

LAKEWOOD HOMES — oak meadows & the vineyards



NATURAL
TREED
LANDSCAPE
EMBRACES NEWEST
LAKEWOOD HOME
IN OAK MEADOWS

Lakewood Homes continues to strive, grow and enhance its collection of homes, always thinking beyond the box. Never content to build plan after plan in the same way, Lakewood has created an expandable home that is already under construction and offers appeal to both ends of the home-buying spectrum – from empty nesters to growing families.

Set into a wooded lot and backing conservation land, this newest bungalow is under construction at Oak Meadows. Designed to embrace its natural landscape of trees, this home faces toward Hillebrand Estate Winery, and yet finds itself totally ensconced in nature. This 1,200-sq.-ft. bungalow is designed with its living area backing the conservation land.

It's expected to be completed and ready to be moved into in May.

Beyond Lakewood's hallmark open-concept design, there is another built-in surprise. This home is expandable to 1,900 sq. ft. Decide now or wait a few years to open it up into a two-storey home with an additional 600 sq. ft. of living space. Attic trusses run the whole width of the house. Rough-in wiring, plumbing and heat ducts are already in place so it can easily be converted now or in the future. Empty nesters will have plenty of room with the main-floor master suite and full basement, while a family can step in right now and finish the upper level. Stairs and a landing will be installed for access, regardless of which style is selected.

LOCATION: Niagara-on-the-Lake	STYLE: bungalow, two-storey, custom plans from 1,154 sq. ft.	LOTS: 40- and 50-ft. pie-shaped	PRICE: from \$284,900	CLOSINGS: immediate to 5-8 months	SITE HOURS: Weekdays by appointment; weekends from 2-4 p.m.
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“This is a home that can grow around you,” explains owner and President Byron Dyck. “It’s economical, yet upscale for empty nesters or easily expandable for a family.”

For those concerned about the nearby roadway, Lakewood addresses that by incorporating specialized technology to minimize sound transmission, including high-tech laminated glass in the windows and entry system at the front of the home, and sound attenuation measures throughout the façade of the house facing the road.

With every home Lakewood builds, Dyck is inspired to modify and enhance existing plans – always promoting a new set of dynamics, new techniques like those described above, and new ideas. Several homes are always under construction offering earlier closings for those who like what they see and want to move in sooner rather than later. And they always introduce a new feature or two that are certain to captivate and inspire, in addition to the standards like nine-ft. main-floor ceilings with trayed, vaulted or cathedral details, transom windows, hardwood, potlights, covered decks, Great Rooms and garden doors. And every Lakewood home

is ENERGY STAR certified to increase energy efficiency and reduce overall heating and cooling costs.

In addition to this expandable bungalow at Oak Meadows, another models is for sale with four lots remaining to complete this intimate community of only 24 homes. Nearby is the sister community of The Vineyards, where mild-mannered homes exhibit Lakewood’s style and

craftsmanship in another serene setting. Four models are available for immediate possession, with others under construction and lots still available for new construction.

At Oak Meadows and The Vineyards, lifestyle is always front and centre and everything else is minutes away – hiking, biking, shopping, theatre, casual or fine dining, wineries and the mighty Niagara, as well as the border crossing into the U.S.



This expandable bungalow is under construction right now and can be ready for you in May



As Seen in New Homes and Condos