

SATURDAY,
JANUARY 5, 2013



Homes-Extra

NEW HOMES & CONDOS

A kitchen
you will love

10



Le Square Wilfrid
condos host
open house

8

Minto named
Ontario builder
of the year

12-13



BRIGIL

Developer's *promotion**

or
or
0 \$ DOWN PAYMENT*
1 YEAR WITHOUT MORTGAGE PAYMENT*
2 YEARS WITHOUT MUNICIPAL TAXES*

* Certain conditions apply. Prices, interest rate and promotional offers subject to change without notice. Multisource apply to 0 \$ down payment. Limited time offer. Market value differs from the discount price.

"Proud to build a better quality of life"

BRIGIL.com

RBQ: 8007-6490-04



OHBA 2011 Home Builder Of The Year



www.mattamyhomes.com

Right Now Save Thousands!

*Move-In Early And Save \$15,000 On Select
Detached Homes & \$8,000 On Select Townhomes!*

Right now you can enjoy big savings on selected early move-in homes in all Mattamy Ottawa neighbourhoods. You also get the added advantage of moving in early so you can enjoy your new home and community sooner.

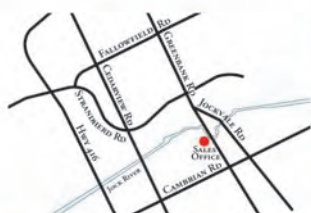
This is a limited time savings opportunity.

*Save \$15,000 On Select Early Move-In Detached Homes
And \$8,000 On Select Early Move-In Townhomes Right Now!*

For Details On Our Select Early Move-In Opportunities, Visit: www.mattamyhomes.com.

Look For Early Move-In Savings In The Following Communities.

BARRHAVEN



Single Car Garage, The Marigold Corner, Elev. 'A',
1,710 Sq.Ft., ~~\$366,990~~ Now \$351,990

Townhomes From \$225,990 • Detached Homes From \$314,990

Half Moon Bay Sales Centre: 3454 Greenbank Road, Barrhaven, 613.825.7932

KANATA



Double Car Garage, The Lily, Elev. 'C',
2,060 Sq.Ft., ~~\$416,990~~ Now \$401,990

Townhomes From \$224,990 • Detached Homes From \$306,990

Monahan Landing Sales Centre: 4845 Hope Side Road, Kanata, 613.271.0636

KANATA



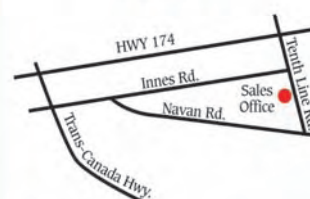
Elev. 'A1'

Village Home, The Appleby, Elev. 'A1',
1,100 Sq.Ft., ~~\$232,990~~ Now \$224,990

Townhomes From \$224,990 • Detached Homes From \$309,990

Fairwinds Sales Centre: 1776 Maple Grove Road, Kanata, 613.831.9369

ORLEANS



Single Car Garage, The Cedar Hills, Elev. 'B',
1,739 Sq.Ft., ~~\$322,990~~ Now \$307,990

Townhomes From \$272,990 • Detached Homes From \$284,990

Summerside Sales Centre: 2496 Tenth Line Road, Orleans, 613.837.5056

Sales Centre Hours: Monday to Thursday 1pm-8pm; Friday 1pm-6pm; Saturday, Sunday and Holidays 11am-6pm

All illustrations are artist's concept. All dimensions are approximate. Prices, specifications, terms and conditions subject to change without notice. E.&O.E.



It's trophy time tonight

Editor's message by Patricia Hitsman



There's an excitement in the air as we wait to find out who the winners are at this year's Housing Design Awards put together once again by the Greater Ottawa Home Builders' Association. The event is sold out so there will be 400 people watching companies walk away with trophies.

It's an honour for the folks in the building industry to get one of these awards so I'm sure they are eagerly counting the hours until tonight when they will set aside their hard hats and don evening clothes and head to the Ottawa Convention Centre.

Last year some of the big winners were Christopher Simmonds Architect, Gordon Weima Design Builder, Amsted Construction and Chuck Mills Residential Design and Development.

As usual there will be awards for best single-family home in various sizes, best attached

home in various sizes, best customhome both large and smaller, best condo, best housing project and even such things as best housing detail (and you know what they say, it's all in the details).

Bathrooms and kitchens get their own categories and that's to be expected. We all know how much emphasis we put on the right kitchen and we know how much the bathroom gets used so it's no wonder that these two rooms get their own nod. With many of today's gourmet kitchens and luxury, spa-like bathrooms, there's a lot that can be done to make them the best of the best.

The renovation category is divided up by dollar value with such divisions as renovations under \$60,000, over \$60,000, between \$100,000-200,000 and higher (yes, quite a bit higher!).

So it's time to get gussied up.

TABLE OF CONTENTS

Cover Story: You can create a kitchen you will love on a limited budget and big dreams.

10



Condominiums: Le Square Wilfrid offers condominium living in the heart of Aylmer. Come and see the two condo model suites.

8



Awards: Local builders, architects, and renovators are waiting for their big night to begin this evening. The annual housing awards are tonight.

12-13



Ottawa Sun Homes-Extra Editor: Patricia Hitsman
Telephone: (613) 739-5274 • Fax: (613) 739-8044
Email: patricia.hitsman@sunmedia.ca
To advertise in Homes-Extra please call (613) 739-7100 or email: ottads@sunmedia.ca

Visit us online
any time at
ottawasun.com and
click on New Homes.



Perfectly crafted, ideally located.

Cedarstone Homes 2012 Ontario Builder of the Year Small Volume Builder Category

Over the past 23 years, Cedarstone Homes has developed a solid reputation as the homebuilder of choice in Richmond. Led by owner Kim Pijselman and his long-standing team of professionals, we build award-winning homes from classic to contemporary.



**Proud winner of the
TARION Award of
Excellence!**

Thank you to all of our customers and partners for your continued support.

The Living new model now open



51 Rochelle Drive
Richmond, ON K0A 2Z0



RICHMOND OAKS

Phase 5 now released

R0011444290

613 838 4663 | www.cedarstonehomes.com



We're Back in Barrhaven!
Energy Star Executive Townhomes



Walk to Longfields Transit Station! Starting at \$322,000

PRE-CONSTRUCTION BONUS: Hardwood floors on main level, 5 appliances, ceramic floors in Kitchen & baths and more! See Sales Representatives for details.

We also offer condo flats, terrace homes and condo apartments (with elevator)

641 Longfields Drive (Barrhaven)

613-868-5449

Sales Centre Hours: Mon-Thu 12-8pm;
Weekends and Holidays: 12-5pm;
Closed Fridays

www.campanale.com
(Now optimized for mobile devices)



Condominium Pandemonium

With the building of condos on the rise, choosing your new home can be a daunting task. The developer's model condominium suite bedazzles you with gleaming countertops, flooring and appliances. But beware: It's not necessarily what you're going to get when you put down your deposit on a new condo.

The biggest source of disappointment for buyers -- and friction with the developer -- is the quality of the finishings, says Toronto-based condo lawyer Patricia Elia.

"You may want a Cadillac, but you didn't necessarily buy a Cadillac," she warns.

Different builders offer drastically different standard-quality finishings. Some condos might seem costly, but in fact include a higher grade of standard features. A condo that sounds cheaper than another could turn out to be more expensive after you add up all of the upgrades.

So once you've accommodated yourself to the strong possibility your condo isn't going to be ready by the promised date, get set to decide whether you're going to be satisfied with the builder's standard features, or how much you're willing to pay for upgrades.

1. SET A BUDGET

Set yourself a budget. If you don't, the price of your condo could be far higher than you expected.

After you've signed your purchase agreement, you'll be called in to take a close look at the builder's model and a consultation over what options and upgrades you might want to purchase.

Our sales representative advised us to put aside about \$20,000 for a reasonable list of upgrades. "Decide what you really want to concentrate on," she said. "Hardwood floors, kitchen cabinets, whatever."

We were shocked at the disappointing quality of the standard finishes and found ourselves choosing a lot of upgrades.

When a simple 12-foot strip of fibreboard skirting to hide under-the-counter lights cost \$720, expenses mounted quickly. Potlights were \$275 each; dimmer switches \$200 each. Add another \$5,600 for

manufactured hardwood and \$5,300 for a new, improved master bathroom and before long we were up to nearly \$35,000 in upgrades.

2. CHOOSE CAREFULLY

Don't be pressured to rush your decisions. Take your time, study all the options and make sure you know exactly what you're getting.

Apart from options, add-ons could include \$20,000 to \$30,000 for an underground parking space -- although ours was included in the base price -- and \$4,000 or more for a locker. Once you know precisely what you're getting, insist it be put in writing.

While our purchase agreement never set out our locker's dimensions, we were initially told it would be eight feet by 10 feet. Later that was changed to six by eight. The locker we got was five by five.

But we were lucky: at least ours is located in a separate locked room. Some people



moved in only to learn their locker was a mesh cage set in the underground parking garage, open to the dust and dirt.

Elia says hardwood floors are a frequent source of dispute, with buyers often expecting strip hardwood and getting engineered flooring. Sales brochures and agents don't help much by tossing terms around loosely. Hardwood is hardwood. Laminate is laminate. Manufactured hardwood is somewhere in between. Know what you're getting.

3. GET IT IN WRITING

Lesson learned the hard way: Never believe what anyone tells you. Get it written into the agreement.

- "Your kitchen potlights will be just like these." Not.

- "You'll have six under-counter lights installed." Try three.

- "Your walk-in shower will look like this." Only smaller.

- Don't even ask about the french door to the office. The promised pebbled glass turned out to be smooth, covered by something that looks like a cheap peel-and-stick film -- complete with

unsightly bubbles. We have been promised the door will be replaced.

4. LAST-MINUTE CHANGES

As condo newbies, we found out that builders can alter plans, place light switches, thermostats and electrical panels in stupid spots and even reduce the size of your suite and alter the design, without your consent or knowledge.

Another couple in our development walked into their condo to discover an unexpected post between

their kitchen and living room. "Builder's prerogative," they were told.

A fellow buyer, determined to keep an eye on what was happening during construction, donned a hard hat and passed himself off as a construction supervisor. Eventually he was unmasked, but in the meantime he succeeded in heading off problems and getting things done to his specifications.

While we wouldn't recommend our neighbour's approach, don't hesitate to make yourself known to the on-site construction boss and schedule visits to see the work as it progresses, so you can identify mistakes before it's too late. We missed a few.

5. INSPECTION DAY

Prior to occupancy day, you will be called to join a representative of the builder for a pre-delivery inspection. On inspection day we walked into the master bathroom to be greeted by the sight of a shoddy tiling job. Tiles didn't line up where they changed from the wall to the decking around the tub; abutting corner tiles were cut too narrowly; grout spilled

overtop the tiles. We called in an outside tiling expert who declared it "unbelievable. Nothing fits." We await a resolution.

6. CLOSING DAY

Finally, closing day. The builder will deem your unit habitable and begin to charge you a monthly fee to cover maintenance and property taxes. You're still not the deeded owner until the project is registered, which could take several more months.

While it's not yet yours, the builder wants his money. The law doesn't require you to pay the remainder until it's registered, but you will be charged interest on the balance. We found it preferable -- and a lot cheaper -- to pay the full amount.

We quickly learned we were moving into a construction zone. Work continues in other parts of the building more than three months after we took possession, with all the noise and dirt that comes with it. Inside our suite, a long list of repairs and unfinished items remains to be done. And be prepared for workmen wandering into

your suite without notice, despite the sign on the door indicating they must not do so.

7. MAKING TARIION WORK

Tarion sets out deadlines for reporting unfinished or unacceptable work and requires the builder to fix it. Amazingly, some fellow buyers did not see fit to add every deficiency to their Tarion list, reasoning it wasn't worth the hassle. If you didn't get what you were promised -- "constructed in a workmanlike manner and free from defects in material" -- it's worth noting.

Read your Tarion material and learn what deficiencies are covered, then report them by the deadlines established by the agency. Our condo is now registered and we are waiting for the official handing over of the deed. We will also be updating our list of deficiencies and unfinished work for Tarion.

Gary May is a freelance writer.

© (c) CanWest MediaWorks Publications Inc.





AT HABITATIONS BOULADIER... WE'RE ALL INCLUSIVE!

Get our
« ALL INCLUSIVE » FORMULA
 AT WWW.HABITATIONSBOULADIER.COM



+ PARKING **+ ACCENT WALL**
+ HEAT PUMP **+ MODERN FIREPLACE**
+ ALL INCLUSIVE FORMULA! **+ STORAGE**
+ GRANITE COUNTER TOPS **+ LARGE CERAMIC SHOWER**
+ LARGE BALCONY **+ CERAMIC 12X24**

1300 SQ. FT. CONDOS STARTING AT ONLY
\$189,900



Terrasses des
Vignobles
 CONDOMINIUMS

Sales office located at 774 Aylmer road, (Aylmer), Québec
819.684.0111
habitationsbouladier.com

*See our sales office for more details.

#R.B.Q. : 2817-3805-52



Foxwood is funky with modern condos

Lorem ipsum dolor sit amet, consectetur adipiscing elit. Vivamus tristique, nisl quis eleifend malesuada, nibh massa imperdiet nunc, quis lobortis quam tortor eget justo. Phasellus ultrices erat eu lectus tincidunt tincidunt. Nam sodales suscipit ante, id malesuada sapien tincidunt eu. Suspendisse et arcu et turpis tincidunt tincidunt nec in massa. Maecenas volutpat fermentum lectus, quis venenatis enim blandit nec. Aenean iaculis sem id elit sagittis non scelerisque enim commodo. Donec eu vulputate dolor. Vestibulum eget mi in turpis consequat tristique. Pellentesque sapien nisi, accumsan et tincidunt nec, rutrum eget velit. Pellentesque ullamcorper, lectus nec aliquet porttitor, erat elit euismod mi, sit amet commodo tortor turpis in velit. Etiam porta risus id justo commodo rhoncus. Ut ipsum felis, mattis ut iaculis in, suscipit a metus. Pellentesque fermentum semper lacinia. Maecenas a metus

ligula. Quisque orci erat, auctor gravida porttitor in, pretium at quam. Donec scelerisque nisi vitae purus euismod interdum.

Nullam eu nisl sodales magna dapibus adipiscing. Vivamus eu est odio, a consequat nisl. Sed faucibus vulputate diam, sit amet tempor erat pharetra quis. Aliquam lobortis, lacus eget sodales tempus, arcu erat ornare eros, sit amet iaculis ante arcu vel lorem. Mauris a nisl sed felis varius adipiscing et nec elit. Class aptent taciti sociosqu ad litora torquent per conubia nostra, per inceptos himenaeos. Cum sociis natoque penatibus et magnis dis parturient montes, nascetur ridiculus mus. Fusce vel mauris et felis placerat interdum. In nunc metus, cursus id cursus nec, bibendum eget ligula. In hac habitasse platea dictumst. Nulla facilisi. Pellentesque habitant morbi tristique senectus et netus et malesuada fames ac turpis egestas. Pellentesque nisl diam, volutpat a sollicitu-

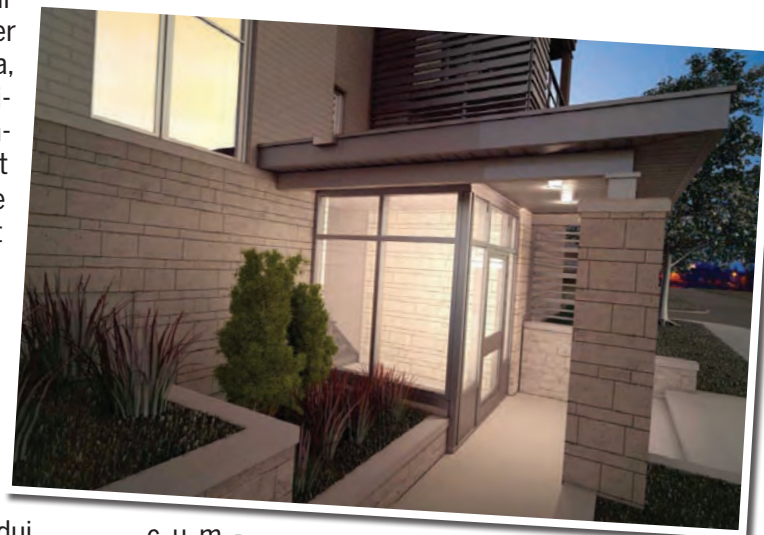
din eu, dapibus id lectus. Duis feugiat, enim vitae scelerisque vehicula, dui sem imperdiet enim, et elementum neque tellus nec tortor.

Donec interdum mattis nibh, vitae rutrum quam posuere ac. Proin consectetur mattis massa et aliquet. Vivamus sem nulla, elementum vel semper quis, posuere eu eros. Cras in arcu quis risus placerat rutrum. Vestibulum sit amet dui eget lorem interdum tempus. Curabitur id quam non magna ullamcorper fermentum at quis quam. Duis condimentum pulvinar gravida. Donec porttitor feugiat nisl, eu vehicula lectus fringilla eget. Aliquam nec urna sem, vitae euismod ligula.

Class aptent taciti

sociosqu ad litora torquent per conubia nostra, per inceptos himenaeos. Pellentesque habitant morbi tristique senectus et netus et malesuada fames ac turpis egestas.

Phasellus sed est sit amet risus rhoncus volutpat. Nam vestibulum consectetur dui nec rhoncus. Vestibulum eu justo mollis felis rutrum feugiat iaculis vitae leo. Integer nec lobortis nulla. Sed vel nibh et mauris vehicula faucibus. Cras congue metus vitae purus egestas vitae aliquet orci hendrerit. Donec mattis bibendum enim, eget sollicitudin elit vestibulum sit amet. Mauris nec dui in nibh molestie ac-



cum - san. Cras lacinia nisl sed risus feugiat sollicitudin. Sed et felis sit amet sem molestie dignissim ac nec augue.

Maecenas interdum libero in dolor viverra rutrum. Suspendisse potenti. Quisque non sem ac felis molestie pulvinar. Aliquam sit amet turpis in felis gravida consequat. Mauris felis felis, condimentum ut congue ac, placerat ac libero. Integer lobortis

mattis orci id imperdiet. Fusce sed sem urna. Donec auctor tempus tristique. Nam commodo sapien at sapien venenatis dictum. Pellentesque ipsum mi, luctus vel molestie non, ultrices a elit. Morbi laoreet libero eu lacus accumsan vel pretium arcu interdum. Sed malesuada nulla rutrum ligula tempus dapibus.

Lorem ipsum dolor sit amet, consectetur adipiscing elit. Vivamus tristique, nisl quis eleifend malesuada, nibh massa imperdiet nunc, quis lobortis quam

FINAL RELEASE



Kanata's best condo value!

Visit the sales centre at the corner of Tillsonburg and Terry Fox Drive



MODERN CONDOMINIUM RESIDENCES
STARTING AT \$295,000

613.404.8075

ACT FAST!





Consider special needs when selecting appliances

People who inhabit and visit our houses come in all shapes and sizes, range in age from infants to seniors, and possess various ever-changing abilities and skills. As we grow up, grow old and welcome new people into our homes, our housing needs change. A house that is designed and built to reflect the principles of universal design is safer and more accommodating to everyone who lives or visits here, regardless of age or physical ability.

Appliance designers have increasingly taken into consideration the principles of universal design, realizing that this increases the usability of appliances, making them simpler to use, quieter and safer, equipped with dials and controls that are easier to operate and read. Universal Design is defined as: "The design of products and environments to be usable by all people, to the greatest extent possible, without the need for adaptation."

Your number one consid-



Homework

 vchih@cmhc.ca

eration for the selection of any appliance is safety. Look for the Canadian Standards Association (CSA) certification mark on electronics and appliances to ensure that these products have been tested and certified to meet applicable Canadian standards for performance or safety.

Automatic shut-off is a good example of a safety feature available on some appliances, and one which can prevent a fire in your dwelling. Some stoves incorporate a motion detector feature that automatically shuts off the stove if no movement is detected within a pre-set amount of time. Appliances with a cool touch feature that prevents the exterior

from becoming extremely hot can prevent injury and fires. Override switches can prevent misuse by, and injury to, children.

Ease of use is another high priority. When assessing the ease of use of an appliance, be sure to consider things like size, weight, ease of installation, programming options, day-to-day operation and ease of cleaning. Look for models that provide information in a mixture of different modes including audible, visual and tactile operational information.

In kitchens and laundry rooms, manoeuvring space is a key consideration, as additional space may be required by those who rely on a walker, wheelchair or scooter to support their mobility.

Selecting stoves or counter-top ranges with controls at the side or front, rather than at the back is another good idea. This will increase safety by eliminating the need to reach over burners, and facilitate use by all members of the household.

To enable people to see and safely operate the appliance, the exterior and interior should have sufficient lighting. The instruction text and controls should contrast in colour to the background area (either dark text on a light coloured background or light text on a dark coloured background). In addition, some manufacturers allow the customer to program the size of letters and characters to maximize readability, a feature appreciated by many customers.

Finally, initial cost is always an important factor when buying appliances. It should be weighed against ease of use and energy efficiency — look for EnerGuide and Energy Star labels to save money in the long run.

To learn more about choosing and designing space for appliances, Canada Mortgage and Housing Corporation (CMHC) has an About Your House fact sheet called Accessible Housing by Design — Appliances. Download your free copy at www.cmhc.ca or call 1-800-668-2642.



Vivian Chih is the Corporate Representative for Eastern Ontario at Canada Mortgage and Housing Corporation. You can reach her at 613-748-4632 or vchih@cmhc.ca

REGISTER FOR
THE PREVIEW EVENT
AND QUALIFY FOR
VIP PRICING...



THE INTERIORS | Your whole wish list is here. With nine foot ceilings, hardwood floors, European kitchens, and open, modern interiors by design powerhouse II BY IV, The Slater meets the high standards of discerning buyers at every turn. Each element has been fully thought out, every finish carefully selected. Cohesive spaces flow beautifully, and natural light streams in through dramatic floor to ceiling windows. Welcome to a new level of luxury.

MORE THAN AN ADDRESS

THE SLATER
CONDOMINIUM & HOTEL

Sophisticated Condominium Living at Bank and Slater from \$199,900
Make your reservation today. theslater.ca For more info, call 613.230.0199



SCAN TO
LEARN MORE

BROCCOLINI CONSTRUCTION • RICHARD CHMIEL ARCHITECT & ASSOCIATES • II BY IV INTERIORS

RENDERING IS AN ARTIST'S IMPRESSION. PRICES, SIZES AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. E.60.E.





Ampersand

Get 3 free appliances.

Buy a Quick Occupancy Dual Terrace Home in Ampersand by Oct. 31
and get three free appliances — and a signing bonus!



Get amazing value in an Ampersand Dual Terrace Home

- Starting in the \$220s
- 2-story, 2 & 3 bedroom residences
- Over 1,120 square feet of living space

Energy-efficient Green Design

- Reduce energy consumption by over 30% with a LEED® Certified home (Leadership in Energy and Environmental Design)

ampersand.minto.com

Ampersand Sales Centre
Corner of Longfields and Bayrose
Nepean
E AmpersandSales@minto.com
T 613.782.2349

Hours:
weekdays 12 - 8 p.m.
weekends & holidays 12 - 5:30 p.m.
closed Friday



facebook.com/mintoampersand



beinspired

