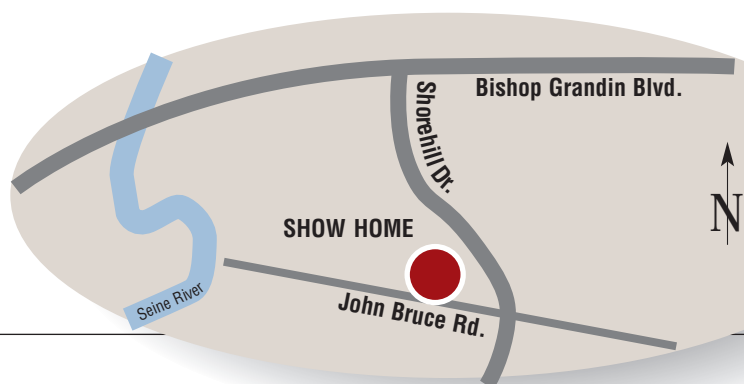


# NewHomes

**KDR DESIGN BUILDERS**  
912 JOHN BRUCE ROAD



## Details

**Designer:** KDR Design Builders  
**Size:** 2,226 sq. ft., basement fully developed  
**Lot:** 42.5' x 126.5'  
**Base Price:** \$328,607 (lot not included)  
**Show Home:** \$485,241 (incl. lot & net GST)  
**Lots Available:** Call Frank Zappia or Domenica Vassallo  
**Contact:** Frank Zappia at 333-2100 or Domenica Vassallo at 261-8728

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## Ace of SPACE

**KDR Design Builders rises to challenge of small lot**



MARC GALLANT / WINNIPEG FREE PRESS

KDR Design Builders' Diego Vassallo and wife and partner Domenica wanted to prove that a stylish, luxurious home could be built on a small city lot.

By Todd Lewys

**S**UFFICE it so say, KDR Design Builders' Diego Vassallo likes a challenge.

That challenge came in the form of building a two-storey home slated to be in excess of 2,000 sq. ft. on a lot only 42.5 feet wide. As it turned out, Vassallo and his crew were more than up to the task.

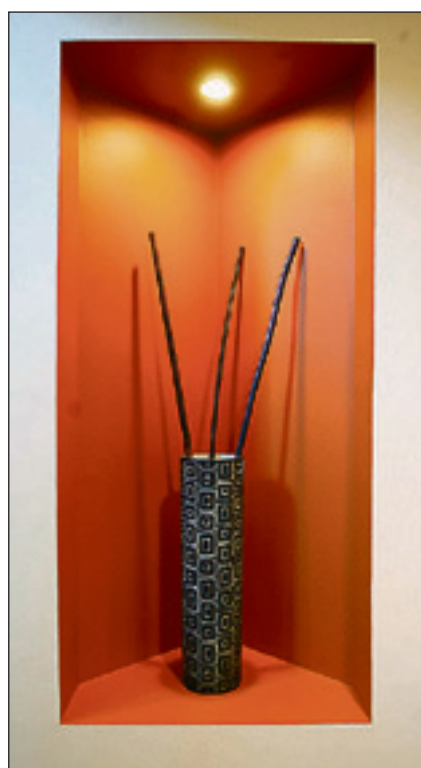
"The home is much bigger on the inside than it seems from the outside," says Vassallo. "We wanted to show that even though there wasn't tons of land to build on, it was still possible to build a home that was stylish, functional and had all the amenities you could ask for."

Thanks to a well-thought-out design on all three levels of the home, space is never an issue. High ceilings — 18 feet in the great room (which has an entertainment unit with niche for a 50-inch TV), nine feet in the kitchen and through the main level, and eight-foot-plus ceilings in the fully developed lower level — you never feel boxed in. An abundance of windows, wide foyer and open, circular staircase add to the open, airy feel.

Creativity is also present everywhere you look. Exotic, durable orange-brown tiger wood flooring — which will darken with age — found in the kitchen and great room at once adds a pop of colour and warmth.

Meanwhile, olive, beige and white tones on the walls and ceiling blend seamlessly with espresso maple cabinetry to accentuate the warm, welcoming feel.

In the kitchen, a stainless steel checker plate etched backsplash adds just the right amount of flash and texture, while black granite countertops provide a touch of class and durability. There's even a cappuccino bar positioned conveniently between the great room and kitchen with dark-stained oak pillars framing it on either side. Its presence does not hamper flow



Details, such as an art niche, above, tile fireplace surround, middle, stainless steel backsplash (main photo) and custom ensuite, right, set KDR's design apart from the ordinary.

between the two areas at all.

The entertainment-friendly design of 912 John Bruce Rd. continues on into the home's fully developed lower level, which offers an additional 1,200 sq. ft. of living space. With its large, recessed windows, high ceilings and open concept design, it feels decidedly un-basement-like.

Once the entertaining — or a taxing day at work, or with the kids — is over, renewal can be found in the luxurious master bedroom and ensuite. The bedroom itself is bigger than it looks. An angled entrance provides functionality in that a dresser can be placed along the inside wall without cluttering the aisleway. That makes for plenty of room for a king-sized bed, armoire and

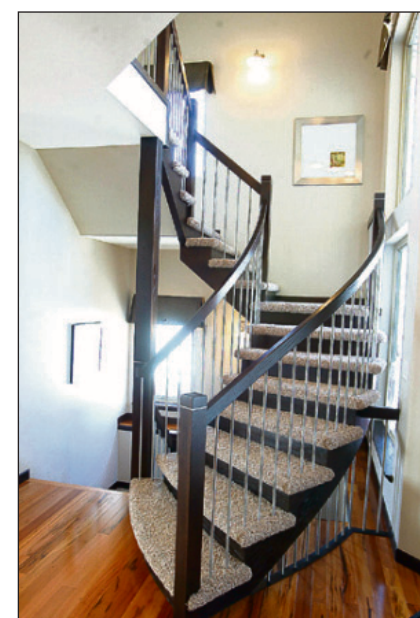


a pair of end tables. There is also a good-sized walk-in closet for storage of all kinds of wardrobe and accessories. Two sliding patio doors provide access to the south-facing second-level deck, while letting the sun's rays stream in in unobstructed fashion.

"The master bedroom is a place

where people can get away from it all, and relax and enjoy themselves," says Diego's wife and business partner, Domenica. "You can sit out on the deck with a drink, go down the stairs to the hot tub for a soak, or have a relaxing shower."

That shower is no ordinary shower,



thanks to a lavish ensuite with porcelain tile floors, maple cabinets and a beige/cappuccino interior. Indeed, this may well be the mother of all shower enclosures.

"It has a seamless, frameless glass shower door and beige porcelain tile interior with floating granite-slab seat to sit on. Full body spray outlets and a huge sunflower shower head make for an invigorating shower. It's also a steam shower," adds Diego. "There's even a Samsung LCD television that you can watch your favourite program or track your stocks on."

Other thoughtful design touches like a huge main-floor laundry room, large dinette area and two huge bedrooms make 912 John Bruce Rd. a home to be enjoyed on all levels.

"If you like to work hard and play hard, this is the house for you," Diego says. "Your home should be a haven with all the amenities so you can relax, appreciate and enjoy what you have in life."

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