



# New lakeside developments expand buyers' options

**by Jennifer Jacoby-Smith of SP Creative Features**  
It's the ultimate dream address – a four season residence at your favourite lake or resort. Offering boating, golfing and other recreational activities, the newest lakeside developments provide plenty of options for buyers – all surrounded by Saskatchewan's natural splendor.  
**LAUREL GREEN ESTATES** (laurelgreen.ca)

Located right beside Emma Lake Golf Course, Laurel Green Estates sits on the original homestead of the Meagher family. Originally owned by Paul Meagher, the land is being developed by Meagher, his daughter Sharon Wingate and partners Gary Bender and Wayne Lemauviel.  
Laurel Green Estates is Emma Lake's first gated residential community. The project offers 36 bare land condo lots on 25 acres. Nestled between Emma Lake and Christopher Lake, the entire site has been carefully planned and coordinated to provide a luxurious spot for your dream home.  
"What we hope for Laurel Green is to be a mini Elk Ridge Resort," says Wingate. "We'll have golfing amenities on site – putting green, chipping area. We have an

artificial lake built with a water feature in the middle and another pond onsite as well."  
Laurel Green Estates offers renowned golfing, beaches and skating on the ponds in winter. Several stunning floor plans are offered on the development's website, but buyers are encouraged to plan their dream home. Prices start at \$139,000.  
**SUNTERRA RIDGE** (sunterraridge.com)

For those who think lake living is best when it's close enough to commute to work, Sunterra Ridge is the perfect fit. This brand new development offers lots on the west banks of Blackstrap Lake near the thriving community of Shields.  
"What unique about Sunterra Ridge is it's four season lake resort living within a 25-minute commute from the city," says Doreen Thiessen, whose family has enjoyed the prairie vistas in the area for four generations.  
Shields is also home to exquisite dining at the Hole in the Wall Restaurant and a nine-hole golf course. Those interested in building their dream home in Sunterra Ridge might want to invest in a golf cart, though.  
"You can drive your golf cart

right to the golf course from your home," says Thiessen. "The Village of Shields has a bylaw that allows you to drive your golf cart, so it's not uncommon to see people chatting on the street on the way to the golf course in their



**Because of the slope of the land, each lot at The Sunrise on Murray Lake offers a beautiful view of the lake.** (Supplied photo).

golf carts. It lends itself to a very relaxed lifestyle."  
Young families will enjoy the brand new park and playground, as well. But it is probably the beautiful prairie landscape on the shores of Blackstrap that remain Sunterra's biggest draw.  
All lots are full serviced with city water and full sewer service. Phase one includes 25 lots in total; 19 backing green space and 17 walkouts. Lots start at around \$75,900.  
**THE SUNRISE ON MURRAY LAKE** (thesunrise.ca)  
Welcome to cottage country in West Central Saskatchewan! The Sunrise on Murray Lake, just 30 kilometres north of the Battlefords, offers lakefront residential development in a popular cottage destination.  
Located across Highway 4 from neighbouring Jackfish Lake and the resort village of Cochin, most fisherman will be familiar with the bounty found in the waters of Murray Lake – cisco, suckers, pike, perch and pickerel. The lake offers a public boat launch and plenty of water for boating activities.



**The Candle Lake Golf Resort is the perfect backdrop for Phase 2 of their residential development with 74 fully serviced lots next to a pristine northern lake.** (Supplied photo)

The Candle Lake Golf Resort offers just that. The site is located one hour north of Prince Albert or about two-and-a-half hours from Saskatoon.  
With a picturesque golf course, clubhouse and Candle Lake Golf Resort and inland marina to launch your boat, this area is the perfect playground for those who love leisure activities. The 18-hole golf course offers challenging play for all skill levels and postcard perfect views at every turn.  
"It's quite astounding when you see what's been done here. It's a great place to come and have a good time," says Doug Skrudland with the project.  
Now in phase two, the Resort recently opened up 74 lots. Each lot is serviced with water and sewer from the resort itself. "That's probably one of the benefits of being in this area, you don't have to have a septic tank or anything, it's just like being in the city," says Skrudland.  
Lot prices range from \$52,000 to \$110,000. To promote construction, the developers are offering a 20 per cent rebate for buyers who build on the lot within one year from purchase date.  
This latest phase of development offers a chance for anyone looking to create an active lifestyle beyond the summer months. During the winter there are cross-country ski trails, tobogganing, ice skating and more. Of course, everything takes place with the amazing backdrop of boreal forest and pristine lakes.



**Laurel Green Estates offers bare land condo lots in Emma Lake's first gated community. The project offers many lots without designs.** (Supplied photo)

# Designing your dream cottage

**by Jennifer Jacoby-Smith of SP Creative Features**  
You've dreamed about it so much you can see the glass-still lake and the lush forest around you with your eyes closed. But building your own cottage can seem like a nightmare of details and plans. Brett Johnson and his team of architectural technologists at Final Draft can help.  
Johnson's team of five architectural technologists churn out roughly 200 to 300 projects a year; about 95 per cent of those projects are residential builds.  
His dad worked as a contractor, so Johnson grew up doing many of the dirty jobs onsite. Hearing his dad speak with the architect or about architectural technology sparked Johnson's interest and eventually led him to Moose Jaw Palliser SIAST campus for the architectural technologist course.  
In 2003, he incorporated Final Draft and has been quietly designing primary residences and cabins for private clients and home building companies.  
"If you drive around a city and take a look at the new houses, chances are most of them were the product of a company like mine. The builder has a lot of input into the design, but often the person laying it down (on paper) is someone like me."

Once the client has purchased a lot, the first meeting involves some "homework." Clients are instructed to bring in a list with photos, if possible, of all the things they'd like and information from the Rural Municipality the lot is located in. During the meeting Johnson will get a feel for the most important parts of the design, asking questions like: Are

the views important? What time of year will the cabin be used? Are there architectural controls?  
Architectural controls can restrict how high the cabin can be or how large. Stricter controls are usually found in high end luxury developments, but it's important to be aware of them no matter where you build.  
For a lakefront lot, one consideration involves planning the look of the cabin when driving up to it versus how the cabin looks from the shoreline. Most people will make the front of the design towards the lake, but there are exceptions.  
Next, Johnson and his team come back with what is called a concept design or preliminary design. Rough dimensions are also included on the layouts and they usually include a front elevation.  
After presenting the clients with the preliminary design, all parties review to make sure nothing has been missed or needs

to be changed. Basically, Johnson says they go back and forth "until you're happy with it."  
In this age of technology, Johnson says he prefers to offer a personal touch to all of his clients. "We prefer to communicate in person, but we can do things over the internet. Most of the time, to really understand what people are talking about, getting body language and facial expressions and all that give me a better idea of what they want."  
Next, Final Draft will produce the working drawing or construction drawing. This is the set of documents or blue print



**Final Draft helps clients design the cottage of their dreams, like this one located in Wakaw Lake.** (Supplied photo)

needed for estimates and permits. This is what you will build your cabin with.  
For the most part, their job is done. However, once a builder gets onsite and shovels hit the ground, there may still be adjustments made to the design. Challenges, like unanticipated expenses, may cause design elements to be changed or even eliminated to stay

within budget.  
Knowing the budget upfront will allow the team to design a cabin that suits your needs and fits your budget. And when it comes to building a cottage, size isn't everything.  
"There are cabins that we've done that are tiny little cabins, but they look great. They're buried in the bush and no one will probably ever see them. To make your cabin look good doesn't always mean the most expensive lakefront lot," he notes.  
To him it's more important to find a way to get the client to connect with the outdoors and enjoy their escape from the everyday grind.  
Behind every great build is a design team who pulled together all the ideas and dreams from the client and created a masterpiece. And Johnson's team hopes their masterpiece will be something the clients can revel in for years to come.

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