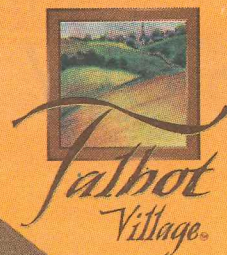


Friday,
July 9,
2004

H new Homes

SETTLER'S GRANT!



cover story page 2

Milena and Mike Harasym create homes that are designed and tailored to each unique homeowner. Warbler Woods West provides a natural, private setting for these upscale houses.



inside new developments page 6



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West on Kilally Rd., off Highbury Ave., south of Fanshawe Pk. Rd. & Thames River

cover
story

Harasym Developments *deliver dynamic designs*

Upon entering the Madison, prominent ceilings and elegant details encapsulate this conventional yet distinctive design

Story and photos by Rachel Veira

Imagine a home custom built to your every need and desire. A home where you take control of the blue print before it takes control of you. Custom details, visionary elevations, endless storage and colossal windows. Sounds like a dream doesn't it?

Mike and Milena Harasym of Harasym Developments work closely with clients to design and build a home that reflects and fulfills the individual lifestyle

and needs of each client. Their distinctive models combine the best building practices and materials with particular attention to detail.

"Seventy percent of our houses are custom built," says Mike, but the couple also offers blueprints as a jumpstart to homebuyers. Floor plans such as the Madison, Manhattan, Montrose II or Somerville II create a flexible design by which buyers can customize and update rooms and amenities to their liking.

Harasym Developments specializes in everything from compact one-floor designs to striking two-story models.

Currently, Harasym Developments is constructing elaborate estates on 10 lots at Warbler Woods West. With five homes still to build, the Harasym's predict this development will finish by the end of 2005. One of the most attractive features in this area is Warbler Woods - an environmentally sensitive area. Six homes will have the luxury of overlooking this protected forest, a change from the regular subdivision congestion.

Featured is the Madison - a 3,300 square feet design with a base price of \$520,000. This model has been upgraded with additional features such as a Teledoor Camera System, finished basement, custom cabinetry and other bells and whistles for a final price tag of \$719,000.

The Madison is a statuesque combination of concrete and brick with enormous windows and stately architectural detail. This contemporary open-concept design features two-story ceilings with palladium windows and transoms throughout to maximize natural light.

Upon entering the Madison, prominent ceilings and elegant details encapsulate this conventional yet distinctive design. The curved transitions between ceramic tile and hardwood complement the contemporary vibe about the house. Culinary experts and tousled teens will

appreciate the spacious kitchen and dinette. Plenty of maple cabinetry and granite countertops provide ample room for storage and food preparation. A large L-shaped island allows for additional workspace with a second sink. An adjoining raised breakfast bar is suitable for an informal meal or extra counter space while entertaining. "The Brevetta granite countertops are a beautiful and economical upgrade to the kitchen," informs the Harasym's. Brevetta offers the look of traditional granite at a more affordable price by using thin sheets of granite instead of thicker pieces.

A frosted door encloses a large walk-in pantry with enough room for another regular-sized fridge or freezer plus plenty of shelving.

The Teledoor Camera System is situated at one of the kitchen's workstations. This security feature is available as an upgrade and allows you to see and speak to visitors at the front door.

Close by but still private from kitchen activity is the elegant dining room. Located to the front of the house, this area is surrounded by distinguished columns and a customized wood-flooring inlay around the dining table. Soft lighting balances the natural light entering the dining room from its colossal bay window.

The laundry room is one of the Madison's unique and well-crafted amenities. Across from each other are two double-door closets: one for coats and another shelved especially for shoes to remove usual clutter from the garage-door entrance. Adequate counter and cabinet space provide plenty of storage and workspace around the sink. A raised platform for the washer and dryer makes for easy operation.

Homeowners and visitors will never feel congested in the great room with its two-story ceiling highlighted by generous two-story windows. Situated adjacent to the kitchen and dinette area, the great room offers room for entertainment and relaxation around the gas fireplace.

continued on page 3

WELCOME HOME. The Madison's contemporary, open-concept design combines conventional amenities with personalized upgrades for a polished result.



continued from page 2

GRANITE countertops by Brevetta are a popular upgrade for homebuyers. They offer the same look and texture of regular granite, but the method of production makes them more economical.



The main floor's powder room has two features that make it truly unique. Its laminated countertops mimic the kitchen's granite surfaces for a consistent look throughout the house at an affordable price. Textured walls done by Aaron McDonald soften and enhance the space - an attractive wall treatment that is becoming more popular in Harasym homes.

Nestled in the back corner of the Madison is a large master suite that opens onto the backyard - in this case, Warbler Woods. His and her walk-in closets lead to the ensuite, which features a double vanity, shower, soaking tub, and separate toilet.

A striking staircase is ornamented with customized spindles to unify the look of the home. "The spindles were painted for a satin nickel appearance to match the doorknobs and other small accents," adds Milena.

Three bedrooms and two bathrooms are upstairs with plenty of personalized storage space. Each room is generously proportioned and has the option of adding built-in shelving for additional storage. Walk-in closets are standard in every room.

The larger bedroom includes an ensuite with extended counter space, while the second bathroom features a standard double vanity. Access to this bathroom is available from the main hall and one of the remaining bedrooms (optional).

Daughter, Amanda Harasym, designs much of the artwork featured throughout the Madison and other Harasym model homes. Milena also designs artwork and many other aspects of Harasym Developments - a service she offers to all of their homebuyers.

The Harasym family has been building homes in many of London's most impressive neighbourhoods since 1952. Milena and Mike have been designing homes since 1986 and find that their individual personalities



DETAILS like these custom-made banister spindles create a satin nickel effect to match the doorknobs and other fine points around the house.

combine to construct homes that appeal to affluent baby boomers, professionals and their families. They believe their attention to detail, commitment to customer service and fine craftsmanship has resulted in over 75 percent of their homes constructed as a result of clientele referral.

"Our subcontractors are the backbone to our success," agree the Harasym's. Local companies like North Pole Trim and Supplies and Riley's Furniture have been fundamental components to the consistent quality of Harasym's homes.

In addition to Warbler Woods West, Harasym Developments is busy with Neighbourhoods of Sunningdale - four phases of development producing over 150 new homes. This fall, Harasym Developments and Sifton Properties will collaborate to establish Riverbend: a custom site with approximately 100 lots. Dan Walsh of Sifton Properties Limited is a long time partner in construction to Harasym Developments.

Milena and Mike Harasym are always busy designing homes and looking for innovative ideas - exploring different homes while traveling and listening to customer suggestions keep them abreast of what is new on the market to ensure their designs are dynamic and desirable for London's most particular homebuyers.



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No...it's your waterfront back yard.



An English manor?
No...your family room.



An exclusive spa?
No...your ensuite.

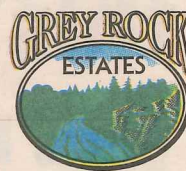
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