

LIVING

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FALL/WINTER 2017

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COVER STORY

# DIFFERENT *by design*

Discover life in The Meadows





The James show home features a variety of locally sourced design elements, including the live edge walnut dining room table and fireplace mantel. Designer Jen Lapsiuk also personalizes every Arbutus home with unique light fixtures.



The board and batten feature wall in the spacious master bedroom echoes coastal style.

BY JEANNIE ARMSTRONG

PHOTOS BY ELAINE MARK, D & M IMAGES

**L**ife in The Meadows starts with thoughtful design.

The Single Family Homes Collection created by Arbutus Properties for its master-planned community, The Meadows, is comprised of eight different home plans. The homes range in size from 1,475 to 3,000 square feet, with varying styles and price points.

The home models reflect the diverse lifestyles of modern families, incorporating the must-have features and amenities that today's buyers are seeking. "We're listening to

what people tell us. Over the years, our home plans have evolved and really reflect what Saskatonians are looking for in a new home," says Arbutus sales manager Jody Minakakis.

Among the newest entries in the Arbutus Collection is the "James" home model.

The James is a 2,010 square foot two-storey that embodies west coast contemporary style. The show home located at 610 Meadows Boulevard made its debut in the recent Saskatoon & Region Home Builders' Parade of Homes, attracting huge crowds and rave reviews.

With its huge main floor great room, open entry den, upstairs bonus room and three

bedrooms, the James is ideal for families who want to live large. Depending on the lot selection, the James can be built with either a two- or three-car attached garage.

Arbutus also personalizes every single family home, from spec homes to custom builds, with the assistance of designer Jen Lapsiuk. "Jen puts an individual design twist on each of our single family homes, even our spec homes. Arbutus is unique in that sense," says Minakakis.

Lapsiuk brings extensive design knowledge and experience to her role with Arbutus. She earned a design certificate from the New York Institute of Art and Design, and before



joining Arbutus worked as a kitchen and bath designer. She's also built and renovated several of her own homes.

When bringing design flair to a spec home, Lapsiuk imagines the home's future owners, anticipating their dreams and expectations.

"Typically, I'm given the house plan and then I'll pick the style for the home's interior. We've done west coast contemporary, Craftsman, industrial, traditional... I usually start with the kitchen, which is the heart of the home, and then work from there," says Lapsiuk.

What inspires Lapsiuk's designs? "I definitely draw inspiration from travelling, being outdoors. I also attend international design shows, where I can tap into the latest trends."

The James show home reveals many of those new décor trends. The new "it" wood, walnut, is showcased to perfection throughout the home, including a live edge walnut fireplace mantel, accent shelves in the kitchen, walnut posts in the glass-panelled staircase and an upstairs vanity with a walnut ledge and furniture-style legs. "I feel that natural wood really adds warmth and character to the design," says Lapsiuk.

Gold tone accents are trending on the west coast and can be seen in the kitchen of the James show home, in the champagne gold faucet, cabinet pulls and white-and-gold pendant lights. "I like to work with different tones and textures," says Lapsiuk.

Local artisan touches further distinguish the James show home. "We shop locally as much as possible. The live edge walnut dining room table, fireplace mantel and upstairs coffee table were handcrafted by Beaver Creek Customs. We teamed up with Duo Plant Studio to provide the live greenery in the home," says Lapsiuk.

Each area of the James show home offers a tableaux of modern family life. This is especially apparent in the home's three bedrooms. The master bedroom has a board-and-batten feature wall that creates a 'beach house' feeling. Each of the two children's bedrooms portrays a different adventure theme, including a functional climbing wall.

"We might have six or seven spec homes available at any given time. As you walk through each one, you'll see different design



A large bonus space on the second floor makes for an ideal media room or kids' play area.



Walnut accents add warmth to the master ensuite of the James show home.



elements in each house. Jen creates a different personality for each individual house," says Minakakis.

Lapsiuk also works closely with home buyers who come to Arbutus for a custom-built home. She begins by meeting customers in the Arbutus design studio located on Taylor Street, at the entrance to The Meadows.


"I start by asking a lot of questions: whether they have a style in mind; what their lifestyle is like; do they have kids or pets? Based on those needs, I will suggest a selection of material and colour samples, so they can look through everything and get a feel for what direction they want to go in. We'll have multiple meetings to narrow down their selections. Those choices are always being updated. I'm constantly going to shows and finding new products. If there's something that they'd like that's not there, I'm happy to go out shopping with them, or go out on my own and bring different samples back for them," says Lapsiuk.

"Because our spec homes each have different flair and character, our customers can

also go through those homes for inspiration. They don't just have to imagine how things are going to look. They can see how we've used those ideas in one of our spec homes."

Arbutus Properties is currently putting the finishing touches on several new move-in-ready homes in The Meadows, including the new Clarke model, as well as the popular Brady and James models. Minakakis says the new spec homes will be open for viewing in early November.

In the next few months, watch for the announcement of new businesses who will be setting up shop in The Meadows' commercial development, including a national clothing retailer, restaurant, financial institution and electronics store.

To learn more about Arbutus Properties' inclusive design services, visit the James show home at 610 Meadows Boulevard or call the sales office. Show home hours are Tuesday through Thursday from 4 to 8 p.m.; Saturdays and Sundays from 1 to 5 p.m. For more details, visit [www.meadowsliving.ca](http://www.meadowsliving.ca). 

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