

New Homes

KDR Design Builders

ADDRESS: 10 Yacht's Cove, Van Hull Estates
STYLE: Bungalow
PRICE: \$529,900 (net GST)
SIZE: 1,795 sq. ft.
BEDROOMS: 3
BATHROOMS: 2

LOT SIZE: 32' (front) x 96' (back) x 112' (right) x 143' (left) - Pie Shaped
LOT PRICE: \$155,000
CONTACT: Gina Somers, KDR Design Builders @ 261-8728 x 214
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10 Yacht's Cove in Van Hull Estates exudes class.

Set Sail

Yacht's Cove home fully rigged with comfort

By Todd Lewys

WHEN it comes to custom home building, some builders — over time — build an (often) indelible identity.

Take KDR Design Builders. Over the past five years or so, they've established a reputation for building expansive, rather opulent homes.

With that reputation in mind, they've now turned their attention to proving they can build smaller, more affordable homes filled with the same quality materials and their characteristic artistic flair.

"There's the perception that we're way up there in price," says KDR's owner and frontman, Diego Vassallo. "And we can't deny that we've established a reputation for building high-end homes. But times change. Now, we're out to prove you don't have to win the lottery to own a KDR home."

Wander over to 10 Yacht's Cove in St. Vital's Van Hull Estates, and you'll find a scaled-down version of a

typical KDR show home: a 1,795 sq. ft. bungalow packed with a long list of features, many which go well beyond the skin of the elegantly-appointed home.

"The first thing you see is the cultured stone hard-trim board and stucco exterior finish — it's a very striking home from the outside," he says. "At the same time it has features like a piled foundation, Delta MS wrap, R50 attic insulation, Saber sump pit and pump, 30-year fibreglass shingles, high-efficiency furnace with humidifier, cooling system and HRV and a structural garage pad. It's a home that's built to last."

Even though 10 Yacht's Cove is a good deal smaller than the typical KDR home, it's not lacking in luxury or logic. Like their more palatial homes, this bungalow — which is by no means small at just under 1,800 sq. ft. (with another 1,600 sq. ft. available for development downstairs) — is well-finished, with three-quarter-inch maple hardwoods, and ceramic tile flooring running throughout the main level.

As expected, the L-shaped island kitchen is also well-appointed, with custom maple cabinetry with self-closing, granite countertops, oversized corner pantry and cool brown glass tile backsplash.



Continued

Please see **YACHT'S COVE G12**