



**DESIGN BUILD RENOVATIONS**

*Award Winning Quality for Over 56 Years*

The Ontario Home Builders' Association (OHBA) has announced the winners for its 2010 Awards of Distinction and Pioneer Craftsmen Ltd. been awarded:

• **MOST OUTSTANDING HOME RENOVATION (\$100,000-\$500,000)**

OHBA President James Bazely stated, "This awards program honours the vision of some of Ontario's most creative and talented builders, renovators, designers and marketers. Winners represent the pinnacle of achievement in the residential building industry."

**THE WEST MONTROSE RENOVATION:**

This rural home lacked some aesthetic luster from the exterior and required significant interior updating...but the home was situated in a beautiful natural forested area with fantastic views from inside and out.

Pioneer Craftsmen Ltd. worked with the client to create a new addition as well as an improved layout of the existing space that captures the fantastic views from the existing bay windows. >> [LEARN MORE](#) >>



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**DESIGN BUILD RENOVATIONS**

*Award Winning Quality for Over 56 Years*

**THE WEST MONTROSE RENOVATION:**

**MOST OUTSTANDING HOME RENOVATION (over \$100,000)**

This rural home lacked some aesthetic luster from the exterior...but the beauty was the lot itself and the views from the inside out. Natural forested area surrounded the home and were visible from the Family Room, but the Kitchen was situated in the back corner of the house with a small window over the sink and limited views to the remainder of the home due to the central staircase. The “open-concept” Living Room area with vaulted ceiling was virtually unused and had long narrow windows...the basement had only crawl space due to the high water table and the kids belongings had nowhere to belong. The ensuite was well overdue for an update and the overall flow of the house was awkward and limited for entertaining. In essence, the two bay windows in the home were designated to Dinette and Dining Room and left little view for the common areas and Kitchen. A better layout and, in general, space was the order of the day.

The new Great Room addition with ICF engineered foundation walls and removed load-bearing wall between the old Dining Room and Kitchen, opened up the layout for a unified family space with strategically placed windows and patio doors to view the fantastic woods beyond. By adding built-in storage around the fireplace, a sizable walk-in pantry near the Kitchen and re-purposing the old Living Room into a separate Playroom off the Kitchen – the various storage issues were resolved. Features such as the wood-burning cultured stone fireplace, double island Kitchen with granite and rustic wide-plank floors work both practically and aesthetically for this contemporary family living in the country. Building the office nook over the old vaulted Living Room & a walk-in closet for the Master Bedroom, in addition to renovating the existing Ensuite, top off the remaining layout changes.

