

## MILLA HOMES – CREEKSIDE ESTATES, WATERLOO

# Sunday opening of stunning show home

BY MICHAEL WARRINGTON  
FOR THE RECORD

On Sunday, Milla Homes will celebrate the grand opening of the Creekside Estates “show home.” Emphasizing concept designs not plans, the home showcases Milla Homes’ excellent quality and exceptional efficiency, but more than that, it shows what they are capable of in terms of customization and personalization. “It’s not really a model home,” explains Mark Van Dongen, Milla Homes General Manager, “because it’s completely a one-off. We want every home to be different and truly unique.” Rather than just an exhibit of what customers can get, the show home is meant to inspire them to imagine, and expand the possibilities. Milla Homes then offers over \$70,000 in allowances, on top of Milla’s already superior standard finishes, and then works hand-in-hand to create that dream home. “If you want it, you’ve got it. The sky’s the limit,” Van Dongen proudly proclaims.

The last phase of development in Waterloo’s well-established Laurelwood neighbourhood, Creekside Estates combines convenient access to schools and other amenities with large lots; the frontages of these properties range from 55 to 65 feet. The show home itself sits on a beautifully landscaped corner lot.

“We found that our customers wanted more from the outdoor spaces,” Van Dongen informs, “so we lined ourselves up with local professionals that can fully develop these spaces.”

The result is a private patio and outdoor cooking area lined with huge slabs of armour stone. Built on a look-out lot that drops four feet from front to back, the elevations are really important. “You need some way to get down to the backyard; like porches and balconies, or what we’ve done here is sink the family room so that you can walk out to the outdoor living area.”

An impressive stone-and-stucco two storey, the show home has an appealing mysteriousness about it. Van Dongen’s impression is that “It’s one of those houses that looks really interesting but you can’t really tell what it’s all about. Then you go inside, and it’s full of surprises.”

Some of those surprises are in the finishing; the 3,600-square-foot home is

flush with the most sumptuous of materials, but most are in the details of the design.

A Juliet balcony over the formal living room is one of the first surprises. By comparison, the open-concept main floor master suite is simply a revelation. The spacious bedroom is only separated from the ensuite by a three-sided fireplace that protrudes from the wall at the foot of a deep whirlpool tub. Beyond the tub is a mostly glass walk-in shower with a water closet tucked behind its far wall. The design is unusual but effective. “We’re no longer concerned about moisture and air control,” Van Dongen continues, “we’ve got that covered by the HRV system which constantly changes the air and monitors the humidity.” On the opposite end of the bedroom is a private balcony with a five-foot-diameter, European-style, cedar hot tub.

There is another interesting bathroom upstairs, an ensuite shared by two rooms. The design separates the toilet and shower with locking doors, and bedroom doors that only lock from the bedroom sides. It’s a simple solution to an age-old issue, something Van Dongen is quick to point out. “It’s a true Jack and Jill, but if you have siblings sharing the bathroom, they can lock the private areas but they can’t lock one another out completely.”

Milla Homes has a reputation for brilliant custom kitchens and this home is no exception. The bistro-like rec room and wet bar is far more unexpected. With higher-than-normal ceilings and over-sized windows, the basement doesn’t feel like a basement at all. Media junkies will swoon over the home theatre, and a panel that centralizes the internet, TV and phone connections, for simple home networking and streaming music and movies.

Energy efficiency and water conservation are also major parts of the home’s design. The lights are all LEDs or compact fluorescent bulbs but the most effective features are ones that are very difficult and costly to upgrade later, like the Power Pipe; a system that recovers heat from drain water, putting less pressure on the tankless water heater. The same goes for the home’s 12” thick exterior walls and extra insulation, which also have the bonus effect of creating deep window sills like those seen on old



**Milla’s new show home at Creekside Estates is truly a show stopper, a masterpiece of quality and space. Drop by Sunday to Tuesday from 1 to 4 p.m. to tour this astounding edifice at 550 Werni Court, Waterloo.**



double-brick homes. “Our homes are approximately 35 per cent more efficient than the standard new single-detached home,” Van Dongen boasts. “We come in with an Energuide rating of 84, well above the 80 needed for the Energy Star certification.”

Creekside Estates’ concept plans start at

\$782,900.

Located at 550 Werni Court, near Erbsville Road and Laurelwood Drive, the show home will be open Sunday, Monday, and Tuesday, from 1 p.m. until 4 p.m. For more information or to book an appointment, please contact Mark Van Dongen at Milla Homes, 519-242-4230.