

Green home
Continued from F1

The homeowner is considering a rainwater collection system. "It's a separate system," says MacDonnell, "and our clients will be deciding on it during the next phase of the renovation."

As a green builder, I.R.I.S. approaches its project planning to include the most intelligent use of materials possible along with the best choice of products for the job. "In this renovation, we are going with concrete countertops in the basement

which is a natural green choice. We are also using reclaimed hardwood flooring for the lower level rather than using new oak from old-growth forests. We have located a supplier who has provided us with a 100-year-old ash product that was salvaged from an old grain elevator and re-milled. We are also using carpeting made from post-consumer waste that will be 100 per cent recyclable at the end of its life cycle."

MacDonnell takes the long view when it comes to building for the future. "I think it's important to build for longevity, and to build for

45 to 55 years instead of just 10 to 15 years before having to be redone. The homeowner is spending a little bit more money now by adding the rigid foam insulation in the walls and basement floor but it will drastically increase the life cycle of the final product."

MacDonnell anticipates that the dollar gap between building green and the more conventional construction methods will continue to narrow as green methods become more mainstream. "Today's cost of the building contract will be higher, because we are increasing the insulation values

and installing the grey-water system which costs more to do. If we were to take today's contract value for green, compared to a conventional contractor for the same project, and look at the total life-cycle costs, undoubtedly, building green would cost way less."

I.R.I.S. takes on conventional projects in addition to its green clients. "While there are still many people who will not consider going green, the way we operate as a company is still green. We continue to follow the LEED (Leadership in Energy and Environmental Design) philosophy through practices like deconstruction

and reconstruction that aim for less wastage. As a company we continue to operate intelligently and give our clients a greener product than standard renovations without the additional costs."

Both Matt and Lisa MacDonnell want to counter the perception that building green has to be ugly or more expensive. "There are choices to be made and when you look at the big picture, it saves everybody time, money and resources."

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• ADVERTISING FEATURE •

The Legend at Creek Bend now selling phase two

DUE to its popularity, the start of construction for phase two of The Legend at Creek Bend is imminent.

"Reaction to the first phase has been incredible," says Janice Friesen, part of The Legend's sales team. "Phase 2 has also seen a very positive response with consistent sales coming in weekly. We have only six units left in the first phase (out of 56 total), and we are excited to offer pre-construction savings to our phase 2 buyers. So it's only a matter of time before construction on phase 2 starts!"

What's the reason for The Legend's incredible popularity? In simple words — location, amenities and great value.

"Our parent company, Medican, has been building communities since 1974, so they have a great feel for what buyers like," she says. "As a result, The Legend is well-located, only minutes from south St. Vital and Fort Garry and amenities such as shopping, restaurants, movie theatres and all kinds of services. You're never more than 10 to 15 minutes away from anything."

The second part of The Legend's location — the complex is located just before the Perimeter Highway on St. Anne's Road.

"One of the best features about the location here is that people who have cottages can easily get out to cottage country in the Interlake or Whiteshell by taking the Perimeter to Highway 59 or the Trans Canada Highway," Friesen says. "It also makes for a low stress way of accessing other parts of the city, too."

Then, there are the amenities, starting with The Legend's striking exterior design — with

Tyndallstone pillars, accents and huge balconies, not to mention its tranquil parkland setting next to the Seine River.

All in all, The Legend is truly a breath of fresh air.

"As beautiful as the exterior of phase two is going to be, the interior is going to be as good or better. For starters, there will be a lounge area with an elegant, modern fireplace and waterfall wall feature," she adds. "There will be a sauna and fitness room on the main floor, as well."

The amenities don't end there — not by a long shot.

"There will be a billiard area, sitting room and multipurpose room for meetings and family gatherings on the mezzanine level," Friesen says, adding that guest suites will also be available for visitors. "The multipurpose room will have a full kitchen, and can be used for a variety of functions. The main entrance will feature a grand staircase to complement the fireplace and waterfall."

Not surprisingly, the elegance found both inside and out will extend to the suites themselves. Like phase one, phase two will feature 56 suites ranging in size from 670 to approximately 1,300 sq. ft.

In total, there are 12 floor plans to choose from. Smaller designs will incorporate one bedroom and one bathroom into the mix, while there are also one bedrooms with dens and two bedrooms with two baths available.

"The suites are open concept; some with a split bedroom design," she says. "Because of the open concept design, and nine foot ceil-



ings, the suites are very bright, and flow between the rooms will be excellent. All will have balconies or patios, as well as natural gas hook-ups for barbecues."

Each suite can also be tailored to an owner's unique tastes, with interior finishes such as maple or oak cabinetry, granite countertops and vinyl or laminate flooring available.

"We're committed to working closely with buyers, so we will be available to help them decide how they want to finish their suite to meet their individual tastes and budgets," Friesen explains. "You can easily upgrade to get the look and finish you desire."

Friesen adds that the superb location, design and interior and exterior finishes add up to one thing: tremendous value.

"That's why we're nearly sold out in phase one," she says. "Really, you would be hard-



Interior of the display suite at The Legend at Creek Bend.

pressed to find a condominium project that offers such a great location, setting and wide range of luxurious amenities."

Now is the time to purchase your suite at The Legend before construction of phase two begins, she adds.

"Prices start at \$152,000 and go up to \$300,000, depending on the suite you choose," she says. "So come out and have a look. If you like what you see, and I believe you will, you can then reserve your unit before prices go up. Included in that price is underground heated parking, another luxury, especially during Manitoba's cold winters."

In short, says Friesen, The Legend at Creek

Bend will provide carefree, luxury living — all in one convenient location — at a very reasonable price.

"Condominium fees will be very reasonable so that all you have to do is enjoy your new home," she says. "You can come and go as you please, and not have to worry about doing any maintenance. Plus, you're close to key amenities, services and destinations. That's why people from young professionals to those in the 55-plus crowd have been choosing to make The Legend at Creek Bend their new home."

For more info, see www.creekbendcondos.com or call Janice Friesen at 330-2057.

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