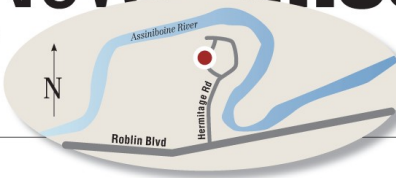


# NewHomes

**KDR DESIGN BUILDERS**

16 KUYPERS LANE, ASSINBOINE LANDING  
 PRICE: \$699,900 (including lot & net GST and stainless kitchen appliances)



SIZE: 2,410 sq. ft.  
 MINIMUM LOT: 105' x 233'  
 BEDROOMS: 3  
 BATHROOMS: 2.5

**KEY FEATURES:** Elegant open-concept design with windows at every conceivable angle; excellent flow throughout the main level; exotic tigerwood flooring; island kitchen with additional storage



An extra-wide staircase to accommodate traffic, cappuccino-stained maple cabinets and granite counter tops in kitchen (above right) and a large main bath are features of 16 Kuypers Cres.

PHOTOS BY DAVID LIPNOWSKI / WINNIPEG FREE PRESS

## Minor becomes major

*Little details add up to something big*

By Todd Lewys

SOMETIMES, it's difficult to define what sets one custom-built home apart from another. However, after taking some time to digest what you've just seen, the answer comes to you: some home designs are just a little better thought out than others. Although the details might be minor, add them up and as a whole they could very well make the difference between choosing one home over another.

Take, for example, the lower level of 16 Kuypers Lane, a two-storey show home produced by KDR Design Builders. Once you're standing in the centre of the undeveloped space, it becomes apparent that it has already been laid out for you; all you have to do is fill it in.

"It might seem like a small thing, but the mechanical room has been placed off to the side to allow for maximum development," says KDR's marketing representative, realtor Frank Zappia. "There's a defined space for a room or two, rec room and bathroom, and the windows are oversized to let in lots of light. Things have been planned out for you to make development that much easier."

That attention to detail runs throughout the

entire 2,400 sq. ft. home. Even though the main level is predominantly an open-concept design, the spaces are distinct: a formal dining room at the front of the home off the foyer, which has a soaring 19-foot ceiling; a large great room with gas fireplace and a wall of windows, also set beneath a 19-foot ceiling; and a chef's kitchen with massive island and a nook (with several large windows and doors leading to a future deck) to its right that can serve either as a dinette area, sunroom or den.

"Arranging the design in this way gives you all kinds of options," he says. "The idea is to let the home owner use the space in the way that best suits them. There's great flow due to the open-concept design. Without a doubt, this is a great house for entertaining, as well as a family home. It's been designed to provide you with the best of both worlds."

As practical as the design is, it isn't short on flair, either. Take for example, the tigerwood floors that run throughout most of the main level; they provide a different, vibrant look that goes well with the chocolate brown, tan and white hues that comprise the spacious home's colour palette.

While the flooring in vibrant (tigerwood becomes darker as it ages), it's not overdone. Finishing materials such as cappuccino-stained maple

cabinets, black granite counter tops, black/bronze ceramic backsplash and cappuccino-stained door trim and baseboards — as well as dark-stained maple ledges under all windows — add warmth and character to an imaginative, artistic design.

"The imagination that KDR shows in their designs is something else — the level of detail and finish never ceases to amaze me. All of KDR's designs are unique unto themselves; you never see the same one twice," Zappia says. "Touches like 19-foot ceilings in the foyer and great room and rich colours and trim in every room of the house is what makes KDR such a special custom builder."

Evidence of that commitment to creating unique designs can be found in the staircase that takes you up to the home's second level; not only is it extra wide to accommodate traffic, but it angles jauntily up and to the right, arriving at a long, wide landing (with curved railing that forms something of a balcony at one end) that allows you to navigate between spaces with the greatest of ease.

Along that landing are three bedrooms and main bathroom, all far larger than you might think. While four bedrooms might have been incorporated into the design of the upper level, KDR's designers showed good instincts in hold-

ing the design to three — undoubtedly something future occupants will be deliriously happy about from a space (and storage) perspective.

"Although this is a large home, that doesn't mean anything unless the layout makes sense," he explains. "Everyone gets a big space of their own upstairs, with large windows and tons of storage. The master bedroom is huge, with its own balcony, plus a spa-like ensuite with a deep tub set in beige ceramic tile beneath a pair of large windows. There's also a large shower complete with body wash and big rain shower head. For storage, there's a walk-in closet set inside the ensuite that's so big it would be a small bedroom in some older homes."

There's also another bonus to be found in the lower level, he adds.

"You get a structural wood floor that's much warmer during our cold winters," he says. This is a stunning home that offers an unbelievable blend of character, thoughtful design, and most importantly, quality craftsmanship. And you get a park-sized yard in a relaxed country setting, only minutes from the city. That's a hard combination to beat."

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