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Homes

Young families flock to functional homes by Arbutus Properties in Rosewood

"It's got all the must-haves families want: a big island, oversized kitchen pantry and a bright and spacious open concept floor plan."

Jeannie Armstrong • Saskatoon StarPhoenix
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Arbutus Properties' designer Jen Lapsiuk chose a Prairie Modern design theme for the new Austin show home, located at 304 Olson Lane East in The Meadows. The open concept floor plan accommodates many different furniture configurations. Photo: Scott Prokop Photography

The Meadows, Arbutus Properties' master-planned community located in the southeast sector of Rosewood, continues to be a magnet for families.

Jody Minakakis, sales manager with Arbutus Properties in Saskatoon, reports that their inventory of single-family homes located on Olson Lane East has been almost depleted within the past few weeks. All of the sales were to families with young children.

Minakakis says that proximity to the neighbourhood's two elementary schools is a big draw. Adjacent to the two schools is Glen H. Penner Park.

"The park has three playgrounds, a spray water feature, a ball field and a toboggan hill. People who bought homes on Olson Lane East are telling us that was the number one draw for them."

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Arbutus Properties is now taking reservations and inquiries for custom builds for its next phase of single-family homes, on Keith Way, with construction slated to begin by the end of August.

"Keith Way has the same proximity to the schools and park, just a block away," says Minakakis.

The Austin show home is the latest single-family model introduced to Saskatoon by Arbutus Properties. The family-friendly 1,655 square foot two-storey is ideally located at 304 Olson Lane East, adjacent to two elementary schools located within Glen H. Penner Park. Photo: Scott Prokop Photography (www.repics.ca)

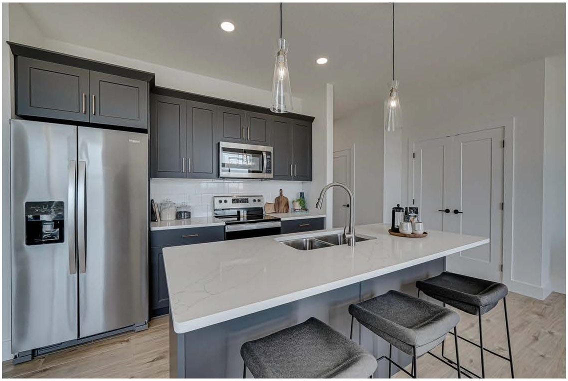
The newest show home unveiled by Arbutus Properties at 304 Olson Lane East is designed for family living. The Austin is a 1,655 square foot two-storey home, offering three bedrooms, 2.5 bathrooms and a large bonus room on the second floor.

"With the Austin, we wanted to create an economically priced home that caters to a lot of people's needs and didn't exceed their budget. It's got all the must-haves families want: a big island, oversized kitchen pantry and a bright and spacious open concept floor plan," says Minakakis.

Arbutus designer Jen Lapsiuk chose Prairie Modern as the design theme for the new Austin model home.

"We went with charcoal grey Shaker-style cabinets in the kitchen. To modernize that traditional style, Jen went with burnished gold fixtures that really pop," says Minakakis.

"The lighting package is also Prairie Modern — matte black with burnished gold accents."



Arbutus Properties' new Austin show home, located at 304 Olson Lane East, offers a large family-style kitchen. The charcoal grey Shaker-style cabinets are complemented by fashion-forward burnished gold accents and marble-style quartz counters. An oversized kitchen pantry and adjacent powder room are functional additions. Photo: Scott Prokop Photography (www.repics.ca)

The Prairie Modern design theme also influenced the look of the natural gas fireplace in the living room, which features a charcoal grey vertical shiplap face.

"It's a modern, yet timeless look," says Minakakis.

The kitchen island and cabinets are topped in Carrara marble-style quartz in pristine white with light grey veining. Complementing the quartz counters is the backsplash, featuring white square tiles set in a brick pattern.

The large dining area extends out onto the future deck, through custom glass sliding doors, topped by a transom window.

"With all Arbutus homes, we try to bring in as much light as possible. These sliders are really popular because people like the ease of indoor/outdoor living. There's a screen option you can keep open for an airy feel," says Minakakis.

Extending throughout the main floor is white oak-style wide plank laminate flooring by Torlys.

"Choosing finishes for durability and longevity is very important in all our homes. In addition to the Torlys laminate flooring, we selected stain-resistant carpeting for the bedrooms and Cararra marble-style porcelain tile floors for the bathrooms. We know through research that those products wear very well," says Minakakis.

Busy families will appreciate the large shared foyer, designed as a mud room and providing access to both the front entry and double attached garage. "There's a bench, coat hooks and a large coat closet," says Minakakis.

In the space between the living room and foyer, Lapsiuk created an alcove that's perfect for doing homework or office tasks.

"The open concept main floor lends itself to many furniture configurations. Jen has made ingenious use of the space. In a well-planned home, there is no dead space," says Minakakis.

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Families touring the new Austin show home, built by Arbutus Properties at 304 Olson Lane East, love the bright and sunny bonus space on the second floor. Large windows overlook the park across the street. Photo: Scott Prokop Photography (www.repics.ca)

Families touring the new show home are loving the bright, sun-filled bonus room located on the second floor.

"It's separated from the bedrooms by the stairwell and is off on its own. The large windows offer a spectacular view of the school park," says Minakakis.

The laundry room is next to the bonus space, with ample room for the side-by-side washer and dryer, plus additional storage.

The Austin's master bedroom is very spacious, with lots of room for a king-sized bedroom suite. The custom-designed ensuite bath repeats the Cararra marble-style quartz used in the kitchen and a marble-look porcelain tile floor.

"It's very elegant but durable," says Minakakis.

Arbutus Properties' new Austin show home, at 304 Olson Lane East, easily accommodates king-sized furnishings. Photo: Scott Prokop Photography (www.repics.ca)

Two additional children's bedrooms are also sunny and inviting. Minakakis adds that the bonus space could be converted into a fourth bedroom in a custom-built home.

The Austin comes with a full kitchen appliance package, as well as front yard landscaping including a paved front driveway.

The Austin can be viewed by appointment, by calling Arbutus Properties at (306) 291-8785 or emailing: sales@MeadowsLiving.ca. For more details, visit *meadowsliving.ca*.

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