



Beyond Expectations

BY LEIGH PATTERSON | PHOTOGRAPHY: SCOTT ZIELKE

Custom-built bungalow is big on the details



Multiple elements come together to create the great room's cozy atmosphere: hardwood floors from Curtis Carpets, wood beams above, custom built ins, a two-sided gas fireplace feature wall by Heat Savers, and large windows. Above the fireplace, a custom concrete mantel by Grindstone Artisan Concrete looks remarkably like real wood.

When it comes to this 4,000-square-foot custom-built bungalow in West St.

Paul, what you see is not what you get. You get more. Much, much more.

That's because behind every square foot of this home is a wealth of applied knowledge and experience, courtesy of the builder: ADR Properties.

"This project allowed us to bring ideas and techniques to life like no other house we've ever built," says Adamo Rondinella, owner and president of ADR Properties. This fabulous home was designed to cater equally to a busy family life and to entertaining, which is exactly what these homeowners desired.

The stunning entrance is a deliberate nod to the modern farmhouse look and feel found inside and outside of this home. Visitors are greeted by a wide and welcoming covered portico entrance, framed with timber columns and wood beams. Textured cream-coloured Tyndall Stone cladding around the custom double doors helps soften the linear features.



With its modern farmhouse aesthetic, this residence fits right in with its surroundings. The builder went the extra mile to ensure the home would withstand the elements by opting for a durable all-metal roof & choosing quality building materials from trusted suppliers like McMunn & Yates, as well as zip panels for exterior sheeting, and PVC and ChamClad siding from Red River Siding.



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Leading down to the walkout basement, the curved staircase designed & built by Jake's Fancy Stair Work, features butcher-block treads, metal spindles & glass panels, for a clean modern look.

Once inside the 9' high wood doors, designed and created by Yarrow Sash & Door, visitors step inside a foyer graced by equally dramatic large format ceramic tiles from Curtis Carpets, which extend throughout much of the main floor. ADR Properties designer Tracy Rondinella incorporated a convenient built-in bench seating area that is as elegant as it is functional. To the right of the entrance is an office, which could easily serve as another bedroom or flex space.

Leading down to the walkout basement is a curved staircase designed and built by Jake's Fancy Stair Work. The staircase features butcher-block treads, metal spindles and glass panels for a clean and modern look. Fort Rouge Glass installed mirrors in the home gym in the lower level, as well as in the powder room. The home can also be accessed from the huge attached three-car garage via a large mudroom



The 9' high wood doors, designed & crafted by Yarrow Sash & Door, lead to a foyer graced by equally dramatic large format ceramic tiles from Curtis Carpets. A convenient built-in bench is as elegant as it is functional.



Stacked upper cabinets from Kitchen Craft along with various types of lighting & glass give this dramatic space a sense of grandeur while maintaining warmth.

that offers plenty of storage, custom open shelving and natural light.

Speaking of natural light, this home is made to bring it in from every angle, whether from the abundance of windows lining the south-facing rear side, or the light and bright neutral colour palette found throughout. Black accents and wood tones are used in intentional ways to add visual interest and highlight certain details.

The great room is an example of where all these elements come together to create a cozy atmosphere. Grounded by hardwood floors below and natural wood beams above, it's a space where one has options to relax and unwind with family and friends. That could mean watching a movie on the recessed flat screen TV surrounded by custom built-ins, enjoying a flickering fire in the two-sided gas linear fireplace, or simply admiring the outdoor view through the large windows. Or all three! The fireplace feature wall is clad in a natural white split fieldstone and features a custom concrete mantel by Grindstone Artisan Concrete that looks remarkably like real wood.

Adjacent to the great room, the main floor's second large living area consists of the kitchen, dining



The sunroom's wood-burning stove delivers ample heat so the homeowners can enjoy the winter months in cheerful, light-filled surroundings. During the summer, they can access the glassed-in outdoor deck built by Nexus Glass & Steel, which also installed privacy walls to shelter the area from gusty prairie winds.

Interior Illusions provided the cream sectional along with several carefully curated accessories to complete the room's serene elegance.



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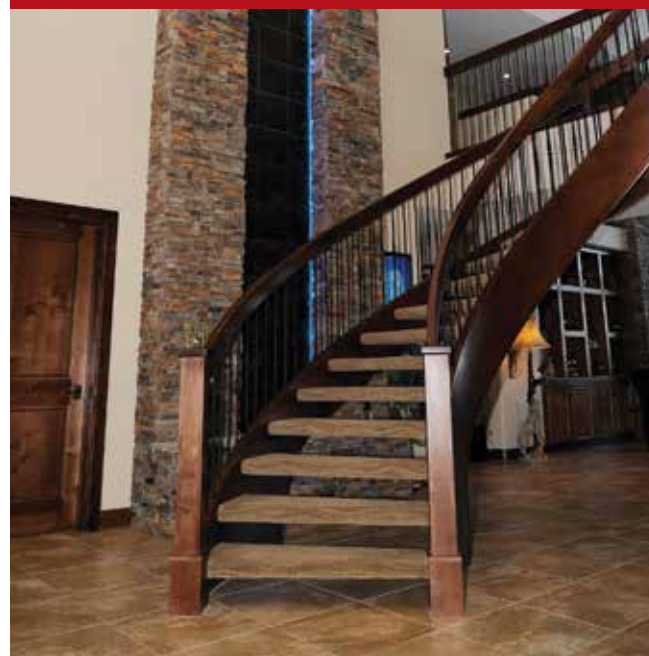
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A massive double-sided island creates a convenient gathering area and focal point. A durable Laminam countertop from Ital-Stone Design offers a larger surface area, for a seamless, sleek appearance. Appealing two-tone cabinetry installed by Kitchen Craft provides plenty of storage.

room, sunroom and outside deck spaces. Central to the kitchen is a showstopper of an island. "It's the biggest one we have ever built," according to Adamo.

The ADR team selected a Laminam ceramic countertop from Ital-Stone Design for the massive, double-sided island. Laminam has a thinner profile yet is extremely durable and comes in large formats, so it can cover a larger surface area for a seamless, sleek appearance. (ADR used the same product on the walls of the steam shower in the primary ensuite for the same reason.)

Beautiful stainless steel appliances, including a side-by-side refrigerator/freezer and gas range, work well alongside the appealing two-tone cabinetry installed by Kitchen Craft. There is plenty of storage. The dark cabinetry continues around a corner into a discrete, convenient coffee bar area. Here a secret door, artfully concealed behind a panel that mimics the surrounding



Accessed through the walkout basement, the concrete patio allows the homeowners to enjoy fresh air & sunshine in a tranquil space surrounded by privacy panels & pillars capped with Tyndall Stone. Netley Creek Landscaping will work their magic to further beautify the property this summer.



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The primary bedroom exudes a timeless serene elegance, with the wood detail around the perimeter of the tray ceiling adding depth and personality. The walkout deck & electric fireplace create a private oasis.

cabinetry, opens to reveal a convenient pantry.

Just beyond the kitchen is a dining space, perfect for hosting both large and intimate gatherings.

The home boasts three bedrooms, with the primary bedroom exuding a timeless and serene elegance. The tray ceiling features wood detail around the perimeter to add depth and personality. Following consultations with the homeowners, Shauna from ED/IT Interiors designed a walk-in closet tailored to their every need.

The pièce de résistance to complete this bedroom oasis is the spa-like ensuite. A freestanding tub, a glassed-in steam shower featuring two rain showerheads, along with his and her sinks share this spacious and relaxing space.

Another large bedroom has a walk-in closet that is smaller, but just as thoughtfully designed as the one in the primary suite.

More outdoor space is available at the rear of the home, on a concrete patio accessed from the walkout basement. Here, homeowners can enjoy fresh air and sunshine in a tranquil space that features privacy panels and concrete pillars surrounded in wood and capped with Tyndall Stone. Netley Creek Landscaping will be enlisted this summer to further beautify the property.

With its modern farmhouse aesthetic, this residence fits right in with its surroundings. The builder went the extra mile to ensure the home would withstand



Following consultations with the homeowners, ED/IT Interiors designed a custom walk-in closet with storage solutions tailored to their every need.

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The spa-like ensuite is replete with a freestanding tub, glassed-in steam shower featuring two rain showerheads, and his and her sinks.



the elements by choosing quality building materials from trusted suppliers like McMunn & Yates, and opting for a durable all-metal roof, zip panels for exterior sheeting, and PVC and ChamClad siding from Red River Siding. ADR Properties also worked with Go Green Electric, Peg City HVAC and Performance Insulation to ensure the highest levels of energy efficiency.

The home has plenty of curb appeal, even at night. Dynamic Northern Lighting installed LiteWRX soffit integrated exterior LED lighting that accents the architecture and can be customized by colour and design, as the homeowners desire... all through an app on their phone.

According to Adamo all the “small details really add up” to achieve the overall “wow factor” inherent to this special ADR Properties build.

You might say it’s proof that you can go big, and you can go home.



The steam shower offers bench seating & warm wood accents.

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STYLE FILE

Builder – ADR Properties

Cabinets – Kitchen Craft

Countertops – Ital-Stone Design

Flooring & Tile – Curtis Carpets

Architectural Lighting –
Dynamic Northern Lights

Select Furnishings & Accessories –
Interior Illusions

Other Furnishings –
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Custom Closet Design/Staging –
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Select Mirrors –
Fort Rouge Glass Ltd.

Staircases –
Jake's Fancy Stair Work

Fireplace –
Heat Savers Distributors Ltd.

Custom Concrete Mantel –
Grindstone Artisan Concrete

Building Supplies –
McMunn & Yates

Decks & Railings –
Nexus Glass & Steel Inc.

Front Door –
Yarrow Sash & Door

Siding, Soffit & Fascia –
Red River Siding & Eavestroughs

Landscaping –
Netley Creek Landscaping

Heating – Peg City HVAC Ltd.

Electrical – Go Green Electric

Insulation –
Performance Insulation

Plumbing Fixtures –
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About the builder

"We understand that building a new home can sometimes be a stressful and intimidating process," says Adamo Rondinella, owner and president of ADR Properties. "It's a big investment. That's why it's so important to us that we provide a hassle-free experience to our clients."

The company's strong family atmosphere helps put clients at ease. Since establishing ADR Properties in 2007, Rondinella has worked with a trusted cadre of trades and suppliers that pride themselves on thorough service and passion for new home construction.

"Without good people around us, we just couldn't achieve what we've been able to achieve over the years," notes Rondinella. "We hold the bar high on what we do - we're known for our attention to detail."

Rondinella works directly with his clients to design and realize their dream home vision. ADR Properties' internal client services team includes Rondinella's wife, Tracy, who provides interior design consultation services, along with office professionals and an on-site team that oversees each build.

Rondinella has a mechanical engineering background, along with hands-on experience in plumbing, concrete work, electrical and other construction techniques gained through his previous home renovation work. Having that level of in-depth knowledge benefits his clients, because he can ensure that every ADR-built home meets his own high standards of quality.

ADR Properties is a member of the Manitoba Home Builders' Association and is COR certified, showing ADR's continued commitment to constant development. Their creativity and craftsmanship is being delivered in new residential developments in and around Winnipeg, as well as in cottage country.



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