

Warm Welcome

SPECIAL TOUCHES MAKE THIS CUSTOM-BUILT HOME STAND APART

BY LEIGH PATTERSON
PHOTOGRAPHY: MICHAEL ROBERTS



Attention to detail, fine craftsmanship and solid construction blend effortlessly with all the bells and whistles in this 2,000-square-foot, West St. Paul bungalow built by ADR Properties.

In the large foyer, a dramatic chandelier from Robinson Lighting is the first hint at the special touches that make this custom-built

home a standout. Guests experience a warm welcome - literally - thanks to heated ceramic tile floors underfoot. The foyer opens up into an expansive, open concept living space, where nine-foot ceilings enhance the light, airy atmosphere.

In the living room, a tray ceiling embedded with potlights adds visual definition to the room, where a built-in entertainment unit

houses a big screen TV, and a linear Valor radiant gas fireplace and natural quartz surround.

Shiny, engineered hardwood flooring from Curtis Carpets is abundant throughout the main floor, the perfect complement to the home's overall colour palette of greys, taupes and hits of white. Large, triple pane windows installed strategically around the



home allow ample natural light to filter in. Window treatments throughout the home were supplied by Budget Blinds, and add a touch of contemporary flair, while diffusing light when needed.

The dining room features double garden doors to an outdoor deck, as well as a recessed nook to accommodate a buffet cabinet. It's a small consideration, but a practical one that was factored in the design.

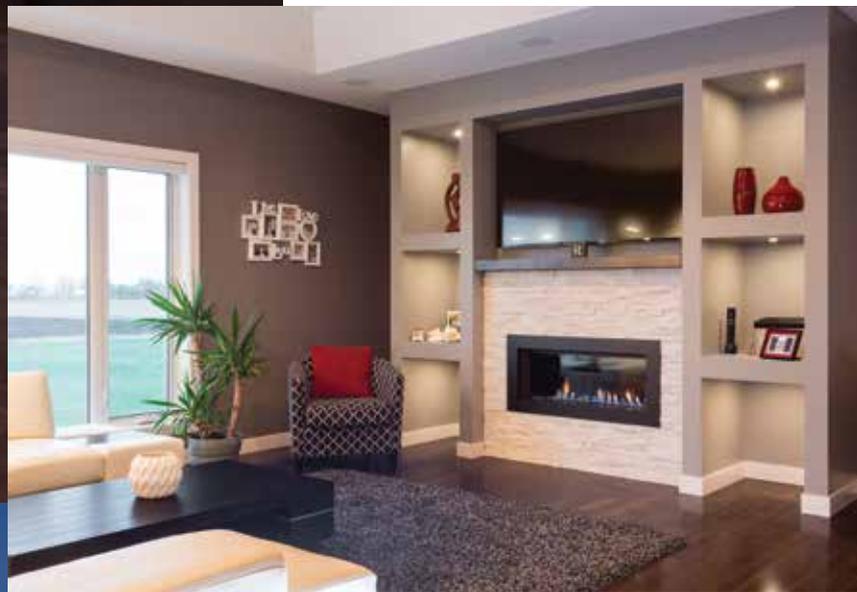
"I design homes with lots of storage," says Adamo Rondinella, owner/president of ADR Properties. "People don't think about it until it's too late, so I help anticipate our clients' needs."

In the same way a tray ceiling adds dimension to the dining room, an angular bulkhead painted in a greyish-taupe provides separation to the well-appointed kitchen. Here, richly stained cabinetry, stainless steel appliances and flecked granite countertops from Take Us for Granite work in harmony. Soft-close hinges on cabinet doors and drawers keep noise to a minimum in the open concept space.

The kitchen island, which offers extra storage and seating, is graced with a Blanco faucet and Silgranit sink combination to make meal prep and cleanup a breeze.

Like nearly every other room in the home, the kitchen has automated lighting and an in-ceiling surround sound system. The advantage of programmable lighting and sound is that it can be controlled with the owner's phone from anywhere in the world, notes Rondinella, who himself is a self-confessed technophile.

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The living room's built-in entertainment unit houses a big screen TV and linear gas fireplace with white quartz surround.

As elegant on the outside as it is on the inside, this custom-built bungalow features low-maintenance, acrylic stucco on the exterior. White garage doors and natural quartz stone pillars flanking the front entrance are perfect accents.



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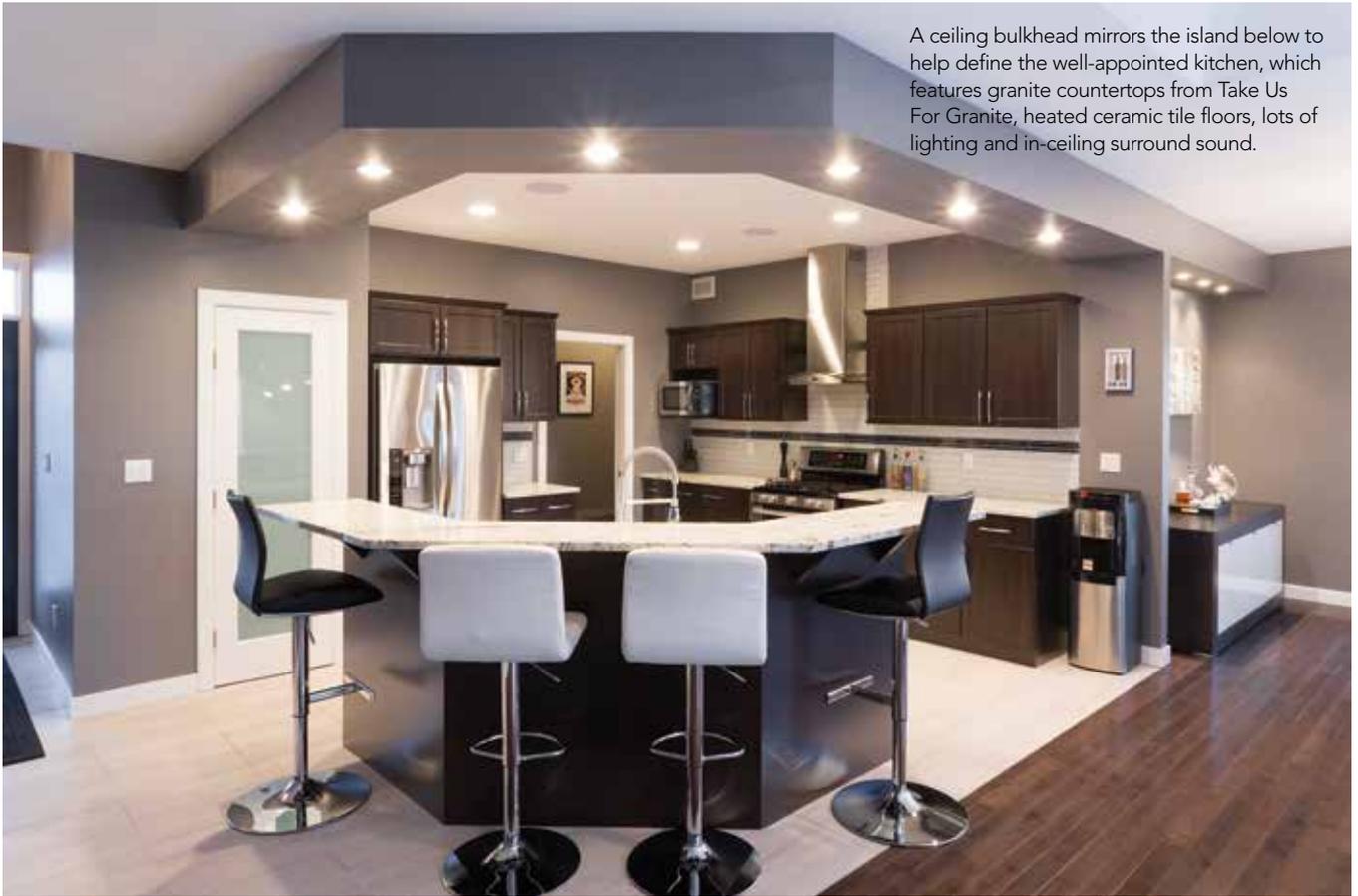


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A ceiling bulkhead mirrors the island below to help define the well-appointed kitchen, which features granite countertops from Take Us For Granite, heated ceramic tile floors, lots of lighting and in-ceiling surround sound.



“The nice thing is that there is so much new technology available, and it’s not just for the high-end user,” says Rondinella. “It doesn’t have to cost a fortune to install.”

As with the light and sound systems, continuity is key to the home’s flow. All three bedrooms on the main floor have the same engineered hardwoods as the living and dining room areas.

Hardwoods give way to more heated tiles in the master bedroom’s gorgeous ensuite, with its

custom tiled walk-in shower and seamless glass doors. A granite bench, rainhead and handheld shower fixtures from Robinson Bath provide the ultimate oasis. The builder installed a modern toilet and bidet combination, along with more of the dark stained cabinetry and a marble vanity with his/hers sinks.

Rounding out the main floor is a mudroom and laundry area accessible via the heated three-car garage or around the corner from the kitchen. A powder room is discretely and conveniently tucked here, too. These elements are all intended to make everyday living easier for the homeowner. Every space is designed with purpose and place, “so the home is never left in a shambles,” says Rondinella.

He is adamant about incorporating thoughtful details in each ADR Properties build, such as the closet doors with architectural accents found in this home. Running his hand over a doorframe, Rondinella points out the finishing work by his longtime supplier Ultimate Finishing, which is smooth, with no gaps.

The details don’t end on the main floor, however. The basement gets the star treatment, too.

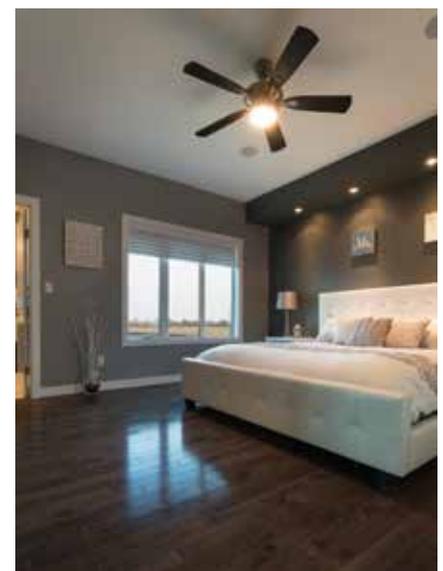
Perfect for entertaining, this huge, well-lit space has an electric fireplace installed in a feature wall made of wavy grey tiles from Curtis Carpets, which provided all the floor coverings. Also warming a portion of the space is a plush, eco-friendly carpet made with corn silk, which comes with a lifetime stain-resistant guarantee. Durable, moisture-resistant vinyl

planking is installed everywhere else for peace of mind.

A granite countertop from Take Us for Granite dresses up a fully equipped bar. “I prefer the inconsistency of natural granite to the uniformity of quartz,” says Rondinella. He is a strong believer in using timeless, quality materials like granite, and neutral tiles in bathrooms and shower stalls.



▲ The dining room features large windows, a dramatic light fixture from Robinson Lighting, as well as a recessed nook to accommodate a buffet cabinet.



▲ Gleaming engineered hardwoods are found throughout the main floor and the huge master bedroom, where soft, diffused daylight filters through window coverings from Budget Blinds.



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▲ In the gorgeous master bedroom ensuite, the builder installed a modern toilet and bidet combination from Robinson Bath, along with more of the dark stained cabinetry and a marble vanity with dual sinks.

"It never looks old or wears out, and it's a great add-on for the house," he says. "I've done enough renovations to know that these don't go out of style."

Longevity is also the reason why he chose durable, low-maintenance, acrylic stucco in a dark grey for the exterior. White garage doors and natural quartz stone pillars flanking the front entrance serve as the perfect accents.

This commitment to quality extends not only to what can be seen. Every ADR Properties home is solidly built with a pile foundation, steel beam construction and TJI floor joists, for example. Rondinella relied on Manitoba-based McMunn & Yates to provide on-time delivery of all the building materials used in the home, and on concrete from Lafarge Construction to ensure a superior build.

Mechanical elements, like furnaces and water tanks, are installed so they can be easily accessed. Even the electrical panels are cleanly wired and well labeled.

"We don't skimp on these things," says Rondinella. "We want everything to be ready for the homeowner so they know that the home is built by people who care about what they're doing. We want clients to be secure in knowing that even after five or 10 years, their home is still going to look brand new."

Thanks to the care and consideration given to every aspect of the build, this ADR Properties custom home will be ready to offer a warm welcome to its inhabitants for years to come.



▲ The highlight of the ensuite is a custom tiled walk-in shower with seamless glass doors.

▼ Made for entertaining, this huge, well-lit basement space is well-grounded thanks to a variety of floor coverings from Curtis Carpets, like the plush, eco-friendly carpet made with corn silk, and durable, moisture-resistant vinyl planking.





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About the Builder

"ADR Properties provided us with personalized service from planning to completion, and has always ensured we got exactly what we wanted, on top of a superior quality build."

"Adamo was easy to do business with, he was very professional and gave top priority to customer satisfaction and service."

"From our first meeting, we knew that we were going to be well taken care of."



These are just several of many testimonials from thrilled clients who have enjoyed a positive custom home-build experience with ADR Properties. This is the kind of feedback that ADR Properties owner/president Adamo Rondinella strives for with each and every build.

"We understand that building a new home can sometimes be a stressful and intimidating process," says Rondinella. "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 close-knit team of trades and suppliers that pride themselves on thorough service and passion for new home construction. Rondinella works directly with his clients to design and realize their dream home vision. His internal client services team includes his wife, Tracy, who provides interior design consultation services for ADR clients.

Rodinella 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.

The beautiful and functional homes built by ADR Properties speak for themselves. And so do the company's happy and satisfied clients.

STYLE FILE

- Builder:** ADR Property Holdings Corp
- Flooring & Tile** – Curtis Carpets
- Lighting** – Robinson Lighting
- Plumbing Fixtures** – Robinson Bath
- Building Supplies** – McMunn & Yates
- Concrete** – Lafarge Construction
- Countertops** – Take Us For Granite
- Window Coverings** – Budget Blinds
- Windows** – Noble PVC Windows & Doors
- Cabinets** – Imperial Cabinet Co
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