

Five luxury B.C. homes singled out in industry building competition

Georgie Awards category, which considers high-end detached residences costing more than \$2 million to build, this year singled out homes in Walnut Grove, Victoria, Surrey and Kamloops



Exteriors, left and above, and interiors, below right, of the Walnut Grove home designed and built by Concept to Design and Kiewit Brothers Construction. The home is a finalist in the Georgie competition.

MARY FRANCES HILL



Big or small, humble or opulent, the home that facilitates casual residency cannot be crafted casually. That's the message in the design and construction of five homes competing for home-of-the-year honours in a construction and renovation industry competition called the Georgies and organized by the B.C. chapter of the Canadian Home Builders' Association.

The category in which these five are finalists is detached homes that cost more than \$2 million to construct.

One of those homes is a new custom-designed residence for a small family in Walnut Grove.

Here, the home's designers and builders — Concept to Design and Kiewit Brothers Construction — have achieved a delicate balance: It's comfortable without being extravagant.

Indeed, while the homeowners describe their lifestyle as being representative of "fine dining in blue jeans", the same might be said of their home, and of all the nominees in the luxury-home category.

The category considers some of the most high-quality homes in British Columbia, both new and veteran nominees.

Those homes may have unique features and finishings, but all tend to blend seamlessly with

their physical environment.

This is the first year Concept to Design entered the Georgies competition. And this year, it became a finalist in all four categories it entered. (The company also earned nominations for best kitchen with a value of more than \$100,000; best master suite; and best interior design, custom residence.)

The Walnut Grove home is a 7,683-square-foot rancher. Surrounded by cedars on a half-acre, the house has four bedrooms, three bathrooms and two half-baths. All were designed with a French provincial style and inspired by traditional European architecture, reports Carolyn Lino Stewart, designer for Concept to Design.

The outdoor living space features a covered patio with a fire-side dining and barbecue centre.

Exterior details include traditional red brick accents, granite windowsills, fir brackets, soffits, and a copper accent roof over the living room bay window.

A second finalist in the category is Coastal Construction's "Island Residence" on the Victoria waterfront.

(Coastal Construction also received finalist nods for best interior design, custom residence, for "Island Residence"; and best detached home in the 2,000-to-2,999-square-foot category for its "Tofino Forest Retreat" custom home.)

The Island home, which blends Asian influences with Western contemporary design, has 12,800 square feet in its main house, guest suite and outdoor meditation pavilion. The home has a

sprawling open-concept layout, offering a combination of family-oriented spaces, a great room, games area and media room.

Glass hallways lead guests to a formal dining area, library and wine cellar. There are large bedroom suites, as well as "his and hers" office space.

Coastal Construction, at nearly 20 years old, has won three previous Georgies. In 2005, it won best home builder in B.C. (small volume); and best detached home, 2,000 to 2,999 square feet. The next year, it took home the Georgie for best residential renovation, \$400,000 and over.

Builder and nominee Navi Jagpal, meantime, had a personal stake in his project: it's his own home.

The Jagpal residence in Morgan Acres in South Surrey is also a finalist in the categories of best kitchen \$40,000 — \$100,000 (new); and best master suite.

The home, built by Jagpal Development Ltd. — it's headed by Navi Jagpal and Navjote Jagpal — has eight bedrooms, nine bathrooms and a triple garage, and measures over 9,800 square feet. The ceilings range from 10 to 21 feet, and the entryway features a floor-to-ceiling waterfall.

The gourmet kitchen has a separate butler's pantry and spice kitchen, while an adjoining family room overlooks the pools and gardens. Guests can convene in a living room with a 16-foot limestone fireplace. The opposite side of the living room offers a view of the Coastal Mountains.

The lower floor is equipped with a two-level media room, a 120-inch movie screen and an

extra room for media storage. There is also a wet bar and wine cellar, fitness room, infrared sauna and library.

Outdoor delights include a lighted pool and hot tub, waterfall, gas fireplace and a three-storey pool house and cabana.

Jagpal's residence is his first-ever Georgies entry.

Mibroc, however, is a company that is no stranger to home-design competition.

Under president Darryl Caunt, Mibroc has been nominated for four awards for its custom homes, including Ranch Manor, a project in Kamloops that is also a nominee in the \$2 million-and-over category.

(In 2003, 2004 and 2008, the company took awards for work on everything from best detached home to post-and-beam home.)

Ranch Manor is a 10,000-square-foot home that stands as a model of environmental sensitivity. Floors are heated and cooled by geothermal heating, and computerized lighting systems conserve energy.

The builder's clients demanded environmental responsibility, so during construction, those builders worked to protect all the surrounding old-growth trees and wetlands, including habitat of nesting ducks and birds, and a trout-spawning stream.

Chuck Smith of Smith and Co. in Calgary used sustainable products, such as reclaimed wood, doors, sinks and timbers, salvaged dead pine beetle timber.

Ultimately, the home turned

out to be a residence that would delight both environmentalists and techies. There is a touch-screen integration of lighting, a geothermal system and in-floor radiant heating, cooling and roof panels.

The fifth finalist in the category is Kimberly Williams Interiors and Scansa Construction.

The Williams/Scansa team was nominated in three categories this year, including best detached home over \$2 million; best master suite and best interior design custom residence.

The Victoria residence is a 15,000-square-foot estate on a sloped hilltop. Indoors, the family enjoys five bedrooms, eight bathrooms and a four-car attached garage. Outdoors, there is an infinity pool, a sports court and a putting green.

Some 430 entries in 41 Georgie categories were announced last month. The winners will be announced in Vancouver in March.

Special to The Sun

These homes earned finalist nods for builders Coastal Construction, above left; Mibroc Construction, above right; Scansa Construction and Kimberly Williams Interiors, right, and Jagpal Development, far right.



Season's Greetings from the Pacific Newspaper Group Real Estate team to you and your family.

Thank you to our loyal readers and to BC's real estate community for your continued support.

Have a happy and prosperous 2010.

THE VANCOUVER SUN
DELIVERING INSPIRING STORIES

The Province
YOUR GAME, YOUR VOICES

HOMES DESIGN

aaah

Finally, everything Mom told you to hold out for: inner beauty, outer beauty, and from a great neighbourhood.

SOUTH SURREY SOUTHPORT
from **\$759,900**
Open daily: noon – 5pm
3677 – 143 Street,
South Surrey
778 292 0871

FORT LANGLEY BEDFORD LANDING
from **\$570,900** Cedarhill Homes
from **\$766,900** Greenway Homes
from **\$823,900** Rivershore Homes
Open daily: noon – 5pm
23015 Billy Brown Road,
Fort Langley
604 888 2176

FORT LANGLEY WATERFRONT
from **\$340,900**
Open daily: noon – 5pm
9275 Glover Road,
Fort Langley
604 888 2793
Townhomes Now Selling from \$589,900
Move in Today!

LANGLEY TIME AT WALNUT GROVE
from **\$309,900**
3 Bedroom Townhomes
Open daily: noon – 5pm
9525-204th Street,
Langley
604 694 1819
timeatwalnutgrove.com

PARKLANE HOMES
www.parklane.com

Georgie AWARDS **2009**
Consumer Choice Award for Business Excellence

All prices subject to GST.

building excellence in every detail