



Tyndall stone installed outside at the front entryway flows seamlessly into the inside foyer thanks to the floor-to-ceiling windows framed in black to provide contrast. A topless glass stairway railing from Fort Rouge Glass leads to the lower level and contributes to the home's contemporary interior.

In the formal living area, Curtis Carpets installed the hardwood in a herringbone pattern with a linear edge. This creative technique delineates the space without interrupting the visual flow in the open concept main level.





Made for entertaining, the kitchen is ultramodern yet understated with its blend of sleek black matte custom cabinetry from Superior Cabinets and gold hardware. The island's porcelain countertop from Keystone Granite conceals an induction cooktop. The overall result is a clean, uncluttered look desired by the homeowners.

And what an interior it is! The combined kitchen, dining, formal living room and great room spaces exist harmoniously together in the open concept main floor.

Most striking are the use, number and sheer size of the windows – supplied and installed by Durabuilt Windows & Doors – that run along nearly the entire rear elevation that faces the river. With some windows as tall as 14' high, structural steel was required to bear their weight. Motorized blinds from Advance Blinds & Drapery control lighting and privacy; when retracted, they are ingeniously concealed in a metal trough installed in the ceiling.

Designed in close concert with the homeowners, the kitchen features matte black MDF cabinetry from Superior Cabinets and a dark porcelain countertop on the island.

"The porcelain allowed us to install an induction cooktop product called Invisacook underneath the counter that is totally invisible and 100 percent functional," notes Krista.

The stainless steel, double-wall oven is the only appliance that can be seen; the rest, including the fridge, are hidden behind the custom cabinetry. This creates the clean, uncluttered aesthetic desired by the homeowners.

To balance the black cabinetry and dark countertop, the Irwin design team opted to use a much lighter "Empira White" by Caesarstone countertop along the kitchen's perimeter. They also selected a white paint colour for all the walls, ceilings and baseboards. Gold hardware adds touches of sophisticated glamour and is echoed in the linear light fixture installed above the island.

The unique LED lighting fixtures suspended above the formal dining area provide a subtle visual transition from the kitchen. All fixtures in the home, including the potlights, were sourced from Total Lighting and are strategically used to add dimension and define spaces.

"We don't use anything other than LED lighting, both for its energy efficiency and its flattering colour properties," explains Krista.



The unique LED lighting fixtures from Total Lighting float above the formal dining area to provide a subtle visual delineation of the space.



MANITOBA'S LARGEST
LIGHTING STORE



CURSIVE

BY

KUZCO

—
NOW AVAILABLE

Visit our state of the art showroom located at **1040 Waverley Street, Winnipeg**
www.superlite.com



bedroom walk-in closet and great room with up lighting. Perhaps the most notable storage area in the home though is the much sought-after mudroom. Located off the garage and easily accessible via the kitchen's walk-through pantry, this family friendly room has a cubby system with shelving and integrated bench. As many families can attest, there is never a shortage of jackets, shoes and bags floating around, and this room can tackle the clutter before it can enter the main area of the home.

Other quality features are the wire-brushed white oak engineered hardwoods throughout the main floor and the gorgeous staircase with maple railings and glass inserts

"All our suppliers are experts in their respective fields and guide clients toward choices that are in line with their overall vision for their homes. We use a consistent group of trades for each home we build, so the level of quality in our showhome is the level of quality you can expect in your own home," says Arlt. One of those suppliers is Springhill Lumber, which contributed all the lumber and finishing materials for this home.

Arlt Homes is a small custom builder that limits the number of homes it creates each year to ensure they are fully accessible to clients.

"We offer personalized customer service. Our clients can directly contact our construction



manager or myself, the owner," says Arlt. "We strive to be accessible and provide timely communication. This, along with our solid reputation and consistent craftsmanship, sets us apart."

Arlt creates functional homes that consider how families live and move throughout the



home, and all of the features you want, including those you don't realize you need, have been included in this lovely home. Plus, it's just plain gorgeous!

View the showhome at 74 Tanager Trail or visit the website: www.arlthomes.com