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SUNDAY HOMES

Winnipeg Free Press
July 25, 2004

EDITOR:
Kelly Taylor 697-7017
kelly.taylor@freepress.mb.ca **E1**



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Inside



A la Provence

Blue and yellow speak to Provençal style more than any other colours, Debbie says.
E3

Decorating tip of the week

If your room layout permits you to install a window seat, consider this option as not only a focal point of interest but also as a great solution to storage problems. Sumptuous fabrics and cushions that coordinate with your palette will bring the look together.

—Connie Oliver



Details

MAKE THE DIFFERENCE

Interest rates this week

at some Canadian banks and trust companies

Figures effective July 22, 2004

| Bank rate 2.00% | Mortgages | | |
|--------------------|-----------|------|------|
| | 1-yr | 3-yr | 5-yr |
| Royal Bank | 4.60 | 5.70 | 6.60 |
| CIBC | 4.35 | 6.00 | 6.55 |
| Bank of Montreal | 4.50 | 5.95 | 6.50 |
| Scotia Bank | 4.45 | 5.90 | 6.55 |
| TD Canada Trust | 4.60 | 6.00 | 5.40 |
| National Bank | 4.50 | 5.90 | 6.50 |
| Laurentian Bank | 4.45 | 5.04 | 6.50 |
| HSBC Canada | 4.50 | 6.00 | 6.50 |

Source: CANNEX

VARIABLE RESIDENTIAL MORTGAGE RATES

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PHOTOS BY RUTH BONNEVILLE / WINNIPEG FREE PRESS
Solid wood, stone, stainless steel and glass are used extensively throughout 47 Clanranald. Above: glass shower in master ensuite.

Pritchard Farm manse showcases what top-of-the-line means

By Tracey Bryksa

WHEN he was building the house at 47 Clanranald, Trevor Markevich said he wanted to take the best of the best and show potential home buyers just what could be done in a new home.

Not only did the owner of Mannington Custom Homes create an exceptional show home, he built his own dream house, which he now shares with his wife and business partner Kathy and their two daughters. "We were building something to showcase," says Markevich. "This house gives our potential clients an idea of what Mannington can do."

The result is a spectacular 4,500 square foot house in Glengarry East. It took five months to build the show home and make sure every last detail was just right. It's no wonder it was the hottest house in the Parade of Homes this past spring with hundreds of

people touring through each day.

The house features an inviting, open concept that takes full advantage of an abundance of natural light from numerous large windows. The front door opens up into a foyer, dining room, kitchen and living room all in one very spacious layout.

The kitchen is a chef's delight. Stainless steel accents and appliances complement the cool granite counter tops. And the chocolate-coloured maple stain on the cabinets and trim is a story in itself.

Markevich's wife Kathy wanted to match the dark, rich colour of her favourite kitchen table. Although it took three weeks to get just the right shade that wasn't too red or too shiny, it finally worked.

"We just kept doing it 'til we got it right," notes Kathy. "If you have a specific colour it can be achieved, it just takes time."

The trim, which is the same colour throughout the house, was interestingly sprayed in place after it was installed. It was done with a furniture finishing product to achieve a much higher quality of finish that will stand the test of time.

Attention to detail is what sets this particular house apart from the rest. Because of the open concept, the house even has an automatic lighting system. It's fully computerized and all of the lights can be programmed to turn on or off in different zones or all at once. A master switch lets you shut off the entire house.

Continued
Please See 47 CLANRANALD / E8

Linden Woods Newest
Condominium Community is
Now Under Construction

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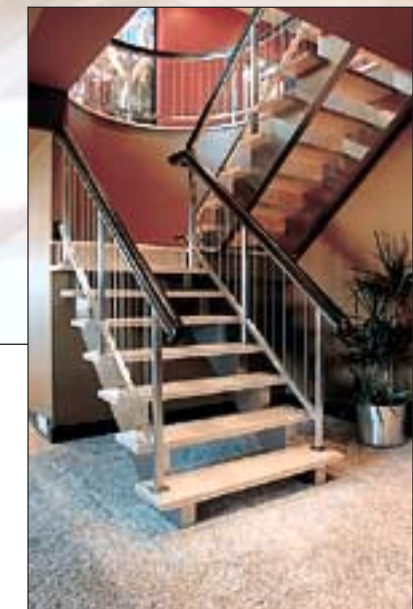
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Sleek, modern cabinetry in black contrasts against the stainless steel appliances in the kitchen, above and top right. Left: open-riser staircase with stainless-steel balustrade adds the right touch of industrial chic to anchor the design.

PHOTOS BY RUTH BONNEVILLE / WINNIPEG FREE PRESS

'We wanted to be different and do some unique features to really show people what can be done'



47 Clanranald

Continued from Page E1

A separate wing leads from the living room to the master bedroom and impressive master bathroom. The ensuite is exceptional, not to mention larger than some master bedrooms. An all-glass steam shower with body massage jets and a rain shower is the focal point of the very contemporary space. Separate, twin sinks are also made entirely of glass.

"We wanted to move away from the traditional," Markevich says of the design and style of the home. "We wanted to be different and do some unique features to really show people what can be done."

"And whether we're building a 200,000 or a 600,000 square foot house, the quality always stays the same."

The home's lower level adds another 2,282 square feet of living space. With nine-foot ceilings and large windows that let in a constant stream of natural light, it doesn't feel like you're in a basement at all but rather a second level of the house. The space itself has been designed to maximize its use.

A large games area extends the comfortable family room, which is dominated by a large gas fireplace with stainless steel accents. A separate media room creates the sense of being in your own home theatre. A huge projection screen television occupies the room, which features lighting on dimmers and complete surround sound just like in a movie theatre.

"It's ideal - all of the walls are insulated for sound," says Markevich.

The home's two additional bedrooms are also in the lower level, which gives Markevich's two teenage daughters their own separate space. The downstairs bathroom was specially designed so the toilet and shower can be split into separate rooms for added privacy.

If the house itself wasn't perfect enough, Markevich took it one step further and finished the garage to the same level as the house. The massive, three-car garage even has its own heat source, which is perfect for car buffs and snowmobile enthusiasts to putter in all year round.

Thinking of everything, Markevich added a separate staircase finished with full rubber treads leading from the garage down to the utility room to provide access to all of the mechanics of the house. Even the utility room is finished to the same caliber as the rest of the house.

Not only is the house stunning in terms of design and detail, it's also at the top of the class for performance.

"Technology is changing so quickly you always have to be updated," he says. "This house incorporates the latest and greatest ideas that are out there."

Markevich was named R-2000 builder of the year for 2004. This honour recognizes his commitment to excellence in both the efficiency and quality of homes he builds.

"R-2000 is always trying to set standard a bit higher," he says.

The home is a model of operating efficiency. Even the abundance of lighting is very energy conscious. Most of the house features energy-efficient, low voltage pot lights that use only a 35-watt bulb, so Markevich says they could do more with the lighting.

At the heart of the house are two high efficiency gas-fired hot water tanks and two individual furnaces. The upper and lower levels of the house are controlled separately simply due to the size of the home.

"To keep the heating and cooling consistent, it works better to have two separate zones," Markevich explains.

But even so, he's quick to point out that the cost of running the house is very effective. Heating and cooling the almost-4,500 square foot house costs the same as running a house less than half its size simply due to the efficiencies Markevich has incorporated. That's especially desirable in a climate such as ours.

With such extreme weather and adverse conditions, builders in Manitoba have to address both heating and cooling in a home. Because of this, Markevich says the quality of homes built in Manitoba is second to none.

"Manitoba homes are some of the best built homes in the world," he says. "We're very conscious of building energy-conscious homes so we're using leading edge technology."

Find Out What Your Home Is Worth On-Line visit: www.WinnipegAreaHomeInfo.com Jeff Parsons RE/MAX r.e.exec.

Manitoba's CREDIT UNIONS Interest Rates This Week As of July 22, 2004

| Credit Union | Prime | Mortgages | | |
|-----------------|-------|-----------|-------|-------|
| | | 1 Yr. | 3 Yr. | 5 Yr. |
| Agassiz | 3.75 | 4.10 | 5.20 | 6.10 |
| Alliance | 4.00 | 4.00 | 5.50 | 6.25 |
| Alltona | 3.75 | 4.25 | 5.50 | 6.00 |
| Assiniboine | 3.75 | 4.35 | 5.20 | 5.45 |
| Astra | 3.75 | 4.70 | 5.20 | 5.50 |
| Belgian | 3.75 | 4.30 | 5.90 | 5.50 |
| Buffalo | 3.75 | 4.35 | 5.45 | 5.55 |
| Cambrion | 3.50 | 3.70 | 4.95 | 5.30 |
| Carpathia* | 3.75 | 4.05 | 5.25 | 5.55 |
| Civic | 3.70 | 3.70 | 4.95 | 5.30 |
| Crosstown | 3.75 | 3.70 | 4.95 | 5.30 |
| Dauphin Plains | 3.75 | 4.40 | 5.20 | 5.50 |
| Enterprise | 3.75 | 3.60 | 5.00 | 5.50 |
| Erickson | 3.75 | 4.60 | 5.70 | 6.60 |
| Flin Flon | 3.75 | 4.35 | 5.80 | 6.55 |
| Gimli | 3.75 | 4.00 | 4.75 | 5.50 |
| Heartland | 3.75 | 4.25 | 5.50 | 5.95 |
| Niverville | 3.75 | 4.55 | 5.15 | 5.70 |
| North Winnipeg* | 3.75 | 4.45 | 5.75 | 5.50 |
| Portage | 3.75 | 4.45 | 5.90 | 6.50 |
| Roblin | 3.75 | 4.25 | 5.25 | 6.00 |
| Steinbach | 3.65 | 3.70 | 4.95 | 5.30 |
| Swan Valley | 3.75 | 4.35 | 5.70 | 5.25 |
| Transcona | 3.75 | 4.50 | 5.95 | 6.55 |

*Denotes closed-bond (limited membership) credit union

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FINALLY NICE WEATHER!!!!

By Steven Sarens

With the nice weather finally here it may seem strange to be talking about winter now, but there is a reason. Every day we get more orders in as people get fed up with battling the mosquitoes and the weather. What does this have to do with winter you ask? With the short building season we are faced with, we can only install so many sunrooms a year and we are quickly reaching that number.

Since the beginning of June (when the mosquitoes hit full force) there has been a rush of orders flooding in. It seems that between the early winter last year and the almost total lack of spring weather this year, the mosquitoes have been the final straw for many people who have been considering a sunroom. Consequently, our installation schedule has been filling up quicker than ever. It seems that every year we get busier as almost every job we do will bring us 3 to 5 referrals (sometimes quickly - sometimes over the course of several years) as more people are exposed to the advantages of a sunroom.

When we have an extremely busy year such as this, people think that



we can simply hire more people. Unfortunately it's not quite that easy. In order to train more installers, they have to "apprentice" for at least 2 years before we can even think about letting them install on their own, if they can hack it! Working ten to twelve hours a day, six days a week, is not for everyone. It just doesn't pay to have more people if they are not committed to the standards that made us successful in the first place.

If you are thinking about getting a sunroom this year or even booking for spring next year now is the time to get cracking, as everyone in the industry is quickly getting booked up. Also if you would like more info, a tour of our factory or your own in home no obligation estimate contact us at 940-3030. Yes, we can make your sunroom dreams come true!

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