

HOMES

CHARMING TINY TREE HOUSES

Tiny Tim might have liked to tiptoe through the tulips, but maybe he would've fancied tea in a tiny tree house instead. A new DIY kit lets you put together mini tree houses, perfect for hanging on a houseplant's branch or resting in the soil nearby.

Tiny Treehouses come in styles including gazebos and pagodas, with LED lights and optional flat bases included. The builds take between two and four hours, and are ideal for crafters age 14 and up.



"Ever since I was little, I loved arts and crafts, and now design has become a key tool for my self-expression," Australia-based designer Lars Wijers writes on his Kickstarter page. "I love the problem-solving, being hands-on and the way I get to manifest my own reality."

An AU\$45 pledge gets you one tree house, with a dollar donated to Australian forest restoration.

Melissa Hank

SASKATOON STARPHOENIX SATURDAY, NOVEMBER 14, 2020

SECTION B



Arbutus Properties' newest show home at 2023 Stilling Lane, the Burke, features a trendy Scandinavian interior design theme along with a crisp white colour palette. The home is accented with matte black lighting fixtures and also features warm touches of natural wood. PHOTOS: SCOTT PROKOP PHOTOGRAPHY (REPICS.CA)

A GOOD FIT

Savvy use of space by builder
Arbutus Properties lowers costs for home buyers in the Meadows area

JEANNIE ARMSTRONG

Arbutus Properties is continuing to build out the Meadows, its popular master-planned community located in the southeast sector of Rosewood.

When designing and constructing homes in the neighbourhood, the certified professional home builder and land developer reads the needs of home buyers in Saskatoon. Its analysis of the market has resulted in the addition of a new home design to its collection of single-family homes. The Burke is a 1,467-square-foot Craftsman-style home located at 2023 Stilling Lane.

The Burke includes many of the features and amenities of Arbutus's popular Clarke model, in a smaller, more affordable footprint. The Burke has an almost identical layout to the Clarke, but is 200 square feet smaller. With three bedrooms, 2.5 bathrooms and a bonus space, the Burke still has plenty of stylish living space with a price tag of \$434,900.

"The Burke is a smaller version of what we've been doing with the Clarke. We wanted to get into a

lower price point and bring some versatility to the market," says Jody Minakakis, sales manager with Arbutus Properties in Saskatoon. "By changing some things around, making some areas a little bit smaller without losing any functional space, we were able to bring that price point down a bit, so people have more offerings."

The open-concept main floor feels spacious and inviting, thanks to a nine-foot ceiling and the abundance of natural light that streams in through triple-pane windows.

"The Burke has oversized windows, which is a theme for all Arbutus homes. We feel it's important to maximize the amount of natural light that comes into each of our homes," Minakakis says.

The front entry is generously sized, connecting to a convenient mud room area, which also provides access to the attached double garage.

Savvy use of space is especially evident in the galley-style kitchen. Instead of the usual free-standing island, Arbutus opted for a space-saving peninsula.

SEE SAVVY ON B2



The Burke, at 2023 Stilling Lane in the Meadows, features an inviting Craftsman-style exterior along with a fully landscaped front yard.

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- The Brooks:** 203-1200 Parr Hill Dr, Martensville

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The front entry of Arbutus Properties' newest show home at 2023 Stilling Lane leads to a convenient mud room area and powder room. The Burke show home is 1,467 square foot. SCOTT PROKOP PHOTOGRAPHY (REFICS.CA)

SCANDINAVIAN DESIGN THEME IN KITCHEN

SAVVY FROM B1

"We wanted to give people as much gathering space as possible. By opting for a peninsula island, we created more open space for the living room," Minakakis says.

Arbutus designer Jen Lapsik chose a Scandinavian design theme for the Burke, which is especially apparent in the kitchen.

"Jen came up with more of a traditional, simplistic look for this home," Minakakis says.

The kitchen features classic white Shaker-style cabinetry accented with black matte hardware and drop lighting. The elegant white quartz counters replicate the look of Italian Carrara marble. White oak wide-plank laminate flooring adds warmth to the crisp white colour palette.

"There's a lot of definition within the open-plan main floor, with the addition of a dining nook and a living room that's large enough to accommodate a variety of furniture styles. We played around with a few different furniture models during the design stage," Minakakis says.

A second living area is located at the top of the stairs on the second floor. The bonus space has been staged as a kids' play area, but would also make an ideal family room or home office.

All three bedrooms on the second floor open onto the bonus space.

"With the bedroom doors open, sunlight comes into the bonus room from four directions," Mi-

nakakis says.

The master suite includes a walk-in closet and an inviting ensuite with an oversized walk-in shower and quartz-topped vanity.

The upstairs laundry closet, which accommodates a stacked washer and dryer, is a step-saver for busy parents.

Minakakis notes the attractive price point of \$434,900 includes the stainless steel appliances in the kitchen, a fully landscaped front yard and a double-car paved driveway.

Arbutus is also offering a limited-time promotion on its move-in ready single family homes, including the Burke, the Parker and the Clarke. Buyers who purchase by Nov. 30 will receive a free washer/dryer duo, a \$3,000 furniture gift card from Urban Barn or Palliser, a Sonos One Smart Audio speaker with Alexa voice controls and an Ecobee smart thermostat.

Minakakis says there are only two Burke models left on Stilling Lane.

The Burke show home is open for viewing Saturdays and Sundays from 1 to 4 p.m., with COVID-19 protocols in place. Only one group is allowed in the show home at a time; face masks and hand sanitizer are available.

The home can be viewed by appointment, seven days a week. A virtual tour of the show home is also available on the Arbutus website at meadowsliving.ca.

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Basement basics to know

MELISSA HANK

What's that I hear coming from your basement? Is there something ominous lurking down below? Maybe it's the ghost of decades past, or disgruntled rumblings from the Island of Misfit Furniture. Regardless, it could be sabotaging your chances of selling your house.

Perhaps it's time to venture in and make some upgrades — and don't worry, the investment will likely pay off. A basement renovation could get you as much as a 75-per-cent rate of return, says HomeAdvisor's website, mostly because you're increasing your home's livable square footage.

The basics include waterproofing, installing a drain or sump pump, framing, drywalling and adding windows and wiring. But there are some mistakes that could make your home feel dated. Apartment Therapy spoke with real estate agents to find out what to avoid:

1. Wood panelling. This trend peaked in the 1970s, and in recent years has made a comeback. But don't get sucked in. "People are moving away from the moody, dark, cavey vibes and opting for a lighter experience," says Tia Greer, an agent in Chicago. Instead, opt for something that will appeal to more buyers: Drywall, PVC trim for the floor, crown moulding, and neutral paint colours.

2. Carpeting. If the basement floods, you'll end up with a soggy mess that's ripe for mould and odours. Do yourself a favour and consider neutral-coloured vinyl squares, rugged carpet squares or hardwood. "High-pile carpets are gross if they get wet, and carpet trends shift quickly," says Kate

Ziegler, a realtor in Boston.

3. Drop ceilings. The goal is to make it seem like there's more space, not less. Better to work with whatever's there. Keep the joists visible for extra head room, and leave the pipes uncovered for an industrial feel. To increase the sound insulation, make a new ceiling with drywall or install an antique tin one.

4. Low- or no-tech basements. More millennials are entering the home-buying market, and smart tech is one way to woo them. Install surround sound and charging stations, and use as many Bluetooth devices as possible to link things like lighting, TV and stereos to an app.

5. Direct overhead lighting. Ziegler recommends LED-based recessed lighting, which an electrician can install handily if you're finishing an unfinished space. If you're stuck using whatever's already there, however, avoid direct overhead lighting. Instead, go for track lighting or move the lights to the edge of the ceiling, which will impart an ambient glow. "It's all about the vibes these days, so have the option for dimmers," Greer says.

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Spiritwood, SK — Brian & Kathy Cross
3 Parcels of Farmland — 465.43± Title Acres

Property may be viewed without an appointment
Contact — Brian Cross: 306.883.8856
Ritchie Bros. — Brendan Kramer: 306.441.6519
Ritchie Bros. Real Estate — Ed Truelove: 306.441.0525
Brokerage: Ritchie Bros. Real Estate Services Ltd.

North Battleford, SK — Robert Laycock
Residential Property — 0.017± Title Acres — 650± Sq Ft Home

Property may be viewed by appointment
Contact — Robert Laycock: 604.719.1595
Ritchie Bros. — Brendan Kramer: 306.441.6519
Ritchie Bros. Real Estate — Ed Truelove: 306.441.0525
Brokerage: Ritchie Bros. Real Estate Services Ltd.

Regina Auction Site Selling November 19-20, 2020

Belle Plaine, SK — Cory Herzberg
Undeveloped Residential Property — 0.14± Title Acres

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Contact — Cory Herzberg: 306.596.2679
Ritchie Bros. — Gavin McGown: 306.539.0433
Ritchie Bros. Real Estate — Ed Truelove: 306.441.0525
Brokerage: Ritchie Bros. Real Estate Services Ltd.

Marketplace-E Online Real Estate For Sale

Luseland, SK - Closes on December 17, 2020
1 Parcel of Farmland — 291.15± Title Acres (Proposed)
271± Acres Cultivated

Property may be viewed without an appointment
Ritchie Bros. — Michael Higgs: 306.481.4440
Ritchie Bros. Real Estate — Ed Truelove: 306.441.0525
Brokerage: Ritchie Bros. Real Estate Services Ltd.

Edmonton Auction Site Selling December 8, 2020

Vegreville, AB — BMS Holdings Inc.
Commercial Real Estate — 2.67± Title Acres
46,208± Sq Ft, 275 Employee Office Building

Former Federal Government Immigration Case Processing Center, reception, board room, (6) private offices, training room with accordion wall divider, (2) IT/server rooms, secure storage room (concrete construction), mail/filing room, ground level loading dock with shipping and materials management rooms, storage room, staff room with kitchen, (2) sets of men's and ladies' washrooms (1 set with shower facilities), mechanical and electrical rooms, balance clear span open areas, fibre optic cabled, call center capable, 5000± sq ft building center open air atrium, 150± work stations (to sell separate), filing system (to sell separate), (99) paved parking stalls.

Open House: November 18, 2 to 4 pm
Contact — Travis Dahl: 780.238.7868
Ritchie Bros. Real Estate — Jerry Hodge: 780.706.6652
Brokerage: Ritchie Bros. Real Estate Services Ltd.

Calgary, AB — Ernst & Young in Its Capacity
9 Commercial Condominium Units — 20,047± Total Sq Ft
634 6th Avenue SW — Downtown Location

Downtown Calgary, 9 commercial condominium units ready for build out. 2013 built, 11 floor building connected to the Plus 15 Skyway, close to LRT, downtown transportation networks and numerous services, restaurants and parks. Selling 4 full floors and 1 partial floor, units from 1709± sq ft to 2352± sq ft, 2 washrooms on each floor, 2 elevators, secure access system, corporate property management, zoned CR20-CR20/R20.

Property may be viewed by appointment
Ritchie Bros. Real Estate — Jerry Hodge: 780.706.6652
Brokerage: Ritchie Bros. Real Estate Services Ltd.

Grande Prairie, AB — NTL Pipelines Inc
4 Parcels of Real Estate — 16.87± Title Acres — Hwy 2 Frontage
2014 built, 20,464± Sq Ft Shop & Office Building

8844± sq ft, 3 storey office, reception, (18) private offices, (2) executive offices, (1) with ensuite bathroom, fireplace, wet bar and television, boardroom, storage, IT and filing rooms, washrooms, 11,620± sq ft of shop space, (3) 5-ton overhead cranes, (2) 100 ft drive-through bays, (3) 80 ft bays, (1) 20 ft x 20 ft, (6) 16 ft W x 18 ft H, and (1) 12 ft x 12 ft overhead doors auto, security system, (3) sides security fence, concrete sidewalks and aprons, paved parking, enclosed barrel dock storage shed.

Property may be viewed by appointment
Realtor®: Rick Wallan: 780.518.3313
Brokerage: All Peace Realty Ltd

Red Deer, AB — NTL Pipelines Inc
Industrial Property — 5.21± Title Acres
2011 built, 21,400± Sq Ft Shop & Office Building

8000± sq ft, 2-floor office, reception, (2) boardrooms, (18) private offices, second floor corner executive office with 3-piece ensuite, fireplace, wet bar, (2) beverage fridges and television, lunchroom, (2) coffee rooms, storage, file and server rooms, (2) parts rooms, 13,400± sq ft shop space, (5) overhead cranes (2020 certified), (3) 100 ft drive-through bays, (4) 70 ft bays, (1) 20 ft x 20 ft, (6) 16 ft x 18 ft, (3) 12 ft x 18 ft and (1) 10 ft x 12 ft overhead doors auto, building designed for 2-tenant occupancy, divided shop and office with separate front, side and rear entries.

Open House: November 17, 2 to 4 pm
Ritchie Bros. Real Estate — Jerry Hodge: 780.706.6652
Brokerage: Ritchie Bros. Real Estate Services Ltd.

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