

SATURDAY SEPTEMBER 23, 2017

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RESALE HOMES: MAKE BRIDGWATER LAKES A REALITY • F6

SECTION F



BORIS MINKEVICH / WINNIPEG FREE PRESS

The great room area at 240 Cherrywood Rd. has exceptional flow between the living room, kitchen and dining area.

# Compact home packs a punch

Two-storey shows size isn't everything at Fall Parade of Homes

TODD LEWYS

**B**UILDING on a compact lot is challenging. That is why the design team at Hilton Homes put a ton of thought into the design of the Westbrook, says Hilton Homes' Spencer Curtis.

"Our mission was to pack a lot of little amenities into the home's design that would have a big impact on its livability and style.

"Even though it's a smaller home, it feels spacious, stylish and modern. Most importantly, it has the functional-

ity needed to make it livable."

Right from the get-go, the 1,615-square-foot, two-storey home possesses a spacious, functional feel. In particular, both the foyer and family room possess a wide-open feel that you might not expect of a home with such a compact footprint.

"A pair of subtle design details are responsible for that larger-than-expected feel," Curtis says. "First, we placed a good-sized dining area (which can comfortably seat up to eight) to the right of the foyer to open the area up further. We also put a big walk-in coat

closet to the left of the front door, a feature that visitors to the home have really appreciated."

That second subtle design detail — again, placed off to the side — also serves to make the family room feel considerably larger than it is.

"In this case, we placed a big rear foyer off the living room. It not only holds a (visitable) powder room and coat closet, but also serves to open up the family room. The living room is big, but adding the rear foyer made it feel that much bigger."

Not only does that make the home's

main living area exceptionally user-friendly, but it's also exceptionally bright. That's no accident, Curtis adds.

"All that natural light comes from both the front and back of the home all day long through huge picture windows. Because both the front and rear foyers open nicely on to the dining area and family room, even more light comes in from the front doors. I also think the great room feels bigger because of all the light that flows into it."

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The back living room of this Bridgewater Trails home is exceptionally bright thanks to large picture windows at both the front and back of the house.

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## FALL PARADE OF HOMES • F1

With livability taken care of — the great room area features exceptional flow — style was the next consideration. In this case, Curtis says, care was taken not to overdo it. “Basically, the great room’s wow factor comes from four finishes — gorgeous off-white/grey wide-plank laminate flooring, two-tone quartz countertops (taupe on the island, off-white for the countertops), sleek stainless-trimmed cabinets and a grey penny-round glass tile backsplash that really makes the cabinets pop. Even though it’s a show home, we felt that four well-placed upgrades would be enough.”

Then, there’s the massive 10-foot island in the centre of the great room. “It’s a great design feature that adds a ton of utility,” he says.

“You can use it as a prep area, for entertaining or as an area for the kids to sit and do homework. It serves as a sleek, stylish and functional hub for the great room.”

Head upstairs via an extra-wide staircase and you will find an ultra-livable second level in which every available inch of space has been utilized to the max. An angled wall with an inset display unit neatly divides the master suite from the two secondary bedrooms, main bath and second-floor laundry room. Meanwhile, the master suite is set off in its own area, providing a private retreat for parents looking to kick back at the end of a long day.

Curtis says he’s particularly pleased with how the master suite turned out. “I think it serves as a cool surprise, with all its space, light and amenities. First, a huge picture window allows all kinds of natural light to flow inside. Second, there’s a big four-piece ensuite with soaker tub that people have really appreciated. Then, there’s my favourite part of the bedroom — a huge, bright walk-in closet with two piano windows. People have been blown away by it.”

The same could be said for the home’s lower level. Bigger than expected — it encompasses 800 sq. ft., 562 sq. ft. of it suitable to be finished — it adds even more function to the home. “You can easily put in a fourth bedroom, bathroom, rec room and mechanical storage room. All told, you get a home that offers just under 2,200 sq. ft. of livable space.”

There’s more good news: the Westbrook — with standard finishes (sprinkled with an option here and there) — can be acquired for considerably less than the show home’s price tag of \$408,718.

“If you happen to be a young family on a budget, we can get you into the Westbrook for around \$365,000,” Curtis says. “While the three or four upgrades in the show home took an already great home to a showstopper, a home with standard finishes still looks great and functions beautifully within the same excellent layout. It’s an affordable, functional home that can fit a lot of different lifestyles.”

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## Details

**Builder:** Hilton Homes

**Address:** 240 Cherrywood Rd., Bridgwater Trails  
**Style:** Two-storey  
**Model:** The Westbrook

**Size:** 1,615 sq. ft.  
**Bedrooms:** 3  
**Bathrooms:** 2.5  
**Price:** \$408,718 (Including lot,

upgrades, appliances, window coverings, landscaping & GST)  
**Contact:** Kim Fyles, RE/MAX Executives, 204-987-9800