

## Perthmore Village Retirement Community

By Randy Ray

Six freehold townhomes and two single-family homes, all backing onto a ravine and a pristine forest, will be available in late spring in the Perthmore retirement community and family neighbourhood where a trusted Perth builder provides customized designs, a wide variety of upgrades and top-notch craftsmanship.

“The view in winter is phenomenal after a fresh snow and there is plenty of wildlife to see including a family of five deer,” says Frank DeCaria, president of Perthmore Village Homes, who for several years has lived on the street where the new homes are to be built.

“We make the best deals in the area and find and install quality upgrades at the best prices, all backed by our 28 years in the business,” says DeCaria. “Buyers of new homes have the opportunity to select the colours and other choices they want, while living in an active community of more than 350 homeowners.”

The latest group of homes is part of Phase IV in the builder’s 300-plus-unit subdivision in Perth, about an hour west of Ottawa.

Six 1,200-square-foot townhomes will be built in blocks of three and will start at \$239,900. Buyers can choose from two-bedroom homes or homes with one bedroom and a den, with two full bathrooms, main floor laundry rooms, eat-in kitchens and a covered rear deck.

All have a single car garage and fenced backyards. Large, five-foot by three-foot windows ensure that basements, which can be finished as recreation rooms or dens, are bright and airy and offer panoramic views of the neighbouring forest.

Two detached homes are also available; one is the Executive Royal Windsor, a 1,460-square-foot three-bedroom single, also backing onto the forest, which will list at \$309,000. It includes many extras including hardwood floors and an upgraded kitchen.

The other detached home can be built on a vacant lot next to the forest, where buyers can select from one of Perthmore’s 10 singlefamily floorplans. Also on the market is DeCaria’s own spacious single-family home, which can be viewed by appointment. Its many upgrades include energy-saving Low ‘E’ windows, a sunken sunroom with walk out to a raised deck, a 50-foot by 100-foot lot, an

executive kitchen, a formal dining room, a 1,400-square-foot finished lower level and more than 50 pot lights.

The Perthmore subdivision is located behind the Great War Memorial Hospital, within easy walking distance of downtown Perth. Visit [www.rideaulakehomes.com](http://www.rideaulakehomes.com) for colour photographs and information about the community.

Perthmore's homes are among the most affordable and best built in eastern Ontario, says DeCaria.

"Our homes are better built than most, with higher energy saving equipment and insulation from name brand manufacturers," he says, noting that in the past five years, builders have made significant changes that better suit today's environmental concerns and demands from homebuyers for better design.

DeCaria's company installs name brands like Lennox, Venmar, Sequoia, Brampton Brick, Moen and American Standard. "These make the difference that our clients expect and can rely on."

Standard features include open-concept floor plans, window treatments and corner beads, high efficiency furnaces and hot water tanks, lighting that exceeds building code requirements, saving homeowners money on heating and hydro, 25-year asphalt shingles with ice and water shield protection and a foundation drainage layer and \$300,000 in warranty protection from Tarion.

Single-family models include the English Dalton, a 1,261-square foot home with three bedrooms, one bathroom, a large galley kitchen, a fireplace and a double garage and the option of a two-bedroom, two-bathroom floor plan; the Scotland with a one-and-half garage, two bedrooms, a large eat-in kitchen and a great room with a fireplace, and the Aberdeen, offering 1,265 square feet and with two bedrooms and two bathrooms, plus a main-floor laundry room.

Other single-family models are the Heritage King at 1,752 square feet; the 1,278-square-foot Royal Windsor; Scott's Retreat at 1,400 square feet; Irish Peak at 1,435 square feet, Andrina Hill at 1,562 square feet; the Sussex Queen 1,560 square feet and the Normandy Queen at 1,763 square feet.

Townhomes are available in three different square footages, each with two bedrooms, two bathrooms and a garage.

"Our goal is to offer quality and comfort in a quiet and clean community, far from the hustle and stress of the big city," he says. "The homes are ideal for people who have lived a wonderful life and had their share of stress and ups and downs and who want to enjoy the rest of their lives in a quite neighbourhood."

Perthmore has long been known for its superior quality construction, which includes engineered flooring, heavier than average sub-floors, R-40 ceiling insulation, full-sized basements and all-brick fronts. The company has achieved an excellence rating with Ontario's Tarion home warranty program and is a proud member of the Lanark-Leeds Homebuilders Association.

Buyers have the option of purchasing homes exactly as they appear on the floor plans, or customizing to suit their lifestyles. All homes can be wheelchair accessible and the builder will install grab bars, lower light switches and wider doorways, if necessary.

During the planning and building process, buyers are in close contact with the builder and its representatives. They select the lot and design that best suits their specific needs, as well as colours, flooring, kitchen cabinets, trim, brick and shingles.

As has been the case since the first home was built, buyers can choose from a variety of options, including sunken family rooms and finished basements. All homes are virtually maintenance free, thanks to vinyl windows, brick fronts and vinyl siding. Rarely do residents pick up a paintbrush, and those who want someone else to care for lawns and remove snow, can easily find someone in the community to do the work.

Perthmore Village Homes is known as a retirement paradise in the Town of Perth, which was voted "The Prettiest Town in Ontario" in 2000, and the "Best Place to Retire" by Chatelaine Magazine. It is a quiet, historic town filled with character, excellent dining and attractions, close to large urban centres, and it offers a variety of recreational and shopping opportunities. A hospital and medical clinics are minutes away.

The streets are lined with stone buildings, and commercial and residential properties are impeccably maintained. The municipality recently announced plans to beautify its main street.

A strong community association is in place in the subdivision, which involves homeowners in discussion of community issues and planning of events such as potluck suppers and garage sales. A neighbourhood watch program is operational.

The hospital is a short walk from the Perthmore subdivision and the community has ample health care clinics.

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