

BUILDER OF THE WEEK – MILLA HOMES - LAUREL CREEK VILLAGE

Ideal location, lovely homes make Waterloo community well worth exploring



(Left)- The Barzotti custom kitchen offers taller-than-average maple cabinetry and a peninsula with a double stainless steel sink. (Right) The family room features an oversize window and a gas fireplace with a natural maple mantle.

When asked why someone should consider living in Laurel Creek Village, Mark Van Dongen's response – "Location, location, location" – is based on the pleasing mix of natural elements and nearby amenities that set this Waterloo community apart.

Among those natural elements: Over 300 acres of protected forests, over 52 km of walking trails and 35 percent green space within the subdivision.

As for the amenities, Van Dongen cites the neighbouring elementary and high schools and the within-walking-distance retail shops and commercial services as significant advantages.

Coming in between the \$200,000 and \$600,000 mark are Milla Homes' three inventory homes on 45-foot lots and one 45-foot walk-out lot on which the custom builder can accommodate a variety of plans, including bungalows.

"Our current inventory includes a three-bedroom home, a four-bedroom home and a five-bedroom home – all two-storey – all with quick closings. They either back onto green space or protected forest."

The one backing onto protected forest is a three-bedroom, double-car garage plan known as the Pine Wood. Featured in the accompanying photos and located at 661

Meadowsweet Avenue, highlights of this lovely 2,100 square foot home include nine-foot ceilings, casement windows, natural maple hardwood, beautiful ceramic tile and a long list of other 'standards.'

"Everything you see is standard. The only upgrade in this house is the finished rec room."

Outside, "the main floor has brick all the way around. The lot will be fully graded and sodded and the front walkway will be finished."

A covered porch leads to a welcoming entry in which the front door is defined by sidelights and a transom – the first of many windows throughout this home.

Inside the foyer, the combined living and dining rooms sit to the right while, to the left, a natural maple stairway climbs to the second level with Van Dongen making special mention of the two-storey ceiling within the home's core, a design element that encourages natural light to permeate the main floor.

Further inside, the Barzotti custom kitchen offers taller-than-average maple cabinetry that provides for a spacious

pantry and banks of pullout drawers.

Broadening the kitchen's appeal is its ample peninsula with double stainless steel sink and the light-filled dinette where sliding doors lead to the backyard.

"A unique feature with this lot is the berm," says VanDongen of the backyard.

"It provides a transition from the lot up to the height of the forest ... and presents an opportunity for some creative landscaping ... such as a rock garden. From a

privacy stand-point, it's a living wall. If you want to enclose your backyard all the way, all you have to do is add a fence on either side."

Next to the dinette and also accessible from the home's foyer is the family room in which an oversize window and a gas fireplace with a natural maple mantle and marble inlay and hearth create a warm, family-oriented setting.

Completing the main floor are a two-piece powder room, a large laundry room with upper cabinets and a family-size closet

beside the door to the garage.

The three bedrooms on the second level include a spacious master with walk-in closet and four-piece ensuite. The main bathroom features a one-piece acrylic tub/shower and two sinks and is strategically situated between the two secondary bedrooms.

In the basement, in addition to the 440 square foot rec room, Milla Homes has included a three-piece rough in; space for what could be a fourth bedroom and an additional room (with cold cellar) suitable for a playroom, office or additional storage.

"There's also a high-efficiency furnace, a direct vent water heater and we use WIRSBRO plumbing throughout," notes the builder of the quiet and efficient PVC tubing.

The model, located at 661 Meadowsweet Avenue (list price \$419,900, GST included) is open for viewing Saturday to Tuesday, 1 to 4 p.m. From Fischer-Hallman Road in Waterloo, take Laurelwood Drive to Wood Nettle Way; turn left and continue to Meadowsweet Avenue. For more information (including Milla Homes' 45-foot lots in nearby Conservation Meadows), contact Mark Van Dongen at 519-242-4230 or visit



DAINA FEICK
HOME OF
THE WEEK