

## LAKWOOD HOMES — oak meadows



### LAKWOOD TRANSFORMS WISH LIST INTO COUPLE'S DREAM HOME

A left turn became a right turn for a Burlington couple who stumbled upon the dream home and dream builder they'd been seeking for years. A chance visit to St. Catharines brought Les and Gaye-Ann face to face with an attractive new-home community. When they continued to Niagara, they accidentally turned into another community by the same builder – Lakewood Homes.

They toured the model home and were immediately sold on the builder and the Oak Meadows community, only minutes from the olde town of Niagara.

Les and Gaye-Ann had spent years compiling a wish list but felt their dreams

were out of reach. When they found Byron Dyck, President of Lakewood Homes, they realized they couldn't have found a builder as in-tune with their needs and ambitions as he was. Innovative in his plans and techniques, Dyck begins each home he builds with a clean slate. Each Lakewood model is a showcase of new techniques, technologies and designs. They were a perfect match of builder and homebuyer.

Throughout the process, plans were revised to meet the criteria for this retired couple and her mom. Each of the three bedrooms has its own ensuite. Gaye-Ann's mom has the master suite on the main floor, complete with a walk-in closet that is spacious enough for a full-sized vanity

**LOCATION:**

Niagara-on-the-Lake

**LOTS:**

40 to 50-ft. pie shaped

**CLOSINGS:**

immediate to five to eight months

**SITE HOURS:**

Weekdays by appointment,  
weekends from 2 to 4 p.m.

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which creates an ideal dressing room. All bathrooms have cultured marble counters and showers as Gaye-Ann is not a fan of mosaic tile and grout lines.

Admiring the formality of a dining room for her cherished dining suite, Gaye-Ann refused to have it used as a thoroughfare for groceries and garbage so she asked for a defined entrance hall, complete with a richly stained, custom door with beveled and leaded glass transom and sidelights.

Although their last kitchen was built by Les, a woodworker by trade, they handed over the responsibility to Lakewood and are delighted with the results – creamy cabinetry trimmed in crown moulding. A mirrored backsplash adds sparkle throughout. The breakfast island and butler's pantry punctuate the space with dark, solid surface counters, with lighter counters against the walls. A raised dishwasher sits in the wall beneath the microwave for easy access. With the spaciousness of the main floor, Dyck suggested a walk-in pantry opposite a

butler's pantry, a decision that delight's Gaye-Ann every day.

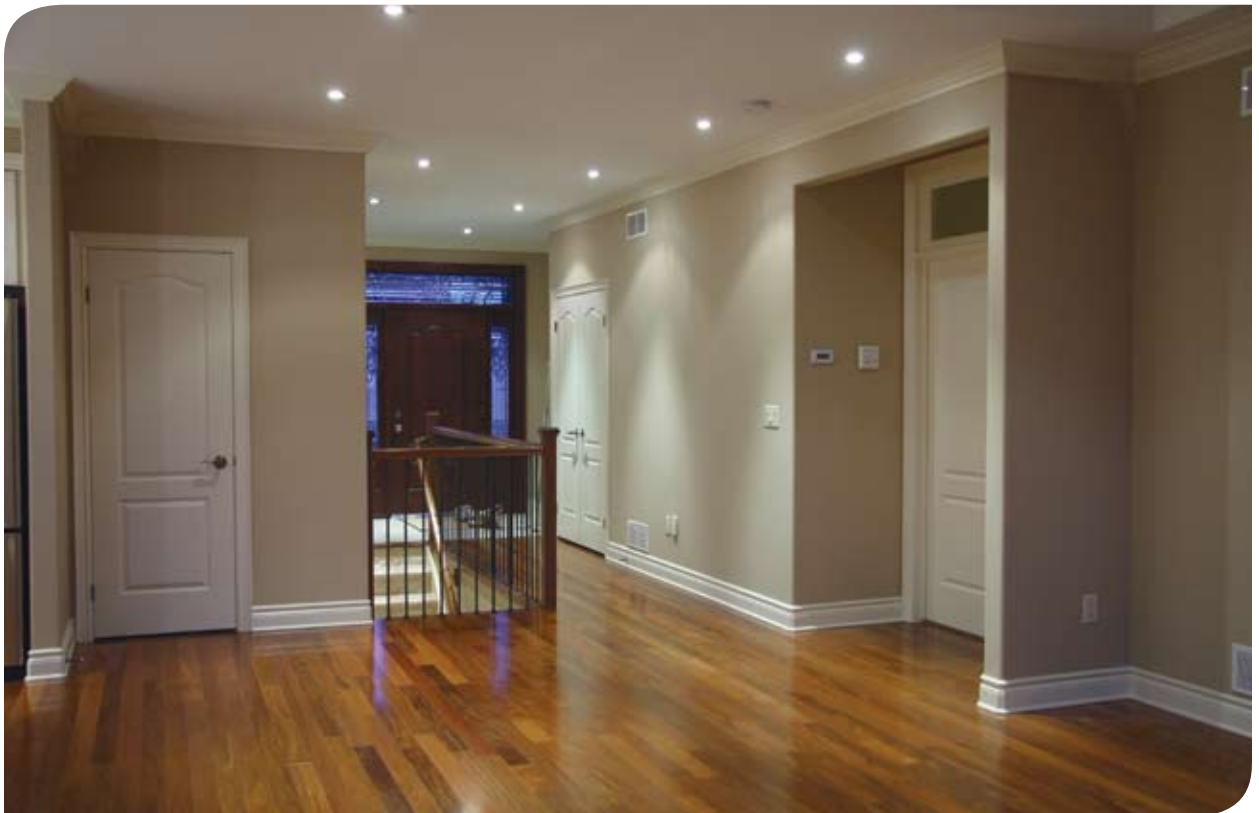
The lower level is their sanctuary. A wall was backed up and a railing added to increase the spaciousness of the family room/office where they spend most of their time. Radiant heat was essential. There are deep windows on this level, a necessity for their bedroom suite, a guest suite and a dedicated storage room. This is also home to Gaye-Ann's spacious craft and laundry room with a custom counter that extends across the washer and dryer, a cutting table for fabric, and plenty of storage around the perimeter of the room.

But the pièce de resistance is Les' custom workshop built under the garage, below grade. Rear access was included, complete with double French doors, to eliminate carrying lumber through the house. And the floor is heated, too. With the rear access, their ensuite also enjoys a full-size window. To avoid a centre beam, pre-stressed concrete slabs were used as the floor of the garage above. As it was a

double garage, a single door was placed to one side to provide racks for lumber storage on the other side, along with a window. Not wanting the downspout at the front entrance, the runoff is piped through the garage and out the other side.

Details abound – positioning of windows, retractable screens, trayed ceilings, heated bathroom floors, sliding rainhead showerhead, pocket doors, rounded masonry corners with tapered mouldings to match, and a chandelier in the powder room. Throughout the home, vents for the heat exchanger are no bigger than a grill for a speaker.

Les and Gaye-Ann were aware most of their needs came with a price, but they knew that's what it would take to achieve their dream, something Dyck appreciates and respects. The couple agrees, "It's like Christmas every day" in their new home. They also agree that Lakewood's architect and a supportive team of tradespeople and staff, ensured that building their dream home was a dream experience.



As Seen in New Homes and Condos