

HOMES

DIVORCE CAN TANGLE HOME SALE

COVID hasn't been kind to the institution of marriage. Before the pandemic, Canada's divorce rate was about 38 per cent, but even in the early days of the health crisis, firms nationwide were reporting a spike in divorce inquiries.

Ottawa-based real estate agent Adam Mills has written a book to help couples navigate one of the biggest challenges in the uncoupling process — off-loading the family home.



Navigating Selling Through Separation, a quick read of just under 100 pages, covers topics like what to consider when buying and selling real estate and selling alongside an unco-operative spouse.

Mills says there was a need for Canadian-specific information in the market. "Knowing some of the legal terminology, options and strategies for maximizing your sale price may give you a more objective understanding of your situation."

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SECTION B



Arbutus Properties has unveiled the newest addition to its portfolio of Laneway homes. The Jake is a 1,437 square-foot two-storey model, located at 192 Rosewood Blvd. East in The Meadows. The home's modern West Coast interior design theme is expressed in crisp white tones with pops of black. It's a "little brother" to the larger Audrey model. *JEANNIE ARMSTRONG*

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Arbutus Properties continues to expand its family of popular Laneway homes in its master-planned community of The Meadows in Rosewood.

Joining the Kent, Morris and Audrey is the new Jake model home, a 1,437 square-foot two-storey home with three bedrooms, 2.5 baths and a second floor flex room. The show home is located at 192 Rosewood Boulevard East.

Arbutus designer Jen Lapsiuk describes the Jake as a "little brother" to the best-selling Audrey model.

"We went off the Audrey model and shrunk it down in size a bit, while still keeping the same functions and features. We just condensed it a little bit to be able to offer consumers a lower price point." The starting price for the Jake is \$384,900.

Like the firm's other Laneway plans, the Jake features an open concept main floor, with extra high nine-foot ceilings and oversized windows.

"The Jake has a really great layout. The living room has lots of room, which families appreciate. The kitchen is located at the back of the house, with a great big window that overlooks the back yard and brings lots of natural light into the space," says Lapsiuk.

ARBUTUS INTRODUCES 'LITTLE BROTHER'

Builder expands family of Laneway model homes

Arbutus selected a modern West Coast design theme for the Jake's interior, opting for a crisp white colour palette, accented with matte black designer light fixtures and door hardware.

"We chose wood-grain look luxury vinyl plank flooring for the main floor. It's a white oak look with a grey undertone. It's really nice for families with kids and pets because it's so durable and keeps its good looks," says Lapsiuk.

Durability was also a factor in Arbutus's selection of thermofoil cabinets for the kitchen. Thermofoil cabinets are finished with a thin layer of vinyl that is vacuum-pressed onto medium-density fibreboard (MDF) cabinet doors and door fronts.

"To add dimension, we went with two-tone cabinets, with white on top and grey on the bottom, topped by quartz counters. The large island is finished in grey. A large closet pantry offers lots of additional storage," says Lapsiuk.

Adjacent to the kitchen is a sunshine-filled mud room with access to the back yard.

"It's a separate space off the kitchen, with bench seating, hooks for jackets and a large closet. There's also a powder room," says Lapsiuk.

One of the most popular features in the Jake model home is its second-floor flex room.

"Located at the top of the stairs, this is a very versatile space. You can have a sofa and a TV in here.

We have it set up as an office space, which many people are looking for these days. Or it could be a kids' play area," says Lapsiuk.

The master bedroom has all the must-haves: a large walk-in closet and a well-appointed ensuite bath. A laundry closet, with a stacked washer/drier duo, is adjacent to the master bedroom.

Lapsiuk describes the Jake's exterior as modern farmhouse.

"It's a white board-and-batten exterior with upgraded black framed windows. The front door is painted an inviting shade of olive green."

The Jake comes with a two-car paved parking pad in the back yard.

"There is an optional garage

package as well as optional basement development. With a separate entrance and rough-ins in place, the Jake has the potential for a mortgage-helper revenue suite," says Lapsiuk.

All of the Jake models come with a landscaped front yard, adds Lapsiuk.

"We went with a low-maintenance xeriscape for this home. The backyard is open for the homeowner to complete as they wish."

The Jake was Arbutus Properties' entry into the recent Parade of Homes, presented by the Saskatoon & Region Home Builders Association.

"We had lots of people through the home during the parade with really good feedback," says Lapsiuk. "People love the home and they love the location. It's located within walking distance to the school and parks."

"It's also close to the Meadows Market and all the new amenities that are there, including the new grocery store, Pitchfork Market, and a new neighbourhood pub that will be opening soon."

Although the Parade of Homes has closed, the Arbutus show home remains open for viewing Saturdays and Sundays from noon to 4 p.m., and Wednesdays from 4 to 8 p.m. For more details visit meadowsliving.ca.

jarmstrong@postmedia.com

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