! This modern 1,659 sq. ft. home features a wide open floor plan with a spacious island kitchen that features pendant lights and granite counter tops, a stunning entertainment wall in the great room, 3 bedrooms on the second floor including a large master bedroom complete with a walk-in closet and ensuite, second floor laundry and loft.

The large deck completes this perfect family home!

204-226-7128/204-291-2221

Single Family/2-storey



303-155 Peguis Street

- STREETSIDE DEVELOPMENTS

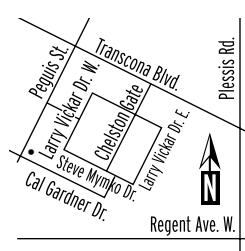
Hudson Condominiums by StreetSide Developments offer the luxury of open-concept living and shared amenities in a location surrounded by modern-day conveniences.

The spacious Borealis is a 2-bedroom, 2-bathroom suite offering modern finishes, including quartz countertops and luxury vinyl plank flooring throughout. This suite also features a private balcony and 5-piece stainless steel appliance package. With state-of-the-art amenities such as fitness room, common room with pool table and heated underground parking, you'll be proud to call Hudson Condos home!

www.hudsoncondominiums.ca

204-451-4179

Condo/Bungalow



SEPTEMBER 12 – OCTOBER 10

Presented by The Manitoba Home Builders' Association



#PARADEOFHOMESMB

Devonshire Village



Base Price of Condo (incl. land & gst)

\$282,650.43

Selling Price of Condo (incl. land & gst)

\$298,947.48

506-205 Peguis Street

- STREETSIDE DEVELOPMENTS

Welcome to StreetSide Developments' exclusive collection of 3-bedroom, 2-storey townhomes in West Transcona's Devonshire Village.

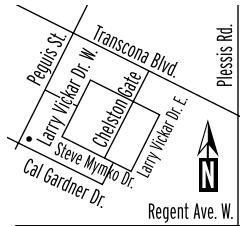
The 3-bedroom, 2.5-bath Algonquin suite imitates the freedom of a stand-alone home with spacious bedrooms, open-concept living space, a covered porch and back deck. The option to finish the basement puts you in the driver's seat of how and when to expand your home and its value.

Don't miss this opportunity to own a Hudson Townhome today!

www.hudsoncondominiums.ca

204-999-7833

Condo/2-storey/Townhouse



East St. Paul – Gateway Point



Base Price of House (not incl. land, gst or development charges if applicable)

\$269,900.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$369,900.00

2 Oak Bridge Way

- IRWIN HOMES

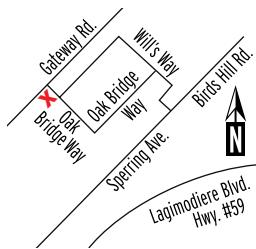
Irwin Homes' newest development, Gateway Point, located in East St. Paul offers a variety of multi-family units and single family lots in a lovely community environment. The luxury townhomes boast spacious layouts, gourmet kitchens, 9' and 10' ceilings, superior finishes and 24'x24' attached garages. These are just some of the stand out features.

Purchase a home in Gateway Point to take advantage of the generous lot sizes, lower property taxes, nearby amenities and ample green space!

www.gatewaypoint.ca

204-977-2142

Single Family/Bungalow



East St. Paul – Tielmann Development



Base Price of House (not incl. land, gst or development charges if applicable)

\$730,000.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$730,000.00

3 Tielmann Drive

- IRWIN HOMES

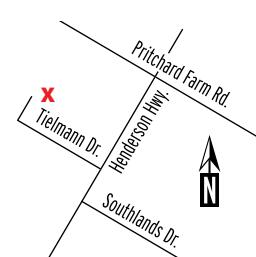
Irwin Homes' newest show home is a contemporary 2-storey located on a quiet street in East St. Paul. This 2,766 sq. ft. home includes 4 bedrooms, 3 bathrooms and a triple car garage. Huge windows allow sunlight to fill every space. Crisp whites and natural oak finishes continue in the master suite to create a spa-like getaway without leaving your home.

The attention to detail in the construction of this home is a testament to our commitment to exceeding our clients' expectations. Come and view this masterpiece in an outstanding location!

www.irwinhomes.ca

204-977-2142

Single Family/2-storey



East St. Paul – Tielmann Development



Base Price of House (not incl. land, gst or development charges if applicable)

\$1,100,000.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$1,100,000.00

210 Mariners Way

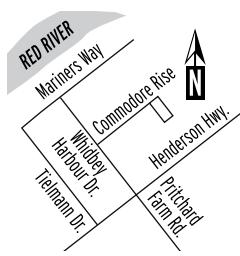
- MANNINGTON CUSTOM HOMES

Another exquisite Mannington Custom Home. The fit and finish of this home is second to none and a definite must-see during this Parade of Homes.

This luxurious 3-bedroom, 3-bath contemporary home is an absolute dream home. This 5,748 sq. ft. walk-out bungalow consists of a 4-season sunroom, den, gorgeous kitchen with a modern flare and master bedroom with large ensuite on the main floor. The lower level showcases an amazing family room area complete with bar and stunning wine room, gym, as well as 2 additional bedrooms.

204-661-2166

Single Family/Bungalow



FALL 2020 PARADE of HOMES Showcase

Headingley - Taylor Farm



Base Price of House (not incl. land, gst or development charges if applicable)

\$503,338.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$503,338.00

4 Fetterly Way

- AVANTI CUSTOM HOMES

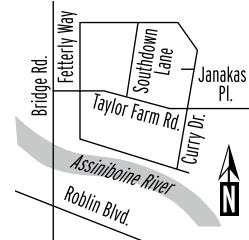
A-2006 — 2,006 sq. ft.

This 2-storey, 3-bedroom home is perfect for a growing family. The large great room features a modern style fireplace and entertainment centre. The kitchen has a generous island, large eating area and walk-thru pantry that can be accessed straight through the mud room attached to the garage and work shop area. A powder room and den or home office complete the main floor, all under 9' high ceilings. Upstairs the attractive master bedroom features an ensuite with dual sinks, shower, tub and private water closet and walk-in closet. Enjoy the loft area or optional 4th bedroom. The laundry room and second bathroom serve the secondary bedrooms.

— New Direction New Look —

204-292-2016

Single Family/2-storey



Headingley - Taylor Farm



Base Price of House (not incl. land, gst or development charges if applicable)

\$324,500.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$471,455.00

8 Fetterly Way

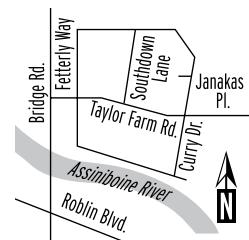
- STERLING HOMES

Welcome to the Ashton! This beautiful 1,706 sq. ft. bungalow is sure to impress with stunning features, starting with a lovely covered porch entrance that's perfect for lounging outside. Inside the home, white maple cabinets line the kitchen walls with a dark feature island in front. A beautiful ceramic tile backsplash is highlighted with undercabinet lighting, and complements the quartz countertops. A centralized fireplace creates a focal point in the space, completed with floor-to-ceiling cultured stone. Double doors lead you in to the master suite, completed with a private ensuite and walk-in closet. Double sinks, laminate flooring and a glass & ceramic tile shower with a seat makes this space a beautiful sanctuary to retire to at the end of the day.

SterlingHomesWpg.com

204-801-2639

Single Family/Bungalow



Headingley - Taylor Farm



Base Price of House (not incl. land, gst or development charges if applicable)

\$519,624.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$519,624.00

12 Fetterly Way

- ARTISTA HOMES

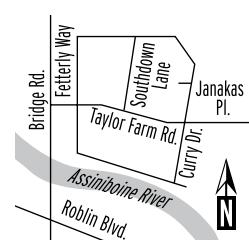
Artista Homes is proud to present this stunning bungalow in the new Taylor Farm development. This contemporary design features 3 bedrooms, 12' ceilings, maple glass railings, a 3-car garage and many more stunning elements. Design and functionality are the forefront of this well-laid-out home. The wall of windows let in an abundance of natural light. Built with the highest standards, this Artista will amaze.

Visit us at this year's Parade of Homes and come see what everyone is talking about.

www.artistahomes.com

204-415-6615

Single Family/Bungalow



Headingley - Taylor Farm



Base Price of House (not incl. land, gst or development charges if applicable)

\$398,000.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$452,958.00

20 Fetterly Way

- GINO'S HOMES

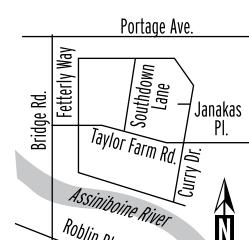
Luxury abounds at this spacious 3 bedroom raised bungalow in the Taylor Farm development alongside the Assiniboine River in Headingley. This home is professionally landscaped and includes a stone and acrylic exterior finish with a triple car garage. The open kitchen and great room are designed with an entertainment centre that showcases the linear fireplace alongside fresh millwork with stone accenting and 10' high ceilings. Known for unparalleled quality, features such as piles, steel beams and a structural wood basement floor are a must within this setting. It doesn't stop there, all the amenities you have come to expect from Gino's Homes are also included.

Gino's Homes — Since 1968

www.ginoshomes.ca

204-488-2581

Single Family/Bungalow



SEPTEMBER 12 – OCTOBER 10

Presented by The Manitoba Home Builders' Association



#PARADEOFHOMESMB

La Salle – Prairie Place



Base Price of Condo (incl. land & gst)

\$301,990.00

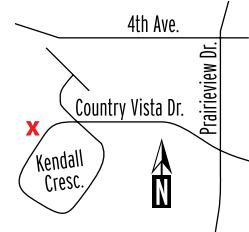
Selling Price of Condo (incl. land & gst)

\$365,500.00

2 Dominion Trail

- VENTURA DEVELOPMENTS INC.

The Cormier "A" — Amazing 1,310 sq. ft., 3-bedroom, 1.5-bathroom home offering unsurpassed value and quality, only minutes from South/West Winnipeg. Matching a country feel with modern interior finishes such as 9' painted ceilings, 4" baseboards, an open-concept main floor with island kitchen, quartz countertops, luxury-plank flooring, plus including main floor laundry, piled foundation, rear detached garage, covered front porch, and oversized master bedroom with huge walk-in closet. This home is also a 2 minute walk to the brand new children's playground and connected to endless walking trails in the popular Prairie View Lakes subdivision. Pay lower taxes, live on a larger lot, and enjoy a safe country community with new daycares, expanded school, fitness, retail and new rec centre.



La Salle – Prairie View Lakes



Base Price of House (not incl. land, gst or development charges if applicable)

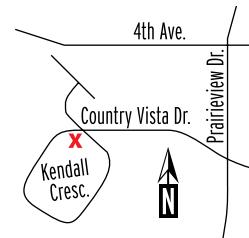
\$229,800.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$264,400.00

76 Country Vista Drive - VENTURA DEVELOPMENTS INC.

Welcome to "The Kingston" — 1,339 sq. ft., 2-bedroom and 2-bath open-concept home with unsurpassed value and quality, only minutes from South/West Winnipeg. The home comes jammed packed with value added features such as a piled foundation, 9' ceilings on the main floor, a generous 10' island, main floor laundry, concrete driveway and walkway, delta wrap water proofing, insulated/drywalled double attached garage, soft close cabinet drawers and doors and backyard deck. Add your finishing touches, by choosing one of our various packages! Enjoy living in the heart of Prairie View Lakes subdivision surrounded by endless walking trails, parks and a brand new community playground! Low maintenance and NO condo fees!



La Salle – Prairie View Lakes



Base Price of House (not incl. land, gst or development charges if applicable)

\$276,900.00

Selling Price of House (not incl. land, gst or development charges if applicable)

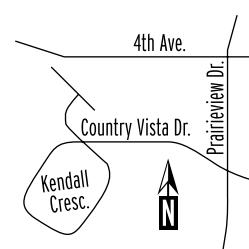
\$351,900.00

116 Prairiewood Drive

- VENTURA CUSTOM HOMES

Welcome home to the Kendall! This 1,485 sq. ft. modern bi-level home features a sleek, modern prairie-style elevation, an oversized garage, a spacious foyer, open-concept layout with huge windows facing the backyard, big bedrooms and a large private master bedroom with oversized walk-in closet and ensuite. The home also features a rear covered area for a future deck off the dining area, perfect for BBQing or closing in for a future 3 season sunroom.

This home has it all!



Niverville – Fifth Avenue Estates



Base Price of House (not incl. land, gst or development charges if applicable)

\$212,000.00

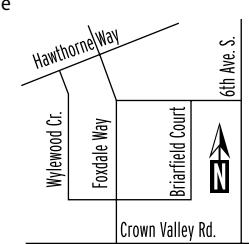
Selling Price of House (not incl. land, gst or development charges if applicable)

\$212,000.00

3 Briarfield Court

- HERITAGE LANE BUILDERS

Welcome home to this brand new 896 sq. ft. Bi-level home located in Niverville. This one is perfect for the first time home buyer or for those looking to down size. Built by Heritage Lane Builders. As you enter the home you're greeted with the large front foyer. Up the stairs you enter the living room which has a large window for natural light to pour in. Head on into the back of the home to the kitchen and dining room. This stunning new home features two bedrooms and a main floor bathroom.



204-346-4516

Single Family/Bi-level

FALL 2020 PARADE of HOMES Showcase

Oak Bluff West



Base Price of House (not incl. land, gst or development charges if applicable)

\$501,200.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$501,200.00

5 Erb Farm Road

- AVANTI CUSTOM HOMES

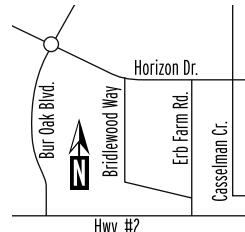
A-2197 — 2,197 sq. ft.

This beautiful 3-bedroom, 2-storey plan has everything an active family needs. A large country-style kitchen with generous counter space, a walk-in pantry, mud room that includes closet storage and bench area. The generous eating area overlooks the great room. A main floor office or den is a perfect place for working at home. The second floor is accessed from a dramatic open stairwell that leads to the secondary bedrooms and loft or fourth bedroom that are roomy and serviced by a full bath. The master bedroom features an ensuite bath with dual sinks, shower and private water closet plus spacious his and her walk-in closets.

— New Direction New Look —

204-232-9930

Single Family/2-storey



Oak Bluff West



Base Price of House (not incl. land, gst or development charges if applicable)

\$440,000.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$592,100.00

6 Erb Farm Road

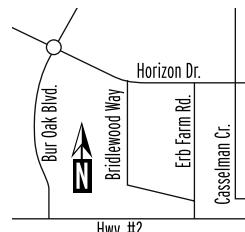
- PARADIGM CUSTOM HOMES

Proudly presenting our mid-century modern 3-bedroom, 1742 sq. ft. raised ranch with oversized garage. The open-concept kitchen features quartz topped cabinetry & tiled backsplash. A feature wall clad in Dekton tile, showcases a 50" linear fireplace in the great room. Access to your covered deck is via a sliding patio door off of the dining room, with stairs leading down to a lower deck. The finished lower level boasts 2 bedrooms, bathroom, powder room, laundry/mudroom with cubbies, a separate garage to lower level entrance & a family room that includes a walk-up bar & a 74" linear fireplace. The convenience of central vac & a lawn irrigation system will give you more time to enjoy your new home!

www.paradigmcustomhomes.ca

204-997-1065

Single Family/Bi-level



Oak Bluff West



Base Price of House (not incl. land, gst or development charges if applicable)

\$306,000.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$437,605.00

7 Erb Farm Road

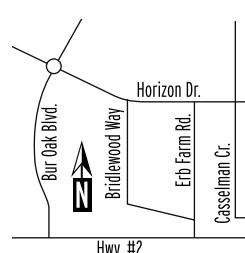
- STERLING HOMES

We're pleased to present The Lanark! This bungalow is completed with 3 bedrooms, 2 bathrooms and 1,642 sq. ft. of living space. A covered porch welcomes you in and provides stunning curb appeal with cultured stone detailing. Vinyl plank flooring spans the living areas, providing an upscale appeal with astounding durability. Maple Silverstone cabinets with a feature island can be found in the kitchen, which is completed with quartz countertops and a beautiful ceramic tile backsplash. In the great room, the fireplace & entertainment unit draws attention with a cultured stone surround and maple bulkhead with pot lights to highlight the details. Triple garden doors lead to the 12'x12' composite deck that overlooks the back yard, perfect for spending summer evenings relaxing outside.

SterlingHomesWpg.com

204-981-9544

Single Family/Bungalow



Oak Bluff West



Base Price of House (not incl. land, gst or development charges if applicable)

\$519,624.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$519,624.00

8 Erb Farm Road

- ARTISTA HOMES

Artista Homes proudly presents its latest bungalow design in beautiful Oak Bluff West!

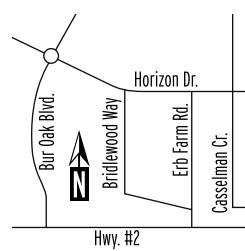
This Artista Home offers luxurious living with elegant and contemporary styling. A spacious 3-car garage, 8' tall front door, 12' great room ceilings, walls of windows, a chef-style kitchen, and a magnificent master bedroom are just some of the highlights of this fantastic home. Another must see Artista Home.

Country living just minutes from Kenaston Boulevard.

www.artistahomes.com

204-415-6615

Single Family/Bungalow



SEPTEMBER 12 – OCTOBER 10

Presented by The Manitoba Home Builders' Association



#PARADEOFHOMESMB

Oak Bluff West



Base Price of House (not incl. land, gst or development charges if applicable)

\$420,000.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$481,100.00

9 Erb Farm Road

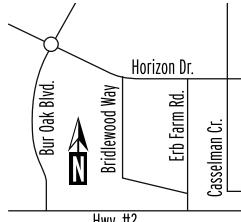
- FOXRIDGE HOMES

This modern country bungalow is cleverly customized with 1,684 sq. ft. of comfort and style. The attached triple car garage leads in to a spacious mudroom with walk-in closet and a laundry room with sink. This beautiful home has 3 bedrooms and 2 baths and an open concept design with 10' ceilings in the dining room and great room. The gorgeous master suite has a double vanity and custom tiled shower. Standout design features, set in a layout that balances the right flow and use of space, will delight and impress. You deserve a home that's as highly evolved as you are.

foxridgehomeswpg.com

204-995-4158

Single Family/Bungalow



Oak Bluff West



Base Price of House (not incl. land, gst or development charges if applicable)

\$298,492.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$471,052.00

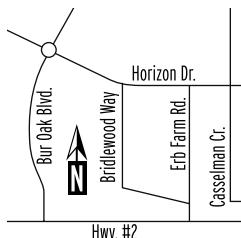
10 Erb Farm Road

- WARKENTIN HOMES

Taking our cue from the outdoors, this house has been created to blend into the natural surroundings. From the neutral exterior colour palette to the open, airy interior. The use of materials such as tyndal stone, gorgeous porcelain countertops, burnished gold and black metals paired with jade accents give the home a modern feel with a European flare. Carefully thought out spaces, spacious lot and gorgeous natural surroundings make this a home that you would want to live in.

204-667-1297

Single Family/Bungalow



Oakwood Estates - Bloom & Timber Condominiums



Base Price of Condo (incl. land & gst)

\$290,500.00

Selling Price of Condo (incl. land & gst)

\$315,688.80

107-1505 Molson Street

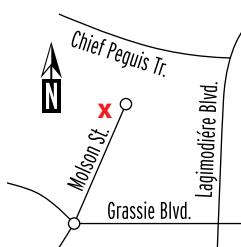
- IRWIN HOMES

Bloom & Timber Condominiums — a new way of living. From the look of our distinctive building, to our range of functional and spacious floor plans, design is something that sets us apart. Built by Irwin Homes, these 1, 2 & 3 bedroom floor plans are ready for immediate possession. Heated underground parking, fitness rooms, guest suites, owner's lounge, wellness rooms and business centres are just a few of the outstanding amenities in our brand-new development. Check out

[www.bloomandtimber.com!](http://www.bloomandtimber.com)

204-977-2142

Condo/Townhouse



Prairie Pointe



Base Price of House (not incl. land, gst or development charges if applicable)

\$287,694.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$373,435.00

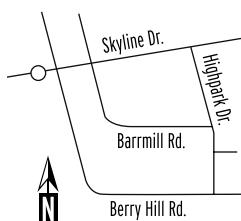
7 Highpark Drive

- HILTON HOMES

Space and style. 7 Highpark Drive features subtly placed bright colours and unique materials that add some jazz to a perfectly executed floor plan. 3 bedrooms plus a loft on the 2nd floor, an additional bedroom with attached ensuite on the main floor give the Tara an abundance of liveability. Come soak in the style of the 7 Highpark and stare out the back windows at the park in feature-filled Prairie Pointe.

204-292-9118

Single Family/2-storey



FALL 2020 PARADE of HOMES Showcase

Prairie Pointe



Base Price of House (not incl. land, gst or development charges if applicable)

\$308,900.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$415,900.00

Prairie Pointe



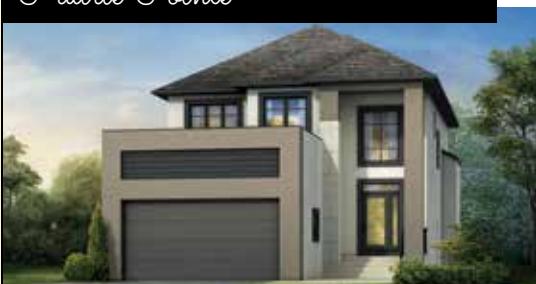
Base Price of House (not incl. land, gst or development charges if applicable)

\$315,500.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$431,630.00

Prairie Pointe



Base Price of House (not incl. land, gst or development charges if applicable)

\$322,452.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$394,885.00

Prairie Pointe



Base Price of House (not incl. land, gst or development charges if applicable)

\$305,900.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$370,490.00

11 Highpark Drive

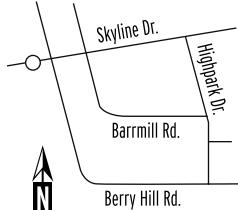
- VENTURA CUSTOM HOMES

Welcome home to the Edgemont C – 20! This 2,174 sq. ft. home checks off all the boxes: modern farmhouse-style elevation, main floor bedroom and full bathroom with shower perfect for guests, elderly parents or others with special needs, a wide open-concept main floor layout with 9' ceilings, spacious island kitchen with HUGE walk-in pantry, convenient 2nd-floor laundry room, 3 large bedrooms, an open loft area and private master bedroom with ensuite and walk-in closet.

The Edgemont is our top-selling home model for so many reasons!

204-292-2912

Single Family/2-storey



15 Highpark Drive

- BROADVIEW HOMES

This modern 2,078 sq. ft. home is sure to leave you speechless! Stunning hardwood flooring spans throughout the main floor, giving an overall upscale aesthetic. The open concept living area is perfect for entertaining, and the spacious kitchen is finished with white cabinetry that lines the walls and brings attention to the mirrored backsplash and quartz countertops. A fireplace and entertainment unit is finished with a stunning marbled ceramic tile surround in the great room, and 18' high ceilings finish the space in a grand appeal. Upstairs, the master suite steals the show with a walk-in closet and private deluxe ensuite, finished with a soaker tub, glass & tile shower and double sinks — Your evenings relaxing at home just got that much better!

BroadviewHomesWpg.com

204-952-2675

Single Family/2-storey



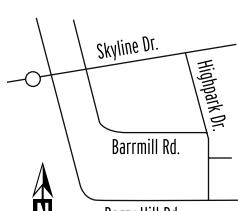
19 Highpark Drive

- A&S HOMES

The Asha is A&S Homes' newest 2-storey luxury home. This spacious 4-bedroom, 3-bath build is perfect for a large family. The open concept layout, formal dining area, and large great room with entertainment centre and tiled gas fireplace make this home perfect for entertaining. The main floor features soaring ceiling heights, a spacious bedroom, and shines with pot lights, laminate floors, and glass railings. The kitchen boasts plenty of cabinetry, quartz countertops, an island with bar, and a large walk-in pantry. Upstairs you will find a fully equipped laundry room, plus three spacious bedrooms. The master suite includes a walk-in closet and an ensuite with a large glass-tiled shower. Come visit and view other A&S show homes at www.ashomes.ca

204-256-0863

Single Family/2-storey



23 Highpark Drive

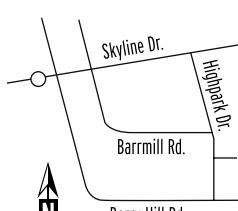
- RANDALL HOMES

The Jackson — 1,731 sq. ft.

This 2-storey, 3-bedroom family home reaches new heights of affordable innovation. The entrance showcases a large sunken foyer that leads you to a large 2-storey great room open both to the front and rear yard with the option of adding a fireplace and entertainment centre. In the kitchen, family chefs will appreciate the large walk-in pantry, and spacious eating area. The powder room converted to a full bath is convenient next to the lifestyle room. Upstairs the bedrooms are roomy and are serviced by a full bath room and laundry room. The master bedroom features a large ensuite plus walk-in closet.

204-880-4828

Single Family/2-storey



SEPTEMBER 12 – OCTOBER 10

Presented by The Manitoba Home Builders' Association



#PARADEOFHOMESMB

Prairie Pointe



Base Price of House (not incl. land, gst or development charges if applicable)

\$294,347.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$354,347.00

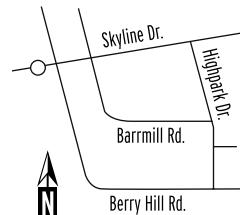
27 Highpark Drive

- SIGNATURE HOMES

Signature Homes offers a spectacular modern farmhouse-style home with 1,755 sq. ft. 3-bedrooms, 2.5-baths and a bonus family room. The main floor features open-concept with large open foyer, fireplace in the living space, floor-to-ceiling windows along back wall and a dramatic kitchen that plays with black & white features. The bonus room on top of the stairs is a great feature for families with children. The master ensuite boasts double vanity sinks and a tile and glass shower. Beautiful finishes and customization throughout the home can be seen from the light fixtures to tiles and board & batten feature wall.

204-453-7014

Single Family/2-storey



Prairie Pointe



Base Price of House (not incl. land, gst or development charges if applicable)

\$389,000.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$436,400.00

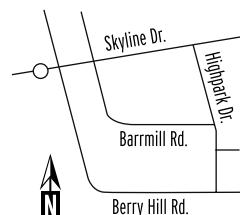
31 Highpark Drive

- DISCOVERY HOMES

The Fairview strikes a perfect balance between refined beauty and family-friendly design. This gorgeous open-concept home features a spacious dining room and kitchen, with added spice kitchen, perfect for entertaining. The high ceilings in the great room, open to the floor above, are stunning. High windows and an abundance of pot lights make this home bright and cheery, while the beautiful quartz countertops and kitchen backsplash add a touch of class. Three bedrooms up and one on the main floor provide space for the whole family. A comfortable loft, generous master bedroom and ensuite, lovely balcony overlooking the back yard, and a basement ready for development round out a home that is truly a must-see! Welcome to The Fairview. Welcome home.

204-231-8118

Single Family/2-storey



Prairie Pointe



Base Price of House (not incl. land, gst or development charges if applicable)

\$255,523.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$296,584.00

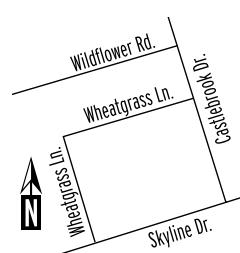
6 Wheatgrass Lane

- HILTON HOMES

The little home that could is back for 2020. Voted best home to live in by the people who live in it. (*not a real contest) the Wilkens was designed with affordability in mind. Not short on style or functionality the Wilkens is for those who want to live large without spending large. With more space for less the value is as indisputable as is the quality of this single family attached home in south Winnipeg's finest community; Prairie Pointe.

204-292-9118

Duplex



Prairie Pointe



Base Price of House (not incl. land, gst or development charges if applicable)

\$235,799.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$279,995.00

78 Wheatgrass Lane

- A&S HOMES

The Saffron features a spectacular 3 bedroom, 2.5 bath, 2-storey design. The open concept layout features 9' ceilings, oversized windows, and a large great room with an entertainment centre with a tiled fireplace. The kitchen features a large island with bar, quartz countertops, tiled backsplash, walk-in pantry and enriched cabinetry. Laminate flooring throughout the main floor complements the overall design and flow of the home. The second floor features a large master bedroom, private ensuite with a glass shower, a walk-in closet, plus a very large second and third bedroom with full bath. The laundry room is conveniently well-located on the bedroom level. Come visit and view other A&S show homes at www.ashomes.ca

204-256-0863

Duplex



FALL 2020 PARADE of HOMES Showcase

RidgeWood West



Base Price of House (not incl. land, gst or development charges if applicable)

\$346,000.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$519,800.00

- STERLING HOMES

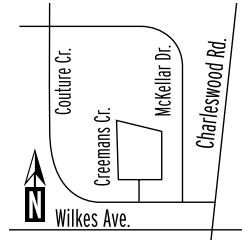
3 Creemans Crescent

Luxury and functionality come together in this stunning 2,335 sq. ft. home. The open-concept layout is perfect for entertainers, while the second floor gives you the privacy you want. Gorgeous hardwood floors span throughout the main level, which includes a versatile main floor den. Light maple cabinets line the kitchen, adding contrast to the warm wood island centered in front. The ceramic tile backsplash draws attention and complements the quartz countertops, showcased by pendant lights above. In the great room, a fireplace is finished with cultured stone, while grand 18' high ceilings fill the space with natural light. Upstairs, the master suite is completed with a walk-in closet and deluxe ensuite with a soaker tub, glass & tile shower and double sinks.

SterlingHomesWpg.com

204-795-8392

Single Family/2-storey



RidgeWood West



Base Price of House (not incl. land, gst or development charges if applicable)

\$532,050.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$532,050.00

- AVANTI CUSTOM HOMES

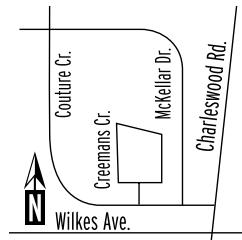
A-2312 — 2,312 sq. ft.

This beautiful modern 4-bedroom, 2-storey plan has everything an active family needs. A 3-car garage, large open-style kitchen with lots of counter space, a walk-in pantry, mud room that includes closet storage and bench area. The generous eating area overlooks the stunning great room with a 13' high ceiling and a lifestyle room perfect for working at home. The second floor is accessed from a dramatic 3-storey open stairwell that leads to the secondary bedrooms that are roomy and serviced by a full bath and laundry room. The master bedroom features an ensuite bath with dual sinks, shower and private water closet plus a spacious walk-in closet.

— New Direction New Look —

204-479-2813

Single Family/2-storey



RidgeWood West



Base Price of House (not incl. land, gst or development charges if applicable)

\$460,000.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$460,000.00

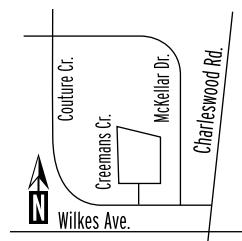
- HEARTH HOMES

Hearth Homes exemplifies easy living with this stunning coastal inspired home. A subtle nod to the beach sets a relaxing mood with soft, creamy tones and rich textures that evoke serene locales. The unparalleled quality of Hearth Homes is on full display with statement fixtures and iconic details. The spacious kitchen offers a massive 13' island, a pass-through to the dining room, and direct access to the great room. It's a flexible open-concept plan that keeps the family together, and the second floor loft provides an oasis for the more hectic times. The large master bedroom delivers a resort experience that includes a spacious ensuite with a custom shower, soaker tub and makeup vanity. Welcome to the Family.

www.hearth-homes.com

204-487-4122

Single Family/2-storey



RidgeWood West



Base Price of House (not incl. land, gst or development charges if applicable)

\$699,659.15

Selling Price of House (not incl. land, gst or development charges if applicable)

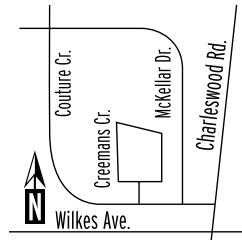
\$699,659.15

- MARIC HOMES

Wrapped in a completely modern shape and finish, Maric's newest 4-bedroom, 2-storey still echoes Manitoba's beautiful past. Soaring gable walls and rake windows inspired by lakefront cottages all Manitobans are familiar with, this home incorporates features and finishes that are firmly rooted in the 21st century. This 4-bedroom home is the perfect fit for a modern family that wants the best of both worlds — flawless utility and spectacular design.

204-339-2035

Single Family/2-storey



SEPTEMBER 12 – OCTOBER 10

Presented by The Manitoba Home Builders' Association



#PARADEOFHOMESMB

RidgeWood West



Base Price of House (not incl. land, gst or development charges if applicable)

\$629,957.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$629,957.00

RidgeWood West



Base Price of House (not incl. land, gst or development charges if applicable)

\$475,000.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$524,300.00

RidgeWood West



Base Price of House (not incl. land, gst or development charges if applicable)

\$330,000.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$446,481.00

RidgeWood West



Base Price of House (not incl. land, gst or development charges if applicable)

\$290,000.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$374,625.00

127 Creemans Crescent

- ARTISTA HOMES

Welcome home to award-winning Artista Homes' newest show home in Ridge Wood West!

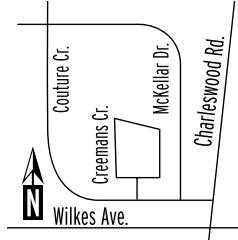
This spacious home features 4 bedrooms, 3.5 bathrooms, a developed lower level and incredible soaring ceiling heights throughout. Massive eat-in kitchen with plenty of custom cabinets and luxurious amenities throughout. Incredible design and layout with large windows, and soaring ceilings. Artista Homes luxury at its finest.

Visit us during the Parade of Homes and find out how you can own your very own Artista Home!

www.artistahomes.com

204-415-6615

Single Family/Split-level



131 Creemans Crescent

- FOXRIDGE HOMES

This warm contemporary 2-storey family home has 2,475 sq. ft. of space with 3 bedrooms and 2.5 bathrooms. The cozy main living area is open-concept and has a fireplace with tile surround in the great room. The kitchen has warm earth tones and tons of space to organize and entertain. On the second floor, the master bedroom has a dreamy ensuite with double vanities and tiled shower.

Enjoy second floor laundry and two more spacious bedrooms.

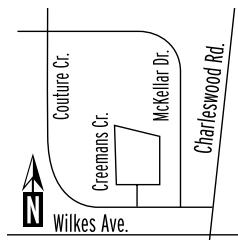
The stunning black lighting fixtures complete the contemporary aesthetic of this home.

You deserve a home that's as highly evolved as you are.

foxridgehomeswpg.com

204-995-4158

Single Family/2-storey



135 Creemans Crescent

- GINO'S HOMES

Elegant Gino's Homes bungalow offers unparalleled craftsmanship and design elements.

This home packs a punch with the 1,570 sq. ft. main floor with a sunken foyer and walk-in closet for all your storage needs. The open kitchen, dining, family space shows off the quality craftsmanship in all the details from floors to ceiling and everything in between.

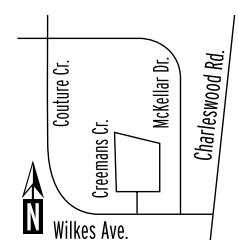
Three bedrooms and a main floor laundry. Walk out to the professionally landscaped yard on a composite deck with glass railings. We're not done yet, come to the light with our fully developed lower level that doubles the space and you'll never want to leave.

Gino's Homes — Since 1968

www.ginoshomes.ca

204-488-2581

Single Family/Bungalow



2 McCrindle Bay

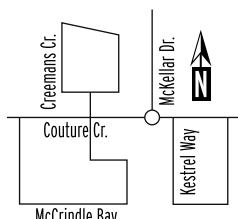
- KENSINGTON HOMES

This brand new modern plan with a stunning front exterior has 1,831 sq. ft. of living space including a spacious foyer with tile flooring, open-concept layout with a gorgeous brick fireplace in the open-to-above great room, beautiful kitchen with quartz countertops, glossy cabinetry and a walk-through pantry with access to the mudroom. The unique gold and black lighting fixtures are sure to stand out and complete the modern aesthetic of this home. Upstairs on the second floor, a convenient laundry room with shelves, three bedrooms including a master bedroom with an ensuite and walk-in closet, as well a 4-piece bathroom for the kids completes this functional family home. Be sure to check out this new design!

kensingtonhomes.com

204-292-6775

Single Family/2-storey



FALL 2020 PARADE of HOMES Showcase

RidgeWood West



Base Price of House (not incl. land, gst or development charges if applicable)

\$307,000.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$409,400.00

6 McCrindle Bay

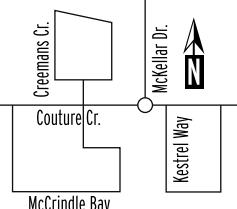
- BROADVIEW HOMES

"Eye-catching" is an understatement when it comes to this stunning 2-storey home, that is completed with 3 bedrooms, 2.5 bathrooms and 2,058 sq. ft. The exterior is finished in tones of grey with acrylic stucco, smart start and cultured stone, ramping up the edgy appeal. Warm maple cabinets provide a beautiful contrast against the black maple feature island. Coupled with the ceramic tile backsplash, this kitchen will draw your attention like no other. The fireplace & entertainment unit is completed with a cultured stone surround and maple mantle & shelves that matches the maple railing at the staircase, leading you to the second floor where the master suite resides. A large walk-in closet and private ensuite with double sinks and glass & tile shower complete the space.

BroadviewHomesWpg.com

204-798-0880

Single Family/2-storey



RidgeWood West



Base Price of House (not incl. land, gst or development charges if applicable)

\$316,900.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$401,795.00

10 McCrindle Bay

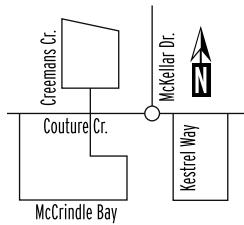
- RANDALL HOMES

The Carter V — 1,865 sq. ft.

One of Randall's most popular plans, this 2-storey, 3-bedroom family home reaches new heights of affordable innovation. The entrance showcases a lifestyle room, great for home office or spare bedroom. The great room can be elegant or as cozy as you choose, and you have the option of adding a fireplace and entertainment centre. In the kitchen, family chefs will appreciate the large island, corner pantry, and spacious eating area. The powder room completes the main floor. Upstairs the bedrooms are roomy and are serviced by a full bathroom and laundry room, enjoy a loft or 4th bedroom and the attractive owner's suite features an ensuite bath plus walk-in closet.

204-479-2813

Single Family/2-storey



RidgeWood West



Base Price of House (not incl. land, gst or development charges if applicable)

\$283,000.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$367,993.00

33 McCrindle Bay

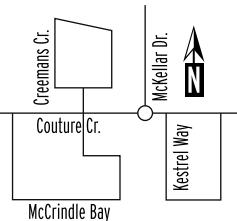
- BROADVIEW HOMES

We're proud to debut one of Broadview's newest 2-storey plans, The Dawson! Perfect for families and entertainers alike with 1,765 sq. ft., this home provides an open concept main floor layout with the 3 bedrooms privately located upstairs, and a versatile loft that can be used however you see fit. Vinyl plank flooring can be found throughout the main floor, complementing the 2-toned maple kitchen cabinets. The ceramic tile backsplash and quartz countertops are highlighted by hanging pendant lights. A 14'x12' open deck gives you the perfect place to spend summer evenings in the backyard, and a fireplace with a cultured stone surround creates a cozy atmosphere for those winter nights. Finally, completed landscaping gives this home beautiful curb appeal.

BroadviewHomesWpg.com

204-798-0880

Single Family/2-storey



Ritchot – Grande Pointe Meadows



Base Price of House (not incl. land, gst or development charges if applicable)

\$292,600.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$306,669.00

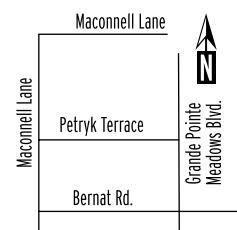
408 Maconnell Lane

- CONNECTION HOMES

This 1,324 sq. ft. raised bungalow features a fantastic open-concept floor plan consisting of a large greatroom with built-in fireplace entertainment unit, an abundance of large windows that let in a ton of natural light, modern maple railings with spindles, dining area with garden doors & a large functional kitchen with custom cabinetry, island, corner pantry & more! The master bedroom is bright and spacious, and features a 3-piece ensuite bath with tiled shower & walk-in closet. Quartz countertops, durable laminate flooring, LED pot lights, stainless steel appliances, flat/modern baseboards & trim, thermofoil cabinets with soft close hardware, tile backsplash & a main floor laundry room are all features that you will fall in love with in this fabulous home!

204-330-0019

Single Family/Bungalow



SEPTEMBER 12 – OCTOBER 10

Presented by The Manitoba Home Builders' Association



#PARADEOFHOMESMB

Ritchot – Grande Pointe Meadows



Base Price of House (not incl. land, gst or development charges if applicable)

\$322,000.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$416,650.00

448 Maconnell Lane

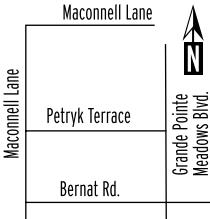
- KENSINGTON HOMES

This 1,684 sq. ft. 3-bedroom, 2-bathroom bungalow has a modern country feel with a stunning front exterior and 3-car garage. The open-concept living area has a kitchen that reflects a mid-century vibe with the beautiful wooden cabinetry and dark accents. The dining room has a 10' tall, dark painted ceiling, a unique feature in this home. A large master bedroom is located away from the kids' bedrooms for extra privacy, and includes a walk-in closet and ensuite with quartz countertop. Entering from the garage is a mudroom that incorporates a walk-in closet and laundry space with linen shelves. A covered deck off the dining room adds an extra bonus to the home's finishing touches!

kensingtonhomes.com

204-294-8014/204-294-5195

Single Family/Bungalow



Ritchot – Grande Pointe Meadows



Base Price of House (not incl. land, gst or development charges if applicable)

\$330,900.00

Selling Price of House (not incl. land, gst or development charges if applicable)

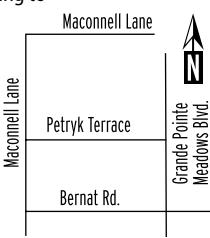
\$426,960.00

456 Maconnell Lane

- RANDALL HOMES

The Carter Country Collection II — 1,901 sq. ft.

This 2-storey, 3-bedroom family home reaches new heights of affordable innovation. The great room can be as elegant or as cozy as you choose, and you have the option of adding a modern style fireplace and entertainment centre. The kitchen has a generous island, eating area and pantry accessible straight through the mud room leading to the garage and work shop area. A powder room and den/home office complete the main floor all under 9' ceilings. Upstairs the attractive owner's suite features an ensuite with dual sinks, shower, private water closet and walk-in closet. Enjoy the loft area or optional 4th bedroom. The laundry room and a full bathroom serve the two secondary bedrooms.



204-451-5657

Single Family/2-storey

Ritchot – Grande Pointe Meadows



Base Price of House (not incl. land, gst or development charges if applicable)

\$278,000.00

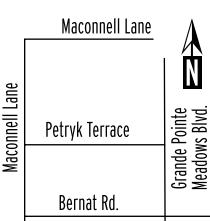
Selling Price of House (not incl. land, gst or development charges if applicable)

\$398,500.00

464 Maconnell Lane

- BROADVIEW HOMES

The Pritchard is a beautiful 1,595 sq. ft. bungalow situated in the pristine community of Grande Pointe Meadows. This home combines country living with upscale finishes that are sure to impress, including an attached 3-car garage! Vinyl plank flooring spans throughout the main living areas, giving a real hardwood look. In the kitchen, maple cabinets line the walls with a dark feature island in front, providing a beautiful contrast that highlights the ceramic tile backsplash and quartz countertops. A stunning fireplace & entertainment unit is completed with white cultured stone, and the 4-season sunroom allows you to enjoy the outdoor views year-round. The master suite completes the home, giving you a relaxing oasis to retire to at the end of the day.



BroadviewHomesWpg.com

204-688-6868

Single Family/Bungalow

Sage Creek



Base Price of Condo (incl. land & gst)

\$409,900.00

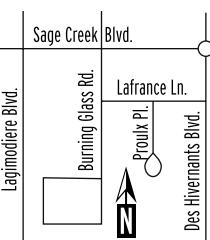
Selling Price of Condo (incl. land & gst)

\$409,900.00

87 Lafrance Lane

- RANDALL HOMES

A unique 2-storey home designed for a contemporary lifestyle. The entrance leads to an open plan main floor that is perfect for a busy family. Cook up your favourite meals in the large galley-style kitchen under a vaulted ceiling. Upstairs you will appreciate the roomy bedrooms serviced by a full bath and the laundry room conveniently located at the top of the stairs. For quiet time slip away to your master suite which features a private bath and large walk-in closet.



204-250-7711/204-981-4101

Condo/2-storey

FALL 2020 PARADE of HOMES Showcase

Sage Creek



Base Price of House (not incl. land, gst or development charges if applicable)

\$667,248.67

Selling Price of House (not incl. land, gst or development charges if applicable)

\$667,248.67

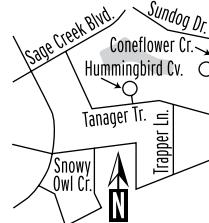
3 Tanager Trail

- MARIC HOMES

Right in the heart of Sage Creek, Maric Homes has shaped a design that showcases the perfect balance between space, style and efficiency. Situated seamlessly on Tanager Trail, Maric Homes used the natural surroundings as inspiration for this 3-bedroom, 1,800 sq. ft. bungalow. Incorporating quality craftsmanship with contemporary design, no detail was overlooked in creating this exquisitely finished, open-concept home. Filled with the design details and touches of pure luxury found only in Maric Homes, this striking home is an example of what made Maric Homes Manitoba's first national award-winning custom home builder.

204-339-2035

Single Family/Bungalow



Sage Creek



Base Price of House (not incl. land, gst or development charges if applicable)

\$503,065.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$503,065.00

6 Tanager Trail

- AVANTI CUSTOM HOMES

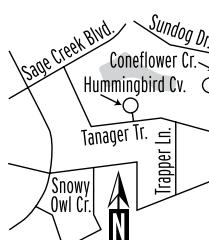
A-2390 — 2,390 sq. ft.

This beautiful 3-bedroom, 2-storey plan has everything an active family needs. A large country-style kitchen with lots of counter space, walk-thru pantry and generous eating area overlooks the great room. The lifestyle room off the foyer and bathroom at the garage entrance complete the main floor, all under 9' ceilings. The second floor is accessed from an open 2-storey foyer that leads to the bonus room and secondary bedrooms that are roomy and serviced by a full bath and a large laundry room. The master bedroom features an ensuite with dual sinks, shower and separate tub, private water closet and spacious walk-in closet.

— New Direction New Look —

204-333-2018

Single Family/2-storey



Sage Creek



Base Price of House (not incl. land, gst or development charges if applicable)

\$612,576.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$612,576.00

7 Tanager Trail

- ARTISTA HOMES

Artista Homes presents its newest and spectacular bungalow in Sage Creek!

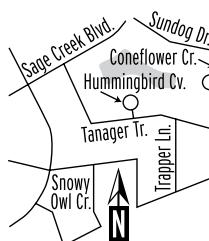
This spacious lake front walk-out bungalow features a wonderful open-concept design. It includes 3 bedrooms, 10' ceilings and large windows throughout. A magnificent kitchen with ample room that makes cooking a joy. A beautiful master bedroom with an elegant ensuite that features wonderful spa-like amenities. Custom cabinetry and closets throughout the home add to the functionality.

Visit Artista Homes during the Parade of Homes and see why we are the preferred home builder in Manitoba!

www.artistahomes.com

204-415-6615

Single Family/Bungalow



Sage Creek



Base Price of House (not incl. land, gst or development charges if applicable)

\$440,000.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$509,100.00

10 Tanager Trail

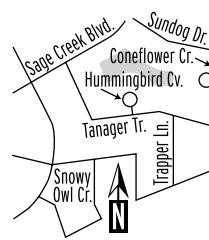
- FOXRIDGE HOMES

Discover our popular new home concept with spacious bright spaces and clever design features. This 2-storey home has 2,135 sq. ft. of space with 3 bedrooms and 2.5 bathrooms. The main living area is full of light with 14' ceilings, many windows, and a beautiful fireplace with tile accents. The kitchen has white cabinetry with wood accents and tons of space to organize and entertain. On the second floor, the master bedroom has a dreamy ensuite with double vanities, free-standing bathtub with tile feature wall, and tiled shower. You deserve a home that's as highly evolved as you are.

foxridgehomeswpg.com

204-294-8520

Single Family/2-storey



SEPTEMBER 12 – OCTOBER 10

Presented by The Manitoba Home Builders' Association



#PARADEOFHOMESMB

Sage Creek



Base Price of House (not incl. land, gst or development charges if applicable)

\$415,000.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$483,577.00

18 Tanager Trail

- GINO'S HOMES

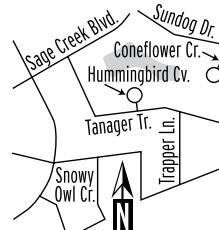
New for 2020, Gino's brings in some warmth to this modern family home. The main foyer leads you past a separate formal dining room as you are led towards the openness and light coming from the double volume great room that includes a cozy fireplace accented with micro-cement finishes, and a built-in custom shelving unit all set on the warmth of wood floors. The adjacent kitchen includes a large island with quartz tops and ceramic tile backsplash. The second floor features 3 huge bedrooms, laundry room, and gorgeous master ensuite with a dual vanity and custom ceramic tile shower. Come home to your custom Gino's Home!

Gino's Homes — Since 1968

www.ginoshomes.ca

204-488-2581

Single Family/2-storey



Sage Creek



Base Price of House (not incl. land, gst or development charges if applicable)

\$373,500.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$536,100.00

22 Tanager Trail

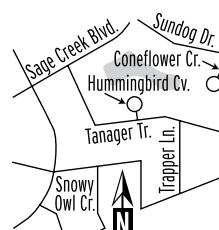
- STERLING HOMES

The Westminster is a 2-storey Sterling home with 3 bedrooms, 2.5 bathrooms and an astounding 2,518 sq. ft. of space. While full of upscale features such as hardwood floors, quartz countertops, a fireplace & entertainment unit and ceramic tile backsplash, the true beauty lies within the functionality of this impressive home. The open-concept kitchen, dining room and great room are perfect for entertaining, with access to the kitchen from the mudroom. The dining room opens to a spacious 16'x14' deck that overlooks the backyard. Upstairs, the master suite is luxurious, with a walk-in closet and deluxe ensuite with a soaker tub, glass & tile shower and large vanity with quartz tops. The main floor den and second floor loft finish off this functional home.

SterlingHomesWpg.com

204-299-8100

Single Family/2-storey



Sage Creek



Base Price of House (not incl. land, gst or development charges if applicable)

\$479,900.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$479,900.00

26 Tanager Trail

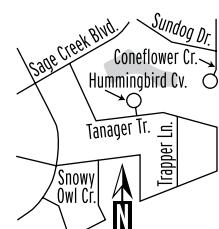
- HEARTH HOMES

Hearth Homes has built yet another masterpiece that bridges the gap between modern and classic. This easy-to-love farmhouse-style home offers the same functionality and quality that Hearth Homes is known for while offering high-end finishes at an affordable price point. The shiplap features, warm wood tones, and matte black hardware will make any interior designer swoon and the huge open floor plan with eat-in kitchen and central dining room make entertaining a breeze. With 3 bedrooms upstairs including a spacious loft area, this home welcomes families with open arms. The large covered deck off the main floor expands the living space allowing you to enjoy the outdoors even on the wettest of summer days. Welcome to the Family.

www.hearth-homes.com

204-487-4122

Single Family/2-storey



Sage Creek



Base Price of House (not incl. land, gst or development charges if applicable)

\$535,815.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$535,815.00

74 Tanager Trail

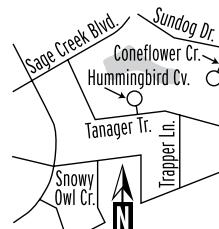
- ARLT HOMES

The natural beauty of Sage Creek provides a stunning setting for Arlt Homes' latest 2-storey design. The modern exterior combines unique textures and materials with beautiful landscaping. Inside, the kitchen, dining and great room are open concept, yet each room manages to feel distinct. The great room includes oversized windows, 10' ceiling height and a dramatic media accent wall. A 10' island and walk-through pantry maximize convenience, function and storage in the kitchen. The huge mudroom features locker-style custom built-ins. Upstairs you'll find two spacious secondary bedrooms and a luxurious principal bedroom. The ensuite has heated floors, vanity with two sinks and storage, level entry shower and freestanding tub.

arlthomes.com

204-669-3394

Single Family/2-storey



FALL 2020 PARADE of HOMES Showcase

Sage Creek



Base Price of House (not incl. land, gst or development charges if applicable)

\$252,000.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$293,810.00

302 Tanager Trail

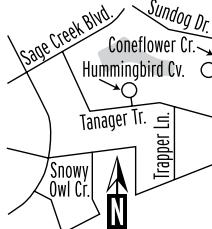
- BROADVIEW HOMES

"Beautiful bungalow" doesn't even begin to describe this stunning 3-bedroom and 2-bathroom home. Front yard landscaping screams curb appeal, setting the tone for the home before you step through the door. The covered front porch leads you in to the open-concept home, finished with a spacious great room, galley-style kitchen and dining room in the main living area. An 8' kitchen island provides more than enough counter space, completed with quartz tops that complement the subway-style ceramic backsplash. A 9' triple-panel patio door leads you to the back yard and fills the space with natural light. The master suite is the pièce de résistance, finished with an ensuite with cultured marble tops and 5' shower.

BroadviewHomesWpg.com

204-256-5615

Single Family/Bungalow



Sage Creek



Base Price of House (not incl. land, gst or development charges if applicable)

\$283,000.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$372,950.00

314 Tanager Trail

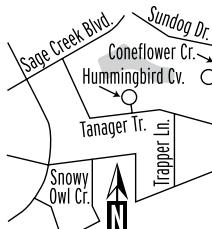
- BROADVIEW HOMES

Welcome home to The Avalon! Style and function come together to create this beautiful 1,817 sq. ft. 2-storey home. Acrylic stucco and Hardie siding give a modern appeal to the exterior and welcome you in to the spacious foyer. The large kitchen is completed with an island and walk-thru pantry, with upscale finishes such as quartz countertops, a beautiful ceramic tile backsplash and hanging pendant lights. A fireplace and entertainment unit with a realstone surround stands out in the great room, with vinyl plank flooring finishing the main floor. The three bedrooms are located upstairs, along with a versatile loft. The master suite is completed with a walk-in closet and private ensuite with cultured marble vanity tops and ceramic tile shower.

BroadviewHomesWpg.com

204-256-5615

Single Family/2-storey



Sage Creek



Base Price of House (not incl. land, gst or development charges if applicable)

\$290,000.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$366,225.00

318 Tanager Trail

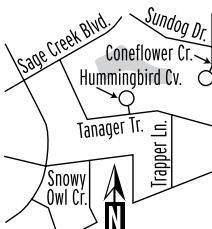
- KENSINGTON HOMES

You'll want to check out this stunning plan with 1,903 sq. ft. of living space. This attractive 2-storey features an open-concept living area with warm oak flooring and large kitchen that includes a walk-in pantry, thermofoil cabinetry and modern gold and black lighting fixtures that anyone will love. The beautiful maple stained tuscan entertainment unit with gas fireplace in the great room will catch your eye immediately. The walk-in closet right off the garage entrance will help any family stay organized. Upstairs you'll find a convenient laundry room, linen closets, 4-piece bathroom and three bedrooms including a master bedroom with a walk-in closet and private ensuite. This home is the perfect example of modern design!

kensingtonhomes.com

204-290-4033

Single Family/2-storey



Sage Creek



Base Price of House (not incl. land, gst or development charges if applicable)

\$311,900.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$402,600.00

322 Tanager Trail

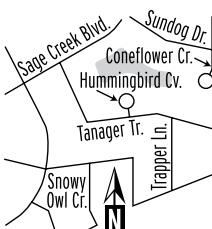
- RANDALL HOMES

The Douglas — 1,791 sq. ft.

The main floor has an open-style layout that is loaded with features from the main floor bathroom, lifestyle room, a large open kitchen with walk-in pantry and eating area that has access to rear deck. The great room is a perfect space for entertaining that also has a view to the rear outdoor living space. Upstairs you'll appreciate the master bedroom with its own private bath. The second floor also has two roomy bedrooms that are serviced by a full bath and laundry room.

204-228-1048

Single Family/2-storey



SEPTEMBER 12 – OCTOBER 10 #PARADEOFHOMESMB

Presented by The Manitoba Home Builders' Association



Sage Creek



Base Price of House (not incl. land, gst or development charges if applicable)

\$241,000.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$314,350.00

326 Tanager Trail

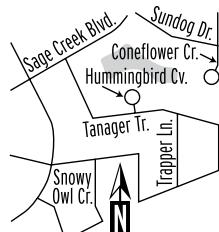
- BROADVIEW HOMES

This home is sure to stop you in your tracks as soon as you see it from the street! Finished with white Hardie siding and black accents, the contrasting colours draw attention while complementing each other with a bold aesthetic. Upon entering this 1,490 sq. ft. home, you'll immediately notice the vinyl plank flooring that spans throughout the main level. The large great room opens to the galley-style kitchen that is finished with a large island, quartz countertops and a beautiful ceramic tile backsplash. The bedrooms are located on the second floor, giving an additional element of privacy. Finally, the master bedroom is finished with a walk-in closet and private ensuite, with a 5' shower and cultured marble vanity tops.

BroadviewHomesWpg.com

204-256-5615

Single Family/2-storey



Sage Creek



Base Price of House (not incl. land, gst or development charges if applicable)

\$236,900.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$288,600.00

330 Tanager Trail

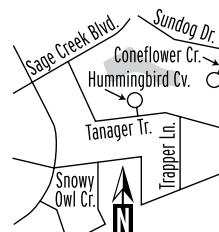
- KENSINGTON HOMES

You'll want to visit this amazing 1,598 sq. ft. 2-storey home with a 22' x 22' detached garage. The foyer leads to the great room with a large window allowing plenty of natural light to seep in. The large kitchen has lots of counter and storage space including a huge walk-in pantry that any family will appreciate. The open-concept kitchen and dining area truly is the perfect place to host guests. Right off the kitchen is a convenient mudroom, broom closet and generous size powder room. The second floor maximizes every square foot including a second floor laundry room and master bedroom complete with a large walk-in closet and ensuite. Check out this impressive home!

kensingtonhomes.com

204-290-4033

Single Family/2-storey



Scotswood Meadows



Base Price of House (not incl. land, gst or development charges if applicable)

\$475,500.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$599,000.00

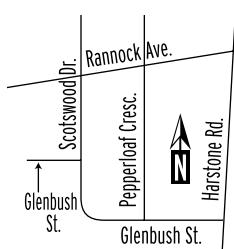
255 Glenbush Street

- RZ DREAM HOMES

Nestled in the Scotswood Meadows, this elegant home by RZ Dream Homes is set to captivate onlookers. Upon entering this 2,510 sq. ft. contemporary home, you are greeted by an inviting foyer with 2-storey ceiling and a double-sided fireplace with tile cladding. The home embraces the contemporary open plan living. Beautiful kitchen features cabinets of multitude of colours and finishes, quartz countertops and built-in dining area that flows into a great room with built-in entertainment wall with fireplace featuring tile and wood cladding. A glass railing staircase takes you to the upper level featuring a loft with access to a balcony with spectacular view of Harte Trail, 3 bedrooms including a relaxing master suite.

204-694-2811

Single Family/2-storey



St. Adolphe - Tourond Creek



Base Price of House (not incl. land, gst or development charges if applicable)

\$305,412.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$368,195.00

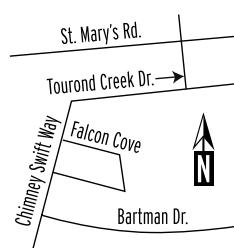
5 Falcon Cove

- A&S HOMES

The Falcon is a 3-bedroom, 2 bath bungalow with 11' ceiling heights. The open concept kitchen and dining room flow into the great room allowing for optimal entertaining. The kitchen is finished with an enlarged 8' island with quartz bar top, tiled backsplashes, an abundance of enriched cabinetry, and a large pantry for storage items. The house shines with laminate flooring, huge windows throughout, several pot lights, and a customized fireplace and built-in entertainment centre. The master bedroom is large with a private walk-in closet and an ensuite featuring a glass tiled shower with double vanities. The large deck complements the huge lots in Tourond Creek. Come visit and view other show homes at www.ashomes.ca

204-256-0863

Single Family/Bungalow



FALL 2020 PARADE of HOMES Showcase

Stonewall – Quarry Ridge Park



Base Price of House (not incl. land, gst or development charges if applicable)

\$256,690.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$353,638.00

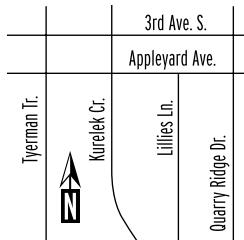
7 Kurelek Crescent

- WARKENTIN HOMES

Enjoy luxury country living in a peaceful surrounding. Warkentin Custom Homes presents this beautiful quality-built 3-bedroom family-friendly home in Quarry Ridge Park, Stonewall. This open-concept home features bright and airy living spaces, gorgeous entertainment wall with linear gas fireplace, lots of storage space, main floor laundry, amazing kitchen with soft-close drawers, large island, backsplash and quartz countertops. These are a few of the many features that make this home a must-see.

204-667-1297

Single Family/Bungalow



Stonewall – Quarry Ridge Park



Base Price of House (not incl. land, gst or development charges if applicable)

\$268,400.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$292,345.00

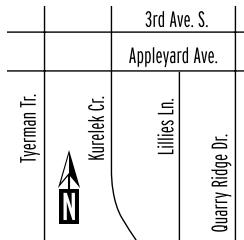
8 Kurelek Crescent

- CONNECTION HOMES

This 1,281 sq. ft. bungalow boasts a lovely open-concept floor plan consisting of a large custom kitchen/dining room, 9' ceilings, a large living area with a built-in fireplace & an abundance of large windows that let in a ton of natural light. The master bedroom is bright and spacious, and features a gorgeous 3-piece ensuite bath & walk-in closet. Quartz countertops, 12mm laminate flooring, LED pot lights, stainless steel appliances, flat/modern baseboards & trim, thermofoil cabinets with soft close hardware, & tile backsplash are all features that you will find in this stunning home!

204-330-0019

Single Family/Bungalow



Stonewall – Quarry Ridge Park



Base Price of House (not incl. land, gst or development charges if applicable)

\$276,900.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$323,900.00

4 Lillies Lane

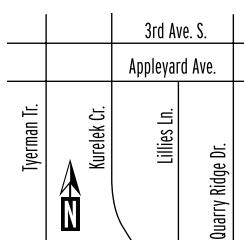
- VENTURA CUSTOM HOMES

Welcome home to the Kendall! This 1,485 sq. ft. modern bi-level home features a sleek, modern prairie-style elevation, an oversized garage, a spacious foyer, open-concept layout with huge windows facing the backyard, big bedrooms and a large private master bedroom with oversized walk-in closet and ensuite. The home also features a rear covered area for a future deck off the dining area, perfect for BBQing or closing in for a future 3 season sunroom.

This home has it all!

204-999-2460

Single Family/Bi-level



Tuxedo



Base Price of House (not incl. land, gst or development charges if applicable)

\$1,201,529.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$1,201,529.00

10 Ike Kraut Place

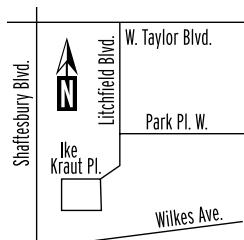
- ARTISTA HOMES

Artista Homes luxury in Tuxedo! This luxurious 5 bedroom, 3.5 bath estate home in a quiet cul de sac is a dream home in this high-end community. This magnificent sprawling residence graced by soaring ceilings and wall-to-wall windows is a haven with amazing views. A tremendous chef's kitchen, 14' main floor ceilings, glass railings, 3-car garage, professional landscaping, and numerous other incredible features encompass this luxurious home. A breathtaking glass surround ensuite with a free-standing tub and a custom shower give the spa-like feel. The lower level features a large rec room with wood floors and a wet bar, games area, gym, and huge windows. This is the must see home of the Parade of Homes!

www.artistahomes.com

204-415-6615

Single Family/Bungalow



SEPTEMBER 12 – OCTOBER 10

Presented by The Manitoba Home Builders' Association



#PARADEOFHOMESMB

Tuxedo



Base Price (incl. land – incl. GST)

\$279,200.00

Selling Price (incl. land – incl. GST)

\$279,200.00

757 Sterling Lyon Parkway

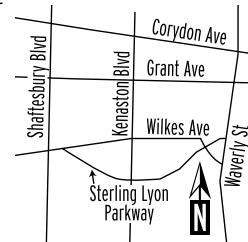
- A&S HOMES

Sterling Parkway Residences has taken 55+ Life Lease Living to a luxurious new level with their 1,430 sq. ft. corner suite, designed to offer 270 degree views of the surrounding countryside including Ft Whyte Alive, Assiniboine Forest and the downtown skyline. Built with concrete & steel, this 2-bedroom, 2-bathroom suite features large curtain wall windows, an extra large balcony with a natural gas supply for your BBQ, indoor heated parking, and an extensive array of common amenities which include a rooftop terrace featuring an outdoor kitchen, gardening boxes, a bocce court, putting green, and an enclosed games & social area with incredible views. Or enjoy our other amenities including a virtual golf simulator, fully equipped gym, spa, sauna & massage area, wine-making, craft and woodworking areas, theatre, multi-purpose room, library, music room, and more.

www.ashomes.ca

204-256-0863

Condo/Bungalow



West St. Paul – The Trails of West St. Paul



Base Price of House (not incl. land, gst or development charges if applicable)

\$314,900.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$456,900.00

11 River Trail Drive

- VENTURA CUSTOM HOMES

Welcome home to the Monterey! This 2,270 sq. ft. home features a modern exterior with a large front porch, boasting 18' ceilings in the front foyer area, a flex room perfect for an office or formal dining, spacious island kitchen with quartz countertops and tall upper cabinets, a stunning glass railing system and much more! The second floor features a gorgeous master bedroom with his and her walk-in closets and a breathtaking luxury ensuite with a tiled shower, soaker tub and double vanity. This home is a must-see!

Come visit us in the Trails of West St. Paul to see the incredible value we are offering including larger lots and lower taxes!

204-510-9485

Single Family/2-storey



West St. Paul – The Trails of West St. Paul



Base Price of House (not incl. land, gst or development charges if applicable)

\$441,500.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$459,429.00

15 River Trail Drive

- GINO'S HOMES

Welcome home to this brand new custom design for the 2020 Fall Parade of Homes! This spacious 2-storey boasts 4 bedrooms and a laundry room all on the second floor. The master is elevated above the rest and includes a breathtaking luxury ensuite with custom tiled shower, a 10mm frameless glass wall and door, a dual vanity and free standing soaker tub. The main level features a huge island kitchen connected to the garage entry through a massive walk-through pantry. Open dining area and a center great room with 10' ceiling, and deck overlooking a lookout yard with beautiful lake views. This home is a must see.

Gino's Homes — Since 1968

www.ginoshomes.ca

204-488-2581

Single Family/2-storey



West St. Paul – The Trails of West St. Paul



Base Price of House (not incl. land, gst or development charges if applicable)

\$417,889.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$434,333.33

8 Sage Bush Lane

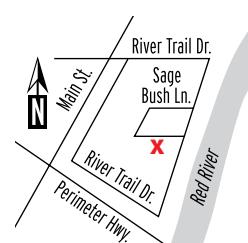
- IRWIN HOMES

A classic and elegant 2-storey located in the Trails of West St. Paul. This 2,289 sq. ft. home built by Irwin Homes, boasting 4 bedrooms, a loft and a designated office, is perfect for the growing family! On the main floor, enjoy an open floor plan with beautiful views of the backyard and creek. Quality finishes include quartz countertops and contemporary cabinetry with a natural gas fireplace sure to impress. The backyard deck will be awaiting relaxing summer evenings or entertaining friends and family. Walk through during open house hours and see how this home can suit your lifestyle!

www.irwinhomes.ca

204-977-2142

Single Family/2-storey



FALL 2020 PARADE of HOMES Showcase

West St. Paul – The Trails of West St. Paul



Base Price of House (not incl. land, gst or development charges if applicable)

\$280,931.00

Selling Price of House (not incl. land, gst or development charges if applicable)

\$426,810.00

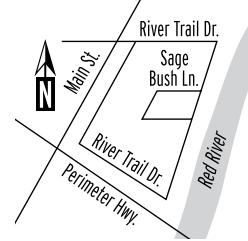
104 Sage Bush Lane

- WARKENTIN HOMES

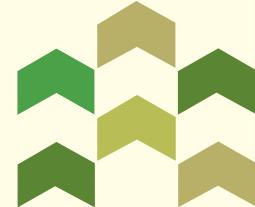
Be wowed by this spectacular home! This quality built 3-bedroom home is fully finished from top to bottom using the best in design and quality materials. Attention to detail is evident in the gorgeous kitchen featuring top-of-the-line appliances, quartz countertops, tile backsplash and modern hardware. Large windows, 10' ceiling height, linear gas fireplace and walnut accents add to the contemporary feel of this home.

204-667-1297

Single Family/Bungalow



ON WITH THE SHOW DISPLAY HOMES ARE OPEN YEAR-ROUND



Poking around in new homes is a popular pursuit during the Manitoba Home Builders' Association's Parade of Homes each spring and fall, and there's also plenty to see in winter and summer.

You'll find the greatest variety of show homes during the Parades, with extended hours that are convenient for visiting multiple homes.

In WINNIPEG AND SURROUNDING COMMUNITIES, Parade show homes are open from 5pm-8pm Monday through Thursday, and from 1pm-5pm Saturday and Sunday.

In BRANDON, weekday hours are from 5pm-8pm Tuesday and Thursday, and show homes are open from 1pm-5pm Saturday and Sunday.

Show homes are available for private viewing by appointment outside of Parade hours.

After the Parade, you can still visit show homes in virtually every Parade community. Most are open at specified hours on weekends and some weekday evenings, and they're also available for viewing by appointment.

Many builders have additional show homes that are not entered in the Parade, and in newer neighbourhoods, you may be able to tour several on the same block on weekend afternoons.

If you're interested in a particular show home or builder, call or visit the company website to find new show home locations at any time of year.

You can also visit the MHBA website at homebuilders.mb.ca to find a complete list of MHBA members and keep tabs on new show home locations year-round.

THE FALL PARADE ONLY RUNS
FROM SEPTEMBER 12 - OCTOBER 10, BUT

...the show never stops.

Renovation of
the year 2019

DYNASTY HOMES

Distinct. Dependable.



Deciding to build a home is one of the most important investments you can make. Dynasty Homes understands this and will help guide you through every step. We offer not only the highest quality craftsmanship, but a personal approach and prompt, courteous service. You will have peace of mind knowing your beautiful, custom house is being built the way you want, designed to fit your unique style and, most importantly, that it will finish on time and on budget.



PHONE: 204-781-8449
dynastyhomes.net

the GOODS

fun, fanciful & functional **FINDS**

THANKS TO STAYCATIONS AND SOCIAL DISTANCING, WE'VE HAD MORE TIME TO TACKLE THAT TO-DO LIST IN 2020. BUT SOMEHOW, THE LIST JUST KEEPS GROWING. NEVER MIND, THERE'S PLENTY OF TIME TO GET ORGANIZED AND LIVE YOUR BEST LIFE BEFORE 2021 COMES AROUND. RIGHT AFTER YOU STOCK UP ON A FEW ESSENTIALS (AND SOME INESSSENTIALS TOO).

Compiled by Pat St. Germain



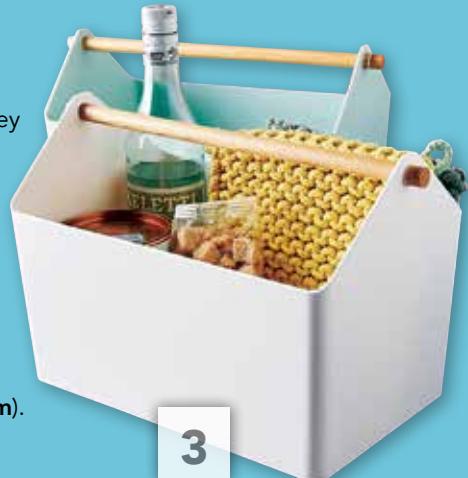
1

1. If you're the kind of person who decants laundry soap into a more attractive container — or if you aspire to be that person — you'll appreciate a calming, well-organized laundry room. In mudrooms and other tight quarters, use vertical space to maximize storage options. For convenience, include a **clothing rack** (\$50), **rolling hamper** (\$30) and plenty of **baskets** (\$10 and up) from HomeSense (homesense.ca). A **high-seat chair** (\$100), **wicker and non-slip rugs** (\$30) and **brass hanging mirror** (\$150) add a touch of comfort and charm.
2. Got four-legged family members? A **wood storage bench with drawer** (\$40) and **paw-print placemat** (\$8) mark out a designated space for leashes, treats and grooming supplies. A **ceramic dog bowl** (\$13) and **cat dish** (\$7) go with the territory.



2

3. You don't have to spend a lot of money on a handy caddy for cleaning supplies, but if you insist ... this petite **Curtis storage box** will run you \$48 at Anthropologie (anthropologie.com). Soap and rags not included.



3



4

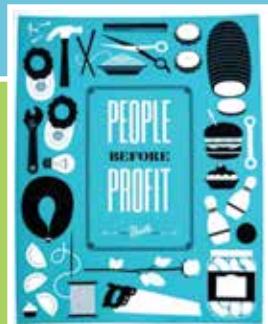
4. A quartet of **terracotta pots** would make a tasteful addition to a sunny windowsill or plant stand, especially if you take a little thyme and grow your own herbs. Sow some sweet basil, cilantro and oregano and get a fresh start on savoury delights. Pots run \$13 for a set of four at Shelmerdine Garden Centre (shelmerdine.com). Spend an extra \$15 and toss a **pair of herb scissors** into your shopping cart. Five stainless-steel parallel blades let you cut up delicate herbs and chives without crushing leaves and stems.



4

5. Non-edible succulents and cacti are still on-trend houseplants. They're easy to care for and easy on the eyes in every size. Go big or go home with this adorable **raccoon container**, made to hold tiny plants in two-inch pots. At \$8 it's hard to resist.

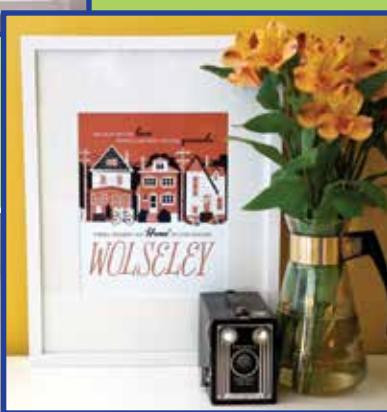
5



6. When **local artist Kristin McPherson** created faux Charleswood travel posters for a pal's wedding social several years back, they were so popular, they launched a new business. Today, her **Happyland Print Shop** posters pay homage to the North End, Transcona, St. James, Wolseley, Garden City and Tuxedo, along with classics of the Manitoba kitchen. Sold in select local shops, including Pollock's Hardware, and on her Etsy page ([etsy.com/ca/shop/HappylandPrintShop](https://www.etsy.com/ca/shop/HappylandPrintShop)).



6

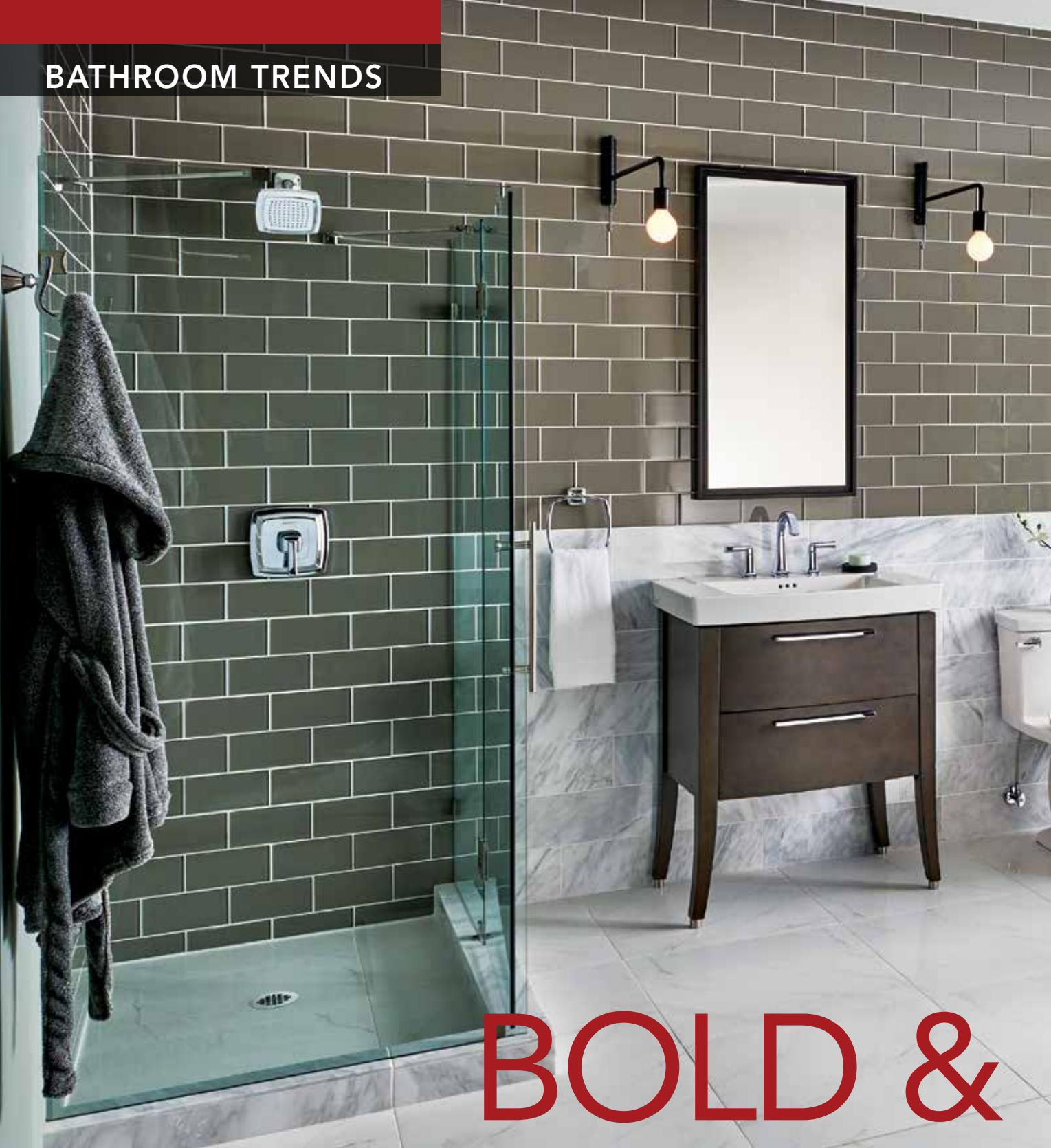


7. Are we tired of making sourdough yet? Thanks to **Hunk Bill's Perogie Maker**, home cooks have been able to "cut, seal and form perogies in one easy step," since 1967. Sold in some local Sobeys and Safeway stores, they're also available online at Hunkbills.com. A \$34 set makes 18 big and 24 small perogies.



7

BATHROOM TRENDS



BOLD &

Modern families go in sophisticated style

By Jennifer McFee

Photos courtesy of LIXIL Canada /American Standard

>> THE MODERN BATHROOM serves a

multitude of purposes, from the most utilitarian functions to a more meditative role as a relaxing, spa-like retreat where homeowners can unwind and enjoy some solitude.



Beautiful

This year, many people are spending more time in their homes than ever before, and that means they want to create a more comfortable ambiance — even in the loo.

Cont'd on page 98

THE MODERN BATHROOM
SERVES A MULTITUDE
OF PURPOSES

BOLD & BEAUTIFUL

— Cont'd from page 97

When it comes to the most up-to-the-minute features for bathrooms, local experts point to five major trends that are commanding attention in 2020:



I PERSONALLY
RENOVATED
MY BATHROOM
WITH BOLD
ACCENT
TILES IN A
HERRINGBONE
PATTERN WITH
MATTE BLACK
FINISHES.

DRAMATIC DETAILS

Matte black finishes and accents remain popular picks to add a sense of drama to the bathroom. Black bathtubs, faucets, shower heads and even safety grab bars are having a moment.

At the same time, Maryssa Zondag of Dynasty Bathrooms & Kitchen Centre has noticed an increase in orders and inquiries for brushed or polished gold finishes. Champagne bronze is gaining momentum as another trendy tone.

"I personally renovated my bathroom with bold accent tiles in a herringbone pattern with matte black finishes," she says. "I absolutely love my bathroom."

ENDURING ELEGANCE

Homeowners don't want to invest in fussy, flash-in-the-pan fads that will look dated in a few years. Instead, they're taking a long-term view, leaning towards bathrooms with clean, timeless and elegant designs that will remain in vogue for years to come.

"Many customers are wanting something that will withstand the course of time," Zondag says, "including bold, fun tiles, minimalistic vanities in shaker or slab-front styles, dark tiles or vinyl flooring, and lots of black or gold accents."



FREESTANDING FASHION

Stand-alone bathtubs are still all the rage, notes Astrid Bergstrom of Robinson. The most common freestanding tubs span 66 by 36 inches, although smaller 60-inch tubs are also making a splash — just not in the literal sense.

"Believe it or not, they're not for bathing — they're for looking at," Bergstrom says.

"I think most people prefer to take showers but they want the look of the bathtub. They love these bathtubs with a freestanding filler, which is a faucet that comes up through the floor and hangs over the tub. There are just so many beautiful choices now."

FULL-SERVICE SEATING

With the frenzy to stock up on toilet paper during the early days of the COVID-19 pandemic, perhaps it's no surprise that bidet seats are quickly becoming the next must-have item.

"Bidet seats can be attached to an existing toilet. They're not cheap, since they're usually upwards of \$1,500 to \$2,000, but they are popular," says Bergstrom.

Regular bidets have not reached the same level of popularity, but if you are in the market for a luxury brand, LIXIL's DXV SpaLet could be just the ticket. The lid opens and closes automatically and its features include hands-free flushing, a dual-nozzle spray system, an integrated air dryer and a room deodorizer — the latter of which relies on "plasmacluster" ion technology to work its magic.



BELIEVE IT OR NOT, THEY'RE NOT FOR BATHING — THEY'RE FOR LOOKING AT.

SIMPLE LINES

For homeowners who want a clean, sleek look that's easy to maintain, wall-mount toilets are flying off the shelves. And floating bathroom vanities continue to offer esthetic appeal to elevate bathroom design to the next level.

"The look of freestanding vanities is very popular. Also, people still like single-hole faucets with one lever for hot and cold water," Bergstrom says.

"These days, people don't want high vessel sinks — nobody wants a salad bowl. Instead, they prefer smaller ones that sit above the counter just a little bit. Drop-in sinks are also popular because people like to see the ridge around them."



SHOW & TELL

Ventura
CUSTOM HOMES



MODERN FAMILY *Values*



VENTURA CUSTOM HOMES — 2 John Neufeld Crescent — Devonshire Park
Photos courtesy of Ventura Custom Homes

Street-smart design is attractive and affordable

>> TWO-STOREY HOMES

on laned lots in Transcona's Devonshire Park are having a positive impact on the neighbourhood — and making a positive impression on home buyers.

The Ventura Custom Homes show home at 2 John Neufeld Cres. was built as part of a project that started out with 30 laned lots in 2018. Ventura planned the placement of its home models to create a harmonious streetscape, and now that many homeowners have completed their landscaping, that objective has been achieved.

Cont'd on page 102

MODERN FAMILY VALUES

— Cont'd from page 101

"The curb appeal is great. You don't have a garage door staring at you — it's a beautiful street," says realtor Anders Frederiksen, of RE/MAX Executives Realty.

With affordability in mind, the homes are designed to fit on a 30-foot lot, but visitors to the show home are also finding that good things come in narrow packages.

"Everyone is surprised at how spacious the home is once they get inside. It feels so much larger than its 20-foot width," says Frederiksen.

Cont'd on page 104



L THE CURB APPEAL IS GREAT. YOU DON'T HAVE A GARAGE DOOR STARING AT YOU — IT'S A BEAUTIFUL STREET.





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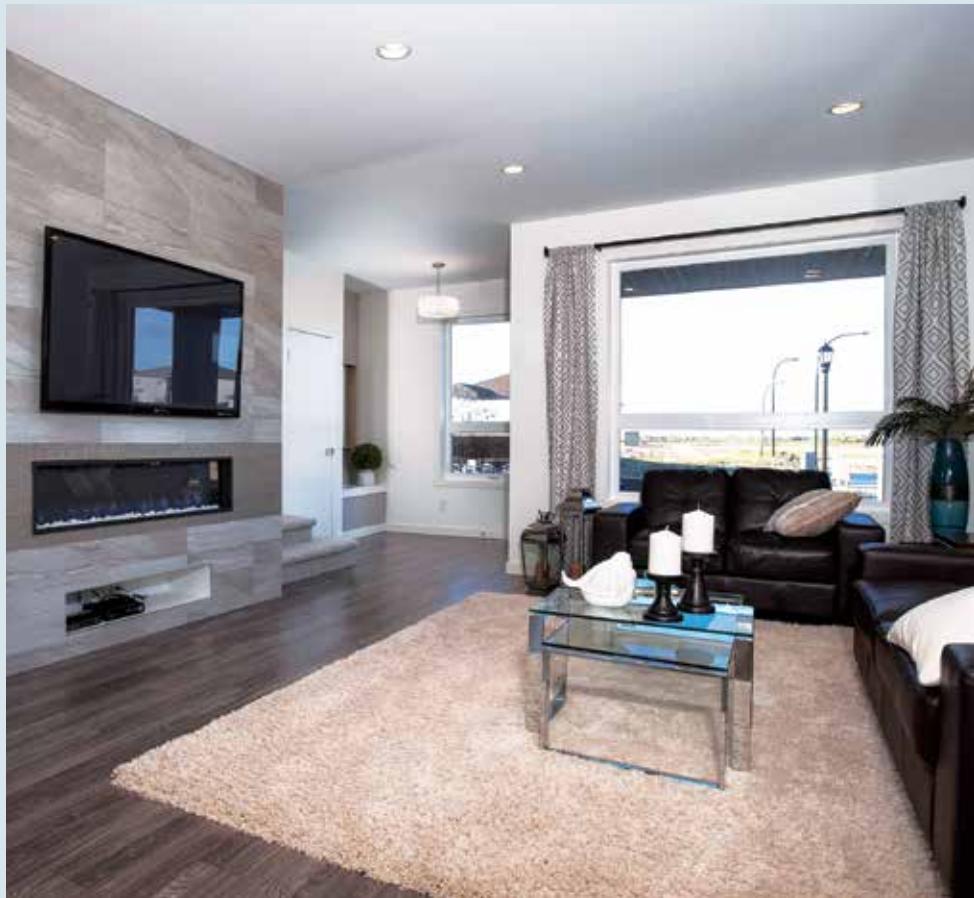
...where details matter

MODERN FAMILY VALUES

— Cont'd from page 102

Several factors and features contribute to the spacious ambience: High, nine-foot ceilings on the main floor, large windows throughout and a smart design that makes good use of every one of its 1,659 square feet.

The great room's entertainment centre and linear electric fireplace are centred in front of the second-floor staircase and the lower-level stairwell. A few steps down, a powder room is tucked at the top of the stairs to the basement, which has roughed-in plumbing for an optional bathroom, bedroom and rec room.



Cont'd on page 106

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It's often said that less is more.

You won't get any argument on that count from Trevor Markevich, president of Mannington Custom Homes.

Markevich and his wife and business partner Kathy founded the Winnipeg-based company nearly 30 years ago.

While many companies build homes by the dozen, Mannington concentrates its efforts on as few as 10 new projects in any given year. That way, Markevich and his staff can be fully invested in every project and create a truly custom-built home that reflects the unique tastes and lifestyle of each client.

"It doesn't matter whether we're doing a \$350,000 home or a multi-million-dollar home, we do a small number of projects so we can be involved in every aspect of each and every project," he explains.

"Some builders who build a larger number of homes each year will set it up more in line with a production line. We have by design kept things small so we can work on a very personal basis with each and every client, right from the design to handing them the key at completion. I'm personally involved in every project."

Something else that sets Mannington apart is the company's attention to detail. All of its suppliers are hand-picked and are regarded by industry experts as the best in the business, whether it's a window manufacturer or a lumber dealer.

"I want everything to be perfect or as close to perfect as possible," Markevich says. "I'm very particular when it comes to quality and detail and having things done at a very high level, whether we're building a modest home or a very expensive home. When I start a relationship with a particular supplier I make sure they know what I expect and that keeps our level of quality very, very high."

IT DOESN'T MATTER WHETHER WE'RE DOING A \$350,000 HOME OR A MULTI-MILLION-DOLLAR HOME, WE DO A SMALL NUMBER OF PROJECTS SO WE CAN BE INVOLVED IN EVERY ASPECT OF EACH AND EVERY PROJECT.

The company has built some impressively upscale homes over the years. If you have ever been inside one of them, you're not likely to forget it. But there's also a good chance you have walked through a more modest Mannington Custom Home. Whatever the scale, every Mannington project stands out, thanks to high-quality

materials and custom designs that meet the particular tastes of each buyer.

Markevich was involved in the building trade as a journeyman carpenter for several years and learned from some of the best people in the business before he and Kathy decided to start their own company in 1991. That hands-on experience has had a profound influence on the way he and his company operate, and on his close relationships with suppliers and tradespeople.

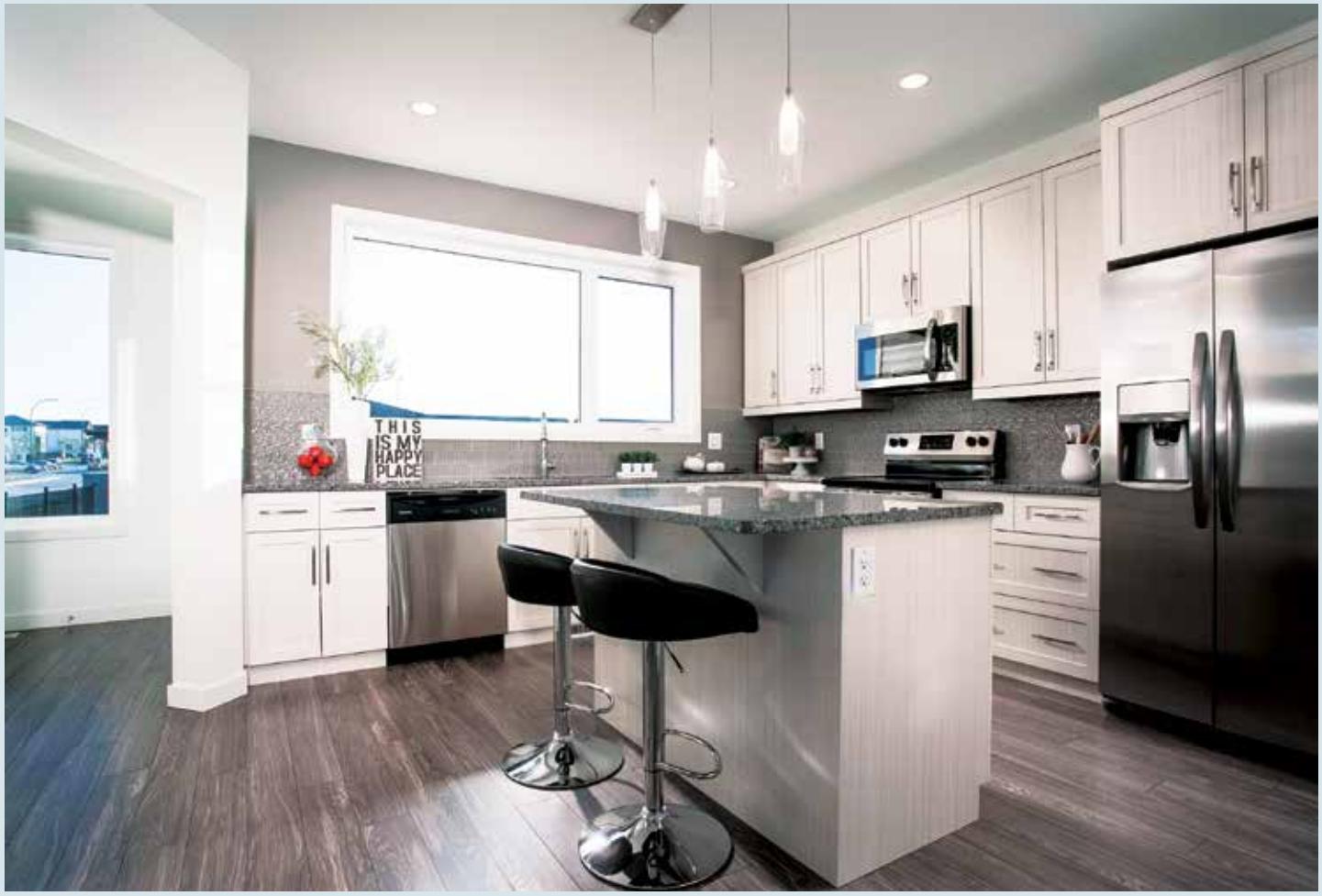
"If we do have any kind of challenging things that come up, it makes it much more helpful for the trades to deal with an owner of a company who is familiar with those things and can say, 'Hey, I want it done this way,' or 'I think we can do it this way and it would be more efficient.' "

As important as professional relationships are, building close relationships with customers is the top priority, and that means fostering a collaborative approach with every client.

"That's mostly why our clients come to us. They want hands-on experience and they want that relationship. They're not buying an off-the-shelf product," Markevich says.

"That's why we don't do 40 or 50 houses a year. I couldn't keep that relationship with every individual client if we did. It simply wouldn't work."

POH



MODERN FAMILY VALUES

— *Cont'd from page 104*

The second story has three bedrooms plus a loft, with a laundry room, a family bathroom, and an en suite and walk-in closet in the principal bedroom.

The kitchen is outfitted with under-cabinet lighting and granite countertops. A large window overlooking the backyard has the sink centred in front of it, with an ideal spot for a beverage station off to the side. The kitchen itself is a bit off-centre, not visible from the front door and not open directly to the back door, it's a niche with an island that overlooks the dining area.

"It's a very cool space. It's not fully open-concept, but it's not closed off either," Frederiksen says.

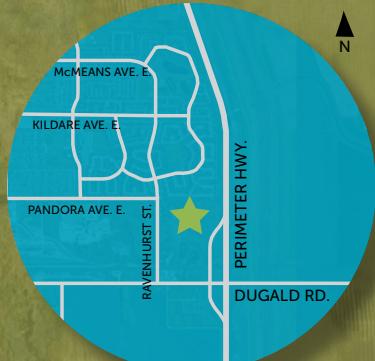
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[IT'S A VERY COOL SPACE. IT'S NOT FULLY OPEN-CONCEPT, BUT IT'S NOT CLOSED OFF EITHER.]





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COVID-19 Update:

Show homes will be limiting the number of people allowed inside to ensure proper physical distancing. Hand sanitizer will be provided for your use and the wearing of personal face masks is encouraged. Please contact builders for show home hours.



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MODERN FAMILY VALUES

— Cont'd from page 106

Since the two-car garage is off the back lane, the entry at the back of the house is the one used most often, and it's designed to be a welcoming space, with a large window, a closet and a long built-in bench. The show home has a deck at the rear as well.

Visitors to the home can see themselves living in the space, which is a natural plus. And the model can be adapted in another space.

Frederiksen says the next phase of Ventura's laned-lot project will have about 15 lots, and while the show home is on a slightly larger corner lot now, the model will fit a 28-foot lot.

POH

THE ENTRY AT THE BACK OF THE HOUSE IS THE ONE USED MOST OFTEN, AND IT'S DESIGNED TO BE A WELCOMING SPACE.



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An advertisement for Aurora at North Point. It features a photograph of a person in jeans carrying a cardboard box, surrounded by many other boxes. In the top left corner is the Aurora logo with the text "AT NORTH POINT". In the bottom left corner is a map showing street names: McPhillips St, Murray Ave, Main St, and Leila Ave. A north arrow is also present. In the bottom right corner is a smaller image of several modern townhouses.

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This year, touring a Parade show home will be a slightly different experience, as Manitoba Home Builders' Association (MHBA) members take precautions to ensure the safety of visitors and sales representatives alike.

Manitobans understand that frequent and thorough handwashing, physical distancing and — where physical distancing is not possible — wearing a face mask, helps to reduce the spread of COVID-19.

A few builders are encouraging visitors to tour show homes or condo display suites by appointment only, after viewing photos, videos or live-streaming tours online. Others have posted health and safety information, and you can expect all show homes to be following enhanced sanitation guidelines and procedures as recommended by provincial health officials.

As a courtesy to others, use hand sanitizer, keep your distance from fellow visitors and do not visit show homes if you have recently traveled internationally or if you are experiencing flu-like symptoms.

Show home hours have been reduced for the Fall Parade, but this year, it runs for a full month. And remember, show homes are open year-round.

Keep an eye on the MHBA's social media and website at homebuilders.mb.ca for timely updates and Parade news.



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OFFICE SPACE

MAKING IT *Work*



Dedicated spaces for business or pleasure

Photos courtesy of Hiddenbed & IKEA Canada

SALES REPRESENTATIVES HAVE ALREADY SEEN AN UPTICK IN REQUESTS FOR HOME PLANS THAT CAN ACCOMMODATE AN OFFICE, WITH SOME INDIVIDUALS LOOKING SPECIFICALLY FOR MAIN-FLOOR SPACES WITH EXTERIOR WINDOWS.

>> WITH MUCH OF THE POPULATION still sheltering at home — having re-located their work, school and even child-care settings as a result of health directives prompted by COVID-19 — it's no surprise our residences' primary function has changed drastically to reflect the new normal.

Nowhere is that change more evident than in the rising need for dedicated home office spaces — a few years ago, a relatively unimportant luxury, but these days, top of mind for home buyers whose return-to-work plans remain up in the air.

Ask anyone who's tried logging a full day from a hastily assembled kitchen table set-up — or lugged their computer from room to room looking for an uncluttered background for video calls — and it's easy to see how the rising demand for new, work-friendly homes has led to a busy season in the Manitoba housing market.

"It has never been more important to have functional spaces in your home," says Colleen Chaput, marketing manager for Kensington Homes and Foxridge Homes (both Qualico companies).

"Some families have been home together ... for the past six months. Work and play are now in the same place, which can be a challenge for a lot of families. The need and desire for more privacy with separate desk and play spaces — like second-floor lofts and office spaces — has increased tremendously."

Chaput says sales representatives have already seen an uptick in requests for home plans that can accommodate an office, with some individuals looking specifically for main-floor spaces with exterior windows.

Prior to the pandemic, many Kensington and Foxridge homes already included flex rooms that could easily be converted to studies, playrooms or even music rooms. They currently boast more than a dozen home plans that can accommodate a main-floor office, and several more that include a loft, which can be converted to a home office with a view.

"As workplace mentalities shift and organizations decrease the size of their office spaces or add space between their employees, people will have more freedom to work from home," says Chaput. "We believe that our clients will need a dedicated space to work or run their business from for the foreseeable future — maybe forever."

Cont'd on page 114

MAKING IT WORK

— Cont'd from page 113

Beyond the obvious health-related considerations, there are a number of advantages to having dedicated offices or flex spaces — increased privacy and noise reduction, for sure, but also cleaner, more professional settings for client meetings, video calls and conferences.

Chaput says many of her clients ask for main-floor offices close to primary entrances and bathrooms, though more tucked-away options — second-floor bedrooms and lofts with added insulation for cancelling noise, or studies that branch off from the first-floor great room — are also proving popular.

NATURAL LIGHTING IS OBVIOUSLY PREFERRED — THOUGH WHEN IT'S NOT AN OPTION, LAYERS CAN BE CREATED VIA DESK LAMPS, WALL SCONCES AND POT LIGHTS.

Natural lighting is obviously preferred — though when it's not an option, layers can be created via desk lamps, wall sconces and pot lights — and furniture should be appropriately ergonomic, given the length of time it'll be in use each day.

Closed cabinets and shelving units are better at hiding messes than once-trendy floating shelves and open cubby holes, while custom millwork can increase storage options by helping to keep printers, file drawers and random wiring concealed.

Overall, a minimalist approach to design is recommended, with a focus on professionalism and productivity.

Cont'd on page 116



ABOVE: IKEA HEMNES STAIR DESK — BELOW: IKEA CLOSET DESK



Bringing nature and people together in beautiful Prairie Pointe

By Wendy King

For the last century, Ladco has grown right alongside Winnipeg, and the company is still helping to shape some of the city's most desirable neighbourhoods. Ladco works hard to create inclusive, affordable and walkable communities that bring people and nature together.

Currently, Ladco's thoughtfully planned 630-acre Prairie Pointe is a diverse mix of single-family homes, townhomes, duplexes, condominiums and apartments, with more than 65 combined acres of greenspace and wetlands.

Nestled in a prime location next to South Pointe, on the west side of Kenaston Boulevard, the community offers easy access to major shopping, education and key transportation links, and there's more to come. A commercial site on the South Pointe side of the road is in the early stages of development, with plans for its first office building taking shape.

More flexible architectural guidelines make for an esthetically pleasing neighbourhood, showcasing a who's who of Winnipeg builders, including: A&S Homes, Ventura Custom Homes, Hilton Homes, Qualico, Randall Homes, Signature Homes, Discovery Homes, and KDR Homes.

Sean Gallagher, development coordinator, is excited about the ongoing progress at Prairie Pointe.

"In the fall of 2019, we opened a five-

acre park with a wide-open playing field, a play structure for ages 2 to 12, plenty of seating, a picnic shelter and fire pit," says Gallagher.

At the same time, Ladco opened up Stage 4, with 299 new lots of varying sizes.

THERE IS A VARIETY OF LOTS FOR DIFFERENT LIFESTYLES, INCLUDING AMENITY LOTS THAT BACK ONTO PARK SPACE AND LAKES JUST IN THE ONE PHASE.

"There is a variety of lots for different lifestyles, including amenity lots that back onto park space and lakes just in the one phase."

Also on deck for 2020 is a new duplex development that will feature 66 duplex and 19 townhome lots.

"This is under construction right now and there will be serviced lots this fall for buyers, from starter homes and upward," Gallagher says.

"We also have a multi-family townhouse development at Skyline Drive and Castlebrook Drive, an ongoing project moving forward with some parts already completed."

A 3/4 kilometre extension of the active transportation network is being planned for fall construction.



"We are looking to extend our asphalt path around some of our lakes so it will connect Waverley Street to Skyline," he says.

The community's eco-friendly naturalized stormwater system is engineered to function just like a wetland, with native grasses and vegetation placed to ensure that any stormwater that drains out of Prairie Pointe eventually makes its way to the Red River as clean water.

As Ladco continues on with Prairie Pointe's development, the company is also breaking new ground at Highland Pointe in north Winnipeg, off McPhillips Street. Stage 1 of that development will offer 250 variously-priced lots.

"Highland Pointe will feature a small pocket park too. We're excited to get moving on it as soon as possible," says Gallagher. "Ladco is pleased to be back in that end of town."

Learn more at www.ladco.mb.ca.

POH



THE HIDDENBED CAN BE CONVERTED IN SECONDS.

MAKING IT WORK

— Cont'd from page 114

As Chaput points out, a cluttered space leads to a cluttered mind, not to mention potential distractions.

"Your office should reflect your personality," says Chaput. "Home office trends for 2020 are leaning towards darker, rich colours that are calming and comforting, rather than stark white and grey."

"At the end of the day, it needs to be a colour that the client loves, one that makes them feel comfortable, but also energized."

Of course, not everyone's profession requires the same desk, chair and shelving configuration. No problem, says Chaput, noting it's easier than ever to convert a new build's basement or flex room into a home hair salon,

THOUGH IT REMAINS ANYONE'S GUESS HOW THE PANDEMIC WILL PLAY OUT, IT'S SAFE TO ASSUME SOME OF THE IMPACTS ON HOME DESIGN WILL BE IN PLAY FOR YEARS TO COME.

for example — by increasing ceiling space, running a second water line and adding more outlets for equipment and tools.

In existing homes without dedicated work spaces, it's similarly easy to convert a bedroom, basement corner, or second-floor landing into an office. Just begin with a list of the basics — a sturdy desk or table being an obvious starting point — and add from there.

Though it remains anyone's guess how the pandemic will play out, it's safe to assume some of the impacts on home design will be in play for years to come. Case in point? Recent rumblings that the need for distinct work and living spaces could bring about the end of the open-concept era.

"We can see the desire for separate spaces making a comeback," Chaput says. "We've already started to see a small shift back from clients inquiring about or custom-designing separate spaces, rather than open-concept designs."

MORE TRENDING OFFICE GEMS ON PAGE 118

POH

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Turn anyplace into a workspace

>> Whether it's primarily used for business, schoolwork or household bookkeeping, every home office has one vital component — the desk.

In new homes, where flex rooms, lofts and dens are often easily adaptable as office space, the size of that desk is largely a matter of taste. But rooms that do double duty call for craftier solutions.



HIDDENBED

Winnipeg's Wood Products Unlimited Inc. has created the Hiddenbed desk / wall bed for folks who are in the market for the ultimate in space-saving furniture. Founders Mike Solmundson and Rob Enns, who got their start at DeFehr Furniture, designed and developed the system, which lets users transform a desk into a bed — and vice versa — in a matter of seconds. The beauty of it is that there's no need to clear off your desktop before you make your

bed. You can even leave a cup of coffee on the top and not spill a drop. Manufactured in Winnipeg since 2009, the system has been altered in 2020 to make it easier for homeowners to assemble. However, when you have it shipped to your home, you can also ask to have a factory-trained installer assemble it for you.

The Hiddenbed is available in a variety of colours and sizes. Learn more online at Hiddenbed.ca.

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TRUST IKEA TO COME UP WITH
TIMELY NEW IDEAS FOR PLACING
DESKS IN UNEXPECTED PLACES.

LAPTOP STANDS

You can buy a less expensive laptop stand, but if you need a mini desk that will stand up to heat and everyday wear-and-tear, the HomCom foldable bamboo laptop stand (left) fills the bill. It has one drawer, a ventilation hole on the top, and a place to set your coffee cup. You can order it up from Ontario-based retailer Aosom (pronounced Awesome) at Aosom.ca.

CLASSIC IKEA

Trust IKEA to come up with timely new ideas for placing desks in unexpected places. The new catalogue shows off the ALEX desk, in a warm shade of blue, as a cozy option for a bedroom. If space is extremely tight, the Hemnes workspace series offers a solution for virtually every home, from bare-bones desktops that fit into a closet or under a staircase, to spartan two-drawer models, and expandable models with add-on options.

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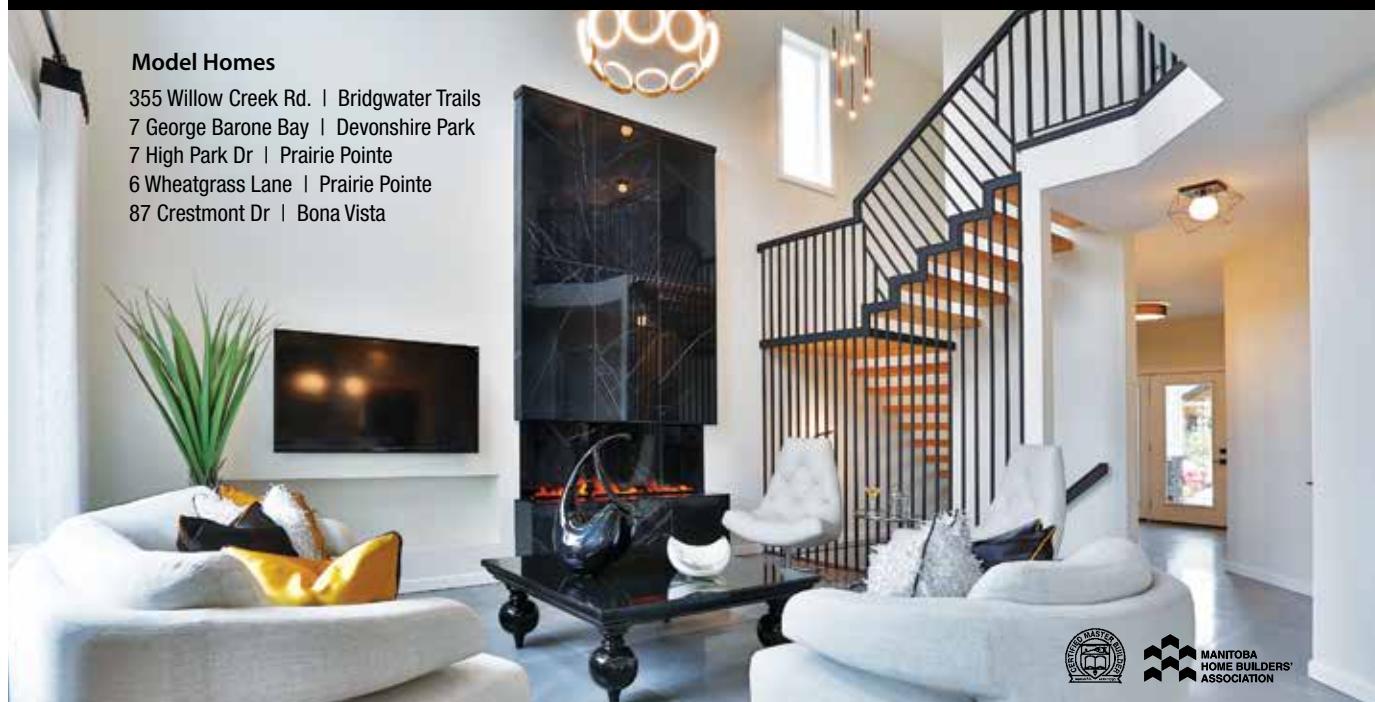
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THE *Smart* NEST

It's pre-wired for sound, security and streaming services

By Todd Lewys
Photos courtesy of Savant

>> LAST YEAR at this time, home technology wasn't top of mind for most of us. It was easy to step out to visit friends or attend a business meeting. We didn't think twice about going out to dinner or hitting a theatre to take in the latest hit movie.

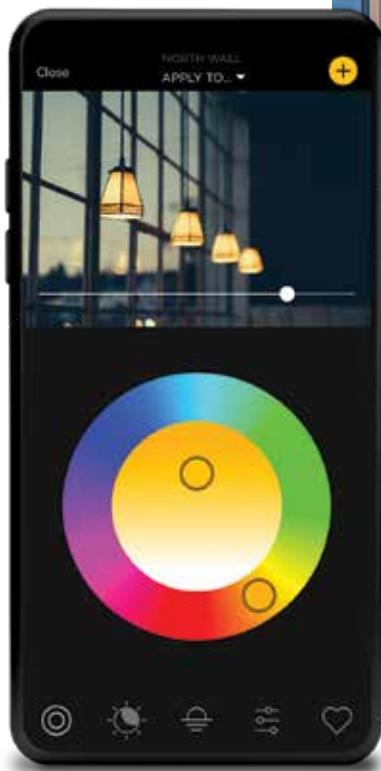
Zoom meetings, online classrooms and sheltering at home have changed consumers' views about how they want a new home to function. Even post-pandemic, the ideal new home will be multi-faceted. It will be a work hub, entertainment centre and, above all, a safe haven for nesting at home.

Cont'd on page 122



THE SMART NEST

— Cont'd from page 121



HAVING THOSE BUILT-IN SYSTEMS — OR AT LEAST HAVING THE POTENTIAL TO HAVE THEM INSTALLED WHEN NEEDED — COULD PROVE CRITICAL.

In short, buyers are looking for an abode that's equipped with technology that will provide the sound, streaming and security capabilities they need to live at home without missing a beat.

Both builders and Winnipeg-based tech companies are ready to oblige, says Jessica LaRiviere of the Accurate Technology Group.

"We install systems for home builders and have been meeting with new homeowners to talk about their home's (technology) infrastructure," she says. "They're looking to have their homes wired for sound and internet. Sales of security cameras have also tripled. If up-front costs are an issue, we can (wire) rough outlets into a home so it's future-proofed for those services."

Moving forward, having those built-in systems — or at least having the potential to have them installed when needed — could prove critical.

Many people are embracing a more home-based lifestyle, and they need reliable internet service, high-quality entertainment systems and solid home security.

"We're expecting a surge for those things in the fall," says David Estabrook of Inspire Audio Visual. "We typically install enterprise-grade equipment when we do new home installations."

There's a big distinction between enterprise-grade equipment and consumer-grade equipment, he adds.

Cont'd on page 124

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THE SMART NEST

— Cont'd from page 122

"Enterprise-grade equipment is not just a modem, router and network switch, as is the case with normal consumer-grade equipment. Enterprise-grade equipment is what you want to have to if you want something that works and is reliable.

"You essentially have separate devices that all work together via a hardwired network switch — with new houses, you have a switch to plug into a hardwired connection. The manageability is so much greater because you extend a wi-fi network through a hardwired method rather than a booster."

In other words, a hardwired network provides each user in the home with their own allocated, guaranteed bandwidth.

A HARDWIRED NETWORK PROVIDES EACH USER IN THE HOME WITH THEIR OWN ALLOCATED, GUARANTEED BANDWIDTH.

"With wireless, everyone shares the bandwidth of a network. If you have five people sharing on that network, there will be (strength) issues. You don't get that with a hardwired network."

Accurate Technology's LaRiviere notes that an audio system can also be hardwired into a home.

"We can either install or pre-wire audio systems with speaker cover plates for 5.1 surround sound. With one dedicated audio system hardwired into a home, there won't be any issues."

With everything in place, you can listen to music out on the deck, watch movies or stream TV shows in the den, and have the news playing in the kitchen.

Cont'd on page 126

EXPERIENCE THE CONVENIENCE AND COMFORT OF WEST TRANSCONA

Nestled in West Transcona, Devonshire Park is an artful combination of modern community design and the timeless character of the area, in a low-impact development. With many different styles of homes to choose from, Devonshire Park is sure to have the perfect home for your family, regardless of size or lifestyle. If you're ready to find your forever home, consult with a builder today!

Transcending tradition, Devonshire Park is a tasteful blend of architectural style and innovative detailing. Whether you have a growing family, are planning to start one, or looking for your retirement haven, Devonshire Park is a neighbourhood with homes for every stage of life.

Devonshire Park was designed with recreation in mind; enjoy an evening stroll, an energizing jog, or delightful bike ride along any of the many interconnected multi-use pathways within the community. Designed only to allow local traffic, the road network within Devonshire Park was meticulously designed for safety and walking families. The neighbouring Devonshire Village, only a quick walk away, has an off-leash dog park for your furry friends to burn some energy and socialize in.

The naturalized wetlands of Devonshire Park serve a dual purpose, providing an important habitat for wildlife and necessary storm runoff

"DEVONSHIRE PARK IS A COZY COMMUNITY TUCKED AWAY FROM BUSY STREETS, GIVING IT AN INTIMATE FEEL WHILE STILL BEING AN IMPRESSIVELY QUICK COMMUTE FROM EVERYTHING WINNIPEG HAS TO OFFER"



filtration. Over time this wetland will help to diminish the community's impact on downstream waterways.

Nestled in the heart of West Transcona, Devonshire Park is close and connected to everything you need while still having the feel of a cozy community. Located a stone's throw away from Regent Ave. and Lagimodière Blvd.; major transit routes, schools, shopping, and entertainment are all easily accessible.

Take a 5-minute drive or a 30-minute walk and you'll be able to visit more than 100 retailers, from clothing stores to restaurants, at Kildonan Place mall. Just across from

the mall is the Crossroads Station Shopping Centre, which offers even more shopping opportunities with many big-box retailers, restaurants, and other essentials.

Build the life you've always dreamed of creating and experience new memories with your loved ones in one of Winnipeg's newest and most vibrant communities.

Visit one of Devonshire Park's gorgeous show homes today! For more information on show homes, community specifications, maps or other neighbourhood information, please visit <https://www.genstar.com/winnipeg/devonshire-park>

POH



THE SMART NEST

— Cont'd from page 124

"Distributed audio can even allow three or four different things to play in different rooms," LaRiviere says. "You can operate the different system with a Control 4 system, and even tie everything into your smartphone or tablet."

As for home security, even the most basic systems are effective.

"With more packages being delivered to homes by Amazon and other online retailers, homeowners want security systems, too. They can be as basic as swapping out your old doorbell for a new one with a high-definition camera. They're motion sensitive, you can view the camera at any time, record, and even have two-way radio capability."

IT'S IMPORTANT TO GET THE INSTALLATION RIGHT THE FIRST TIME, NO MATTER WHETHER IT'S A BASIC DOORBELL, ONE-CAMERA SYSTEM OR HIGH-END MULTI-CAMERA SYSTEM.



Estabrook says it's important to get the installation right the first time, no matter whether it's a basic doorbell, one-camera system or high-end multi-camera system.

"There are so many options — technology is evolving very fast; there's something in every price range. Some security cameras can be retrofitted for under \$300 and you can record locally with a micro SD card or a traditional camera with an internal hard drive. Just get a reputable company to do the system properly. And avoid costly monthly subscriptions."

The most important consideration when outfitting your home as a work hub, entertainment centre and safe haven?



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"Figure out what your lifestyle is — that will help us figure out how to fit the systems in with your needs and budget," says LaRiviere. "Do that, and you'll be able to

turn on the fireplace, put on the 5.1 surround sound to stream a movie and order Skip the Dishes from your easy chair in your safe, efficient new home."

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FASHIONABLE *Model*



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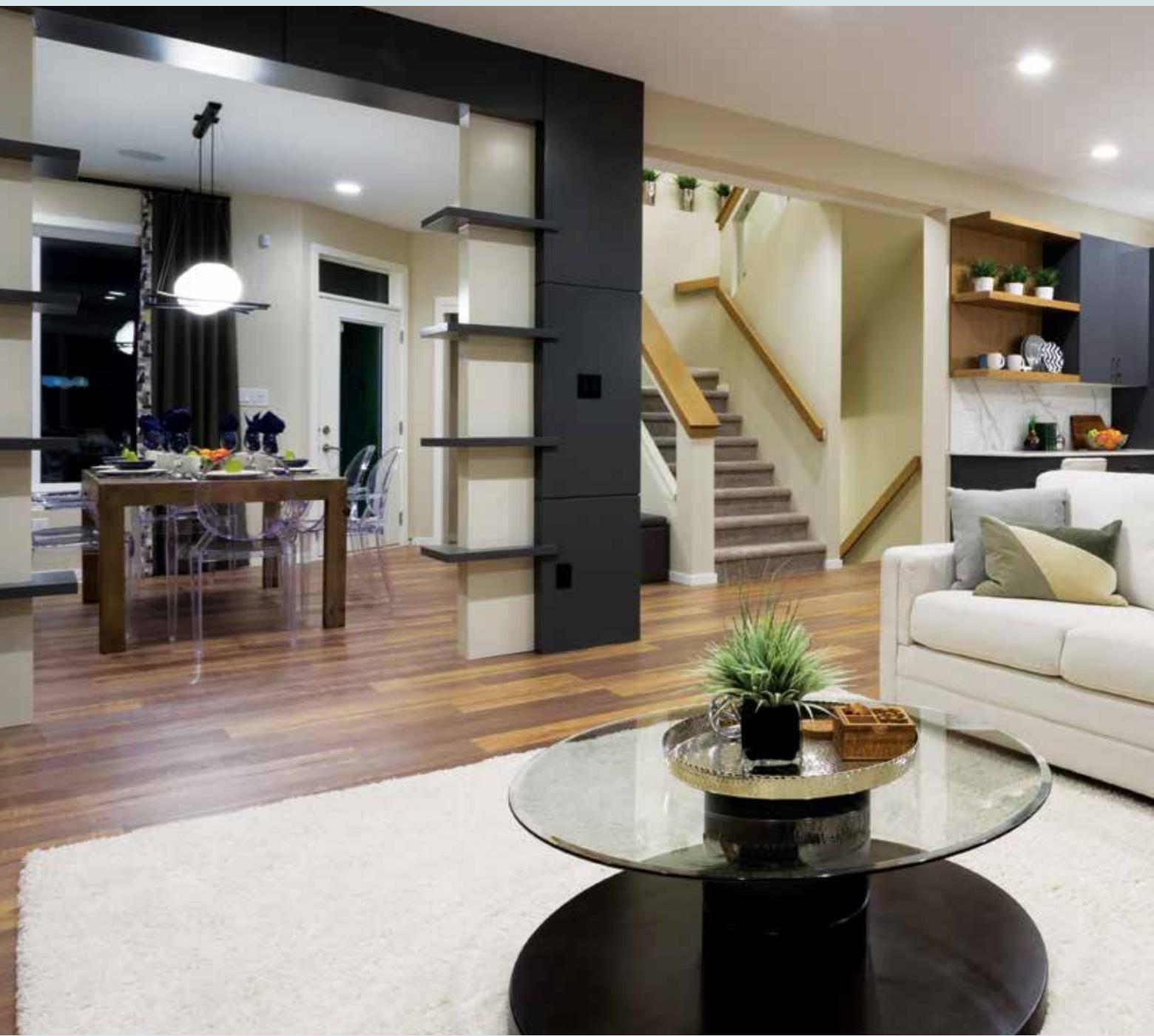
**Popular floorplan
is still a winner**

Photos courtesy of A&S Homes

>> PARADE VISITORS may sense something familiar about the A&S Homes show home at 12 Merkel Manza Blvd. in Canterbury Crossing. That's because the two-storey family home is a fresh take on one of the company's most popular models, the San Danielle.

Cont'd on page 130





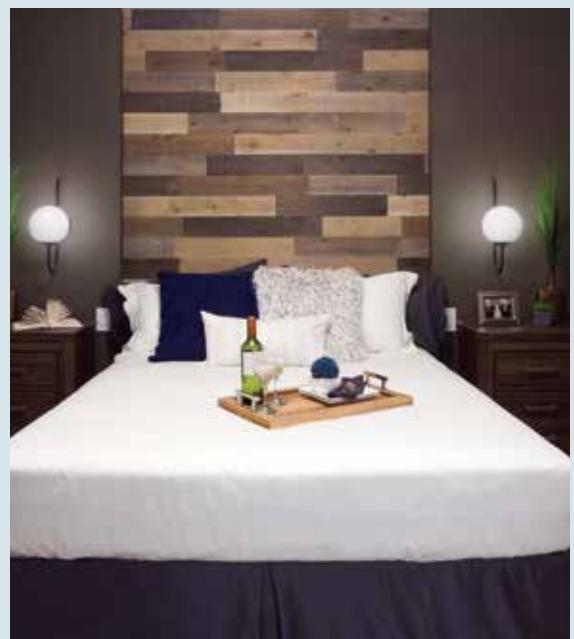
FASHIONABLE MODEL

— *Cont'd from page 129*

THE FOYER IS BRIGHT AND LIGHT, WITH A SOARING CEILING ABOVE, AN OPEN STAIRCASE WITH GLASS INSERTS AND MAPLE RAILINGS ON ONE SIDE.

Open and airy, with three bedrooms and a loft on the second level, the house hits a few high notes on the main floor, as well.

The foyer is bright and light, with a soaring ceiling above, an open staircase with glass inserts and maple railings on one side, and a formal dining area on the other. Flanked by substantial feature posts with built-in shelves, the dining area is beautifully framed when viewed from the great room, which is, naturally, open to the kitchen and a casual dining area.



With a generous island, tons of storage and a built-in work station for business or school homework, the kitchen is the true hub of this home.

"That's one of the reasons we've been building this model forever," says realtor Jennifer Kalupar. "The kitchen checks all the boxes for people."

Kalupar says visitors are also taken with the mudroom and main-floor laundry off the double garage.

Cont'd on page 132



THOROUGHLY MODERN, THE HOUSE IS COMPLETELY UP TO DATE IN EVERY RESPECT.

FASHIONABLE MODEL

— Cont'd from page 131

There's a conveniently located powder room off the mudroom area, and along with a full family bath upstairs, there's a full en suite for the principal bedroom. Light and luxurious, the en suite's floor and glass-enclosed shower is awash in the same white veined tile that adorns the kitchen backsplash. Likewise, the maple cabinetry on the double vanity and on-trend, dark blue-grey feature walls are reflected throughout the home, in the kitchen cabinetry, the formal dining area and in the great room's built-in entertainment unit with linear fireplace.

Thoroughly modern, the house is completely up to date in every respect, and it now includes the latest in smart-home technology.

POH



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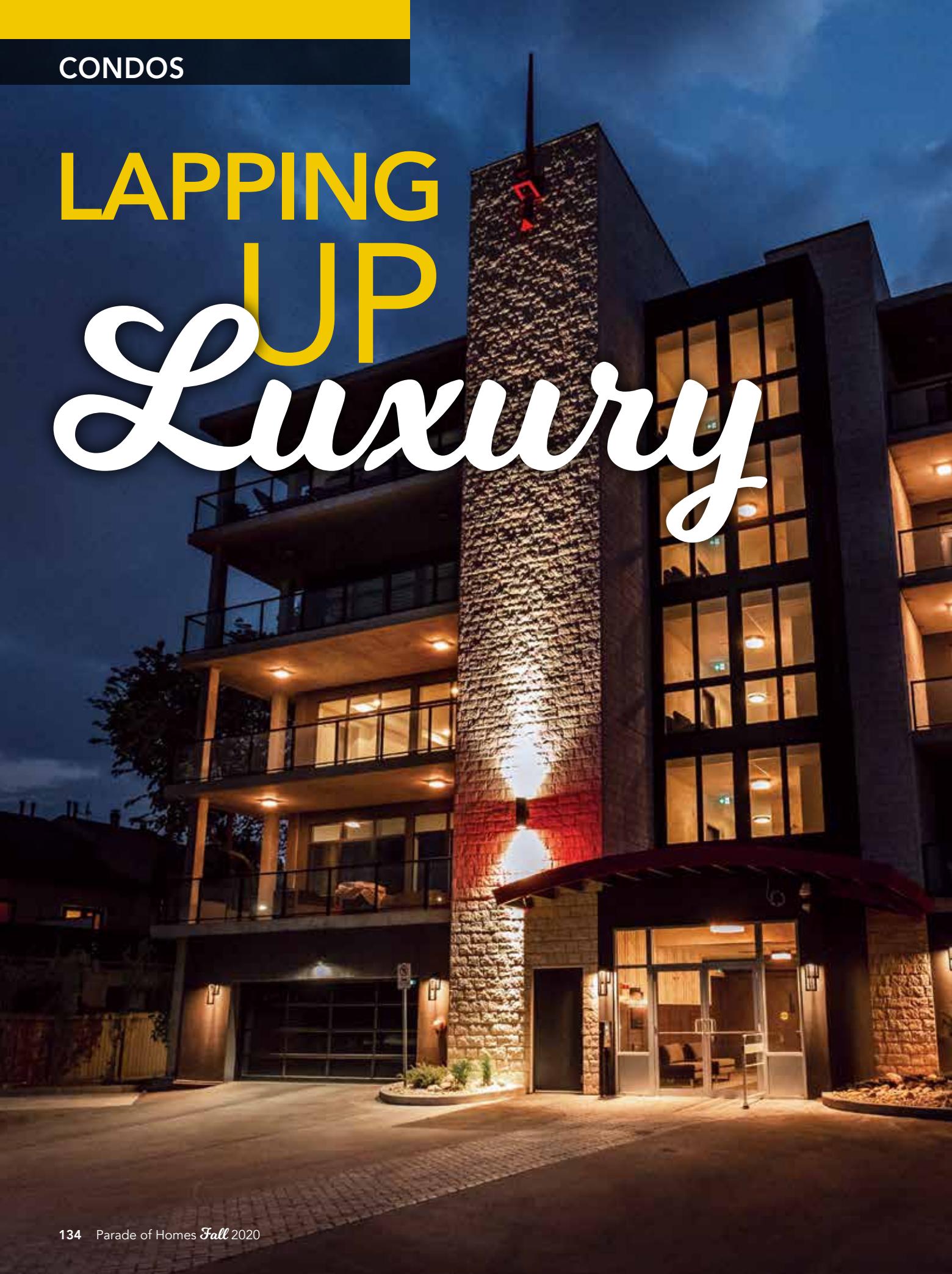
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CONDOS

LAPPING UP Luxury





Apartment and townhome condominiums appeal to discerning buyers

By Wendy King

Photos courtesy of Irwin Homes

THE FINISHING IS WHAT REALLY MAKES NINETEEN/FOURTEEN STAND OUT, AS WELL AS THE LOCATION ON THE RIVER.

>> SLEEK. URBAN. ELEGANT.

These are the qualities that mark the luxury waterfront condominium Nineteen/Fourteen The Residences, beautifully situated on the banks of the Red River at 1914 Henderson Hwy.

With five signature floor plans between 1,234 and 2,408 square feet, the luxury is in the details, starting from the ground, going five storeys up.

"The finishing is what really makes Nineteen/Fourteen stand out, as well as the location on the river," says David Powell, broker/owner at Powell Property Group.

Cont'd on page 136



LAPPING UP LUXURY

— *Cont'd from page 135*

It all starts with the builder, Irwin Homes, from the company's use of quality steel-and-concrete construction all the way through to attention to smaller details like custom kitchen cabinetry.

Powell calls the suites "comfortably elegant."

"The first thing customers remark on is the level of fine finishing," he says. "They're just blown away within the first 20 seconds of walking in the door."

That high-impact first impression comes from a choice of nine- or 10-foot ceilings floating above large open-concept living areas with maple hardwood floors and floor-to-ceiling, wall-to-wall windows — with amazing sightlines on every side of the building.

"There's a lot of glass in the homes that just creates that open space," Powell says.

Sunny principal bedrooms feature walk-in closets and spa-like en suites with tile showers and stone countertops. Highly functional laundry rooms, which include appliances, feature plenty of easy-to-organize hideaway storage. Kitchens also

come equipped with appliances, along with chic designer cabinetry and soft-close drawers and pantries.

And there's room to relax outdoors on spacious balconies with great views.

"It doesn't matter what side of the building you're on because the main floor of the building is the parkade — so that raises the second and third floor an extra 12 feet into the air," says Powell.

There are beautiful shared amenities, including a well-equipped 700-square-foot fitness room, a guest suite for visitors, and the spectacular lounge.

"The owners' lounge on the second floor is, in my opinion, just over the top," he says.

It has an oversized catering kitchen that can easily hold 25-plus people for an event, a dynamic custom bar that seats approximately 10, conversational seating with a fireplace and a huge terrace-sized balcony complete with a barbecue area.



[WE TRY TO BE AS DETAILED AS POSSIBLE ON THE WEBSITE BUT YOU REALLY HAVE TO SEE NINETEEN/FOURTEEN TO APPRECIATE IT.]

"We try to be as detailed as possible on the website but you really have to see Nineteen/Fourteen to appreciate it," says Powell.

While Nineteen/Fourteen is a Fall Parade of Homes entry, with only a few units remaining to be sold, visits are by appointment only.

Gateway Point, a new development located in East St. Paul, is another unique luxury option from Irwin Homes.

"These are bungalow-style luxury townhomes situated on lots 40 feet wide by 147 feet deep — and it is unusual to see those," says Powell.

The townhomes are ideal for buyers who want to enjoy condominium living, but who still want to have a yard, with the option of preferred services for snow removal and landscaping.

Cont'd on page 138

Welcome Home



.....to this year's
Parade of Homes
from your friends at



**Manitoba Home
Builders' Association**

homebuilders.mb.ca

LAPPING UP LUXURY

— Cont'd from page 137

One key benefit is affordability.

"If you built a single-family home of roughly the same square footage you would probably spend \$100,000 to \$150,000 more, so this offers the Irwin Homes quality finishing at a highly affordable price," Powell says.

There are four different floor plans, ranging in size from 1,488 square feet (with two bedrooms and two baths) up to 1,730 square feet (with three bedrooms and two baths).

Each townhome has a full basement and an oversized double garage, along with deep driveways for ample parking.

Gateway Point has a laundry list of extras: Concrete driveway, covered deck, central air, fully landscaped lot, insulated basement with roughed-in plumbing, and a main-floor laundry room.

"The homes offer a high-end six-appliance package that we feel is well above the industry standard," adds Powell.

And then there are the fine finishings.

"Home buyers meet with the designers to choose their own decorating colour code, including countertops with granite or Caesarstone, customized cabinetry and high-end light fixtures," Powell says.

The development has dedicated greenspace and trails, and features a lake.

"It's exciting to have raised bungalow luxury townhomes surround the lake because with large basement windows and a walkout basement, it creates a real opportunity for lower-level development," he says.



"Those walkouts will be available in a few select units."

The plan is to build 33 luxury townhomes in Phase 1 and 10 more in Phase 2.

"We're already close to 40 per cent sold and we're not even open yet, so I think that the consumer is really embracing the concept of a luxury bungalow townhome," says Powell.

"We'd love to set you up for your own private showing at either of these sites."

POH

LTHE DEVELOPMENT HAS DEDICATED GREENSPACE AND TRAILS, AND FEATURES A LAKE.



Protect Your Nest — Take the Test

Radon gas can build up in any home, old or new

The National Building Code now requires a radon rough-in pipe in all newly constructed homes, but does that mean radon gas is not a concern in new homes? Not at all! Radon gas can build up in any home — no matter when it was constructed — and continues to be the leading cause of lung cancer in non-smokers. Since radon is invisible and has no smell or taste, it's essential that all new-home buyers test for radon once they move into their new home.

For both builders and home buyers alike, it's important to bear in mind that the rough-in pipe is not a complete radon system, but simply a connection point should a complete system be required. It's also important to know that there is an effective method available to drastically lower radon levels at an affordable price. A radon mitigation system or "active soil

depressurization" (ASD) system connects to the radon rough-in pipe and extends to a discharge pipe to exit outside of the home and it does exactly what its name suggests — it depressurizes the soil beneath the home's foundation. Any radon present below the home is moved through the dedicated radon piping and exhausted outdoors, lowering radon levels inside the home by an average of over 90%.

Radon mitigation systems should be installed by a certified radon professional, who can generally complete the work within a day. While the cost of these systems can vary significantly depending on the home, the average cost is around \$3,000 plus taxes. Builders can streamline the process and save lives by taking care to properly seal all entry points from the ground, properly install the radon rough-in pipe and encourage their clients to test for radon.



A radon test is simple to do. Visit www.takeactiononradon.ca to find a list of approved test kit suppliers, or to consult a radon measurement professional.

To find a certified radon professional near you, simply use the "Find a Professional" tool at www.c-nrpp.ca (Canadian National Radon Proficiency Program).

To find information about Manitoba Hydro's Finance Plan to add the cost of mitigation to your Manitoba Hydro bill, visit [www.hydro.mb.ca/your_home/loans_financing/energy_finance_plan/](http://hydro.mb.ca/your_home/loans_financing/energy_finance_plan/)

Are you **building** a **new** home?

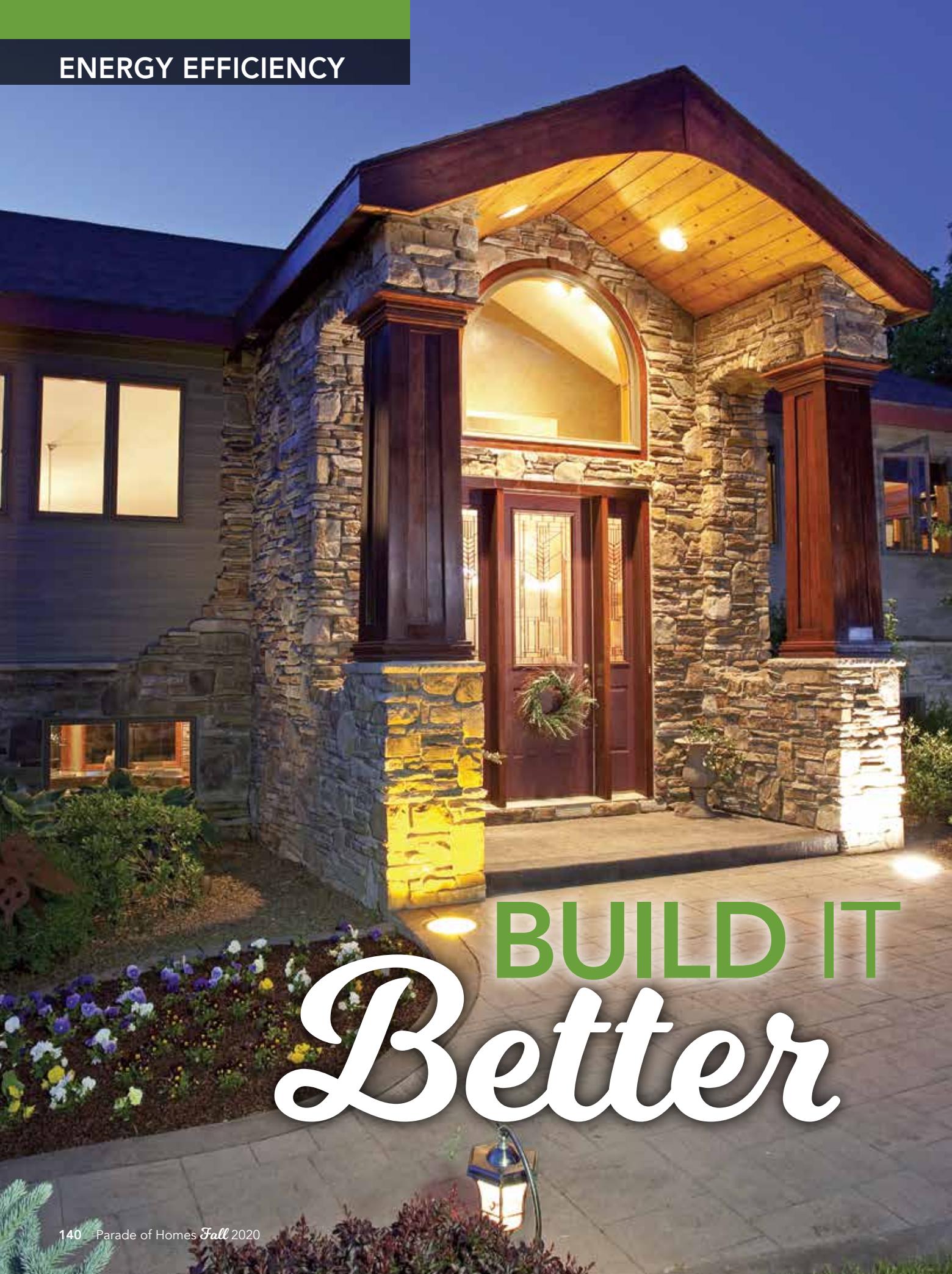
Are you aware that the National Building Code includes measures that will make a radon mitigation system quieter, more efficient and more effective if testing your new home reveals the presence of high radon?

WARNING: These measures don't fix your radon. Once occupied, **EVERY HOME NEEDS TO BE TESTED FOR RADON.** If levels are high it means your radon rough-in needs to be activated with an installed fan.

For more details go to www.c-nrpp.ca



ENERGY EFFICIENCY

A photograph of a modern house at dusk or night. The exterior features stone walls and a dark-colored upper section. A prominent feature is a wooden arched entrance with a glass door, illuminated from within. The house is surrounded by landscaping, including a flower bed with purple and yellow flowers in the foreground. The sky is dark, suggesting it's nighttime.

BUILD IT Better



Efficiency Manitoba promotes greener choices for your new home

By Trina Rehberg Boyko

LAS A BUILDER, YOU WANT TO OFFER YOUR CLIENTS A QUALITY HOME THEY'LL LOVE FOR YEARS TO COME. AS A BUYER, YOU WANT THE LONG-TERM COST SAVINGS AND COMFORT AN ENERGY-EFFICIENT HOME CAN PROVIDE.

>> **ENERGY EFFICIENCY** is a major consideration when building or buying a new home. As a builder, you want to offer your clients a quality home they'll love for years to come. As a buyer, you want the long-term cost savings and comfort an energy-efficient home can provide.

When a home is built to code — that is, the National Building Code of Canada — it meets a minimum standard for energy efficiency. Many builders and buyers choose to surpass this standard, giving them an even more energy-efficient home with even more benefits.

For one person, that might mean increasing insulation to keep their home warm through a frigid Manitoba winter and cool on a scorching summer day.

Their neighbour, however, might build their home to produce as much energy as it consumes. This kind of home is classified as net zero, and it's the direction in which many new homes are heading. By 2030, the Canadian government wants all new homes to be net-zero ready, meaning they're built with the capacity to become net zero in the future.

Cont'd on page 142





BUILD IT BETTER

— Cont'd from page 141

EFFICIENCY MANITOBA'S NEW HOMES PROGRAM OFFERS REBATES AND DESIGN ASSISTANCE TO MAKE A HIGHER LEVEL OF ENERGY- EFFICIENCY MORE EASILY ATTAINABLE.

The decision comes down to budget for many would-be homeowners. While the long-term savings of a highly efficient home can outweigh the initial cost, not everyone has the funds to build the most energy-efficient home on the block. Luckily, there are incentives out there to lessen the financial burden.

Efficiency Manitoba's New Homes Program offers rebates and design assistance to make a higher level of energy-efficiency more easily attainable.

If you're managing the construction of your own home or you're a commercial home builder, you'll get a rebate for installing energy-efficient measures that are at least 20 per cent better than code. If you're a homeowner working with a builder, you'll reap the financial rewards with a more efficient home that will have you saving on your energy bill from the day you move in.

And for all homeowners participating in the program, whether you're overseeing your build or not, a partial refund on your mortgage insurance premium is available through Canada Mortgage and Housing Corporation and Genworth Canada.

Rebates through the program depend on which path you choose to take — the standard prescriptive path, with 10 required energy-saving measures and a rebate up to \$1,200, or the custom performance path, which offers more flexibility in terms of the measures selected, rebates from \$1,500 to \$12,000, and design assistance from an energy modelling expert.

"Through the performance path, you can actually forecast what the energy performance of a home will be before it's constructed," says Allison Lund, energy-efficiency specialist at Efficiency Manitoba. "You can experiment with different designs to see what your energy savings will be and the cost to do that is rebated through the New Homes Program."



IT'S MORE REWARDING
THAN EVER TO BUILD AN
ENERGY-EFFICIENT HOME.

Lund is quick to add that the benefits of building with energy efficiency in mind aren't just financial.

"There are a lot of health, lifestyle and environmental benefits, too," she says. "It's more rewarding than ever to build an energy-efficient home."

New energy-efficient homes are built with ventilation systems that offer improved air quality. They're airtight, with no cracks or gaps for air to escape, and they have higher levels of insulation, helping to regulate the temperature inside the house. They're quieter, with street noise reduced by the triple-pane windows. And they have a lesser impact on the environment than less efficient houses, too.

To see some of these energy-efficient designs in action, you can reach out to one of the New Homes Program's preferred builders, listed on Efficiency Manitoba's website (Efficiencymb.ca). These builders have agreed to build all their homes to meet the program's minimum standards, so visiting their show homes can help you explore the different options available.

Houses already built or in progress won't qualify for the New Homes Program as you need to apply before the design stage, but Efficiency Manitoba offers other rebates to increase a home's energy efficiency.

Rebates are offered for certain models of ENERGY STAR® certified appliances and smart thermostats. Depending on what you buy, you could get up to \$325 in rebates on your purchases.

"It's very easy and very convenient," says Kelsey Thomas, energy-efficiency specialist at Efficiency Manitoba. "Just be sure to check our eligible product list online before you make a purchase, so you'll qualify for the rebate and know you're making a solid, energy-efficient choice."

The question of incorporating energy-efficient measures into a home isn't so much an if these days, but a how. How can this home be more efficient? How will these measures save energy, money and the environment? How will these measures contribute to the comfort, health and lifestyle of those living here? How can I adopt these measures into my home?

Efficiency Manitoba is a good place to start, says Thomas. "We're trying to make energy efficiency as accessible as possible for all Manitobans."

POH

ONE-STOP DIGITAL Shop

LOOKING FOR MORE INFORMATION ABOUT
PARADE OF HOMES BUILDERS AND SUPPLIERS?

Visit their individual websites, or check out the Manitoba Home Builders' Association website at homebuilders.mb.ca. The user-friendly site has a searchable list of members — builders, developers, renovators — and associate members, including suppliers for kitchen, bath, glass, heating and lighting products; banking and home security services, and more.

You'll also find industry news, tips for finding the right builder or contractor, and details about Parade show homes.

After the Parade, check back to locate show homes that are open year-round and access direct links to builders and sales representatives.

You can also click on social media links to follow the MHBA and the Parade on Facebook, Twitter and Instagram.



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GET THE BEST OF BOTH WORLDS IN OAK BLUFF WEST

By Jennifer McFee

Imagine living in a new home nestled amid naturalized wetlands and a network of limestone trails with wide-open prairie views.

This dream becomes a reality in Oak Bluff West, where six new show homes are open for viewing — including an unforgettable 1,660-square-foot abode by Warkentin Custom Homes at 10 Erb Farm Road.

This three-bedroom, two-bathroom home features a large open kitchen, dining and living area. Other amenities include an oversized garage, back deck and fully landscaped yard. The 10-foot ceiling, expansive windows and modern glass railing system achieve an airy feel, with energy-efficiency as a key focus throughout.

"We are paying attention to how people live, entertain, work and de-stress, and have that be a reflection in the homes and in the spaces that we create for them," says Warkentin president Melanie Snow.

"How we use our homes is ever-evolving. More recently we are adding spaces for computer zones and home offices."

Oak Bluff West provides a true sense of community within the development, she adds.

"On any given day, you will see a pick-up game of hockey on the street or a couple taking a stroll on one of the many connective pathways along the wetlands and prairie landscape," Snow says.



"Our homes have become so important to us. Living in Oak Bluff West allows you to unwind when you come home and to have a quiet place to rejuvenate and truly enjoy life."

YOU'VE GOT THAT GREAT BIG PRAIRIE SKY IN OAK BLUFF WEST THAT YOU GET TO EXPERIENCE EVERY DAY AWAY FROM THE HUSTLE AND BUSTLE OF THE CITY.

A near neighbour, René Giroux of Foxridge Homes, is excited to open a 1,684-square-foot show home at 9 Erb Farm Road.

"We chose to go with a bungalow as a show home. Bungalows are a great use of space, especially once you factor in your basement," Giroux says.

"Most importantly, the lots in Oak Bluff are very wide — much wider than what you get in the city."

With that in mind, Foxridge Homes designed its plan specifically to make

full use of the large lot. Currently, 70- and 80-foot-wide lots are available in the area.

"It's a great size for a young family or for people who are looking to downsize. It's not over the top in size but it functions very well as a three-bedroom plan," Giroux says.

"It has a very open concept and we accentuated that with large windows throughout the main floor, bringing in all that natural light."

Homeowners in the Qualico community of Oak Bluff West can enjoy the calming effects of nature, right in their own backyard.

"Coming into this new norm, people want to use their backyards a lot more efficiently. You have the opportunity to do that in Oak Bluff West, without losing the convenience of being close to the city," Giroux says.

"At the same time, you've got that great big prairie sky in Oak Bluff West that you get to experience every day away from the hustle and bustle of the city. If you step outside the Perimeter very briefly, you'll see all there is to offer out in the country."

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Oak Bluff West is a connected community with plenty of room to stretch and grow. Limestone trails wind through naturalized wetlands and prairie grasses – perfect for meeting neighbours, walking your kids to school, or a casual evening stroll.

Wider lots give you a deeper yard, increased interior light and a surprising amount of design flexibility. Plus, you'll get a good deal more for your investment – from excellent lot value to lower property taxes.

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