Volume 13
Issue No. 2
Fall 2018

THE VENTURIAN

- THE VENTURA DIFFERENCE
- VENTURA DESIGN CENTRE
- FALL PARADE OF HOMES 2018
- NEWEST HOME MODELS
- VENTURA LAND AND DEVELOPMENTS

Follow us on

VENTURA
CUSTOM HOMES

Welcome Home to Value™

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Welcome Home to Value™

VALUE IS THE VENTURA DIFFERENCE

At Ventura Custom Homes, we understand that buying a new home is a big decision. We make that decision easier by building high quality homes at affordable prices. With flexible financing options and shorter construction timelines, we make it even more affordable and faster to build your dream home. Our commitment to provide excellent after-possession warranty service gives our homeowners the peace of mind they deserve, so they can relax and enjoy their new homes with family and friends. After all, value is more than just price – it is the satisfaction of knowing you made the right decision.

VENTURA CUSTOM HOMES

The following value-added features ALWAYS come standard in every Ventura Custom Home:

- Delta® -MS Foundation Waterproofing Membrane
- DuPont Tyvek® High Performance Protective Membrane
- 40-Year Owens Corning Architectural Fibreglass Shingles
- 23/32" Tongue & Groove OSB Sub Floors Glued & Screwed to Joists
- Engineered Studs to Exterior Walls in Kitchen and Staircases
- Advanced Framing with Increased Insulation (Energy Saving System)
- Smooth Painted White Ceilings
- Wide Profile Painted White Baseboards and Casings
- Cabinet Crown Moulding, Pot and Pan Drawers, Undercabinet Valences
- Weiser Welcome Home Series Levered Door Hardware
- Drain Water Heat Recovery Units (Energy Saving System)
- Kohler Plumbing Fixtures, Sinks and Toilets
- Taymor Yates Bath Hardware
- Exterior Pot Lights
- Under Cabinet Lighting in Kitchen
- Decora Light Switches
- Shaw 100% Anso BCF Nylon Carpet
- Liftmaster Garage Door Opener c/w 2 Remotes & Keypad Entry
- LED Lighting

... and much more!

DuPont Tyvek®

KOHLER®

Owens Corning® INNOVATIONS FOR LIVING™

WEISER.

LENNOX

Come visit one of our many show homes to learn more about the Ventura Difference!

Dedicated to Creating a Great Customer Experience

VENTURA CUSTOMER LOYALTY PROGRAM

Share your excitement with your family and friends and take advantage of Ventura's new **Customer Loyalty Program**.

FALL HOME MAINTENANCE

Ventura Custom Homes' Warranty Team would like to remind all home owners of the following fall home maintenance tips:

- Adjust exterior doors and replace weather stripping if required
- Replace furnace filter and clean HRV
- Turn thermostat to "Heat" and test before winter arrives
- Use HRV in winter months to control humidity
- Turn off A/C breaker on electrical panel
- Test smoke alarms and replace batteries
- Remove screens from windows
- Ensure exterior vents not blocked with debris
- Shut off exterior water valves and drain water lines
- Disconnect sump pump hose and remove cap
- Disconnect garden hoses
- Clean leaves and/or debris from eavestroughs
- Lift up downspouts before winter

PROTECT YOUR INVESTMENT AND SAVE MONEY!

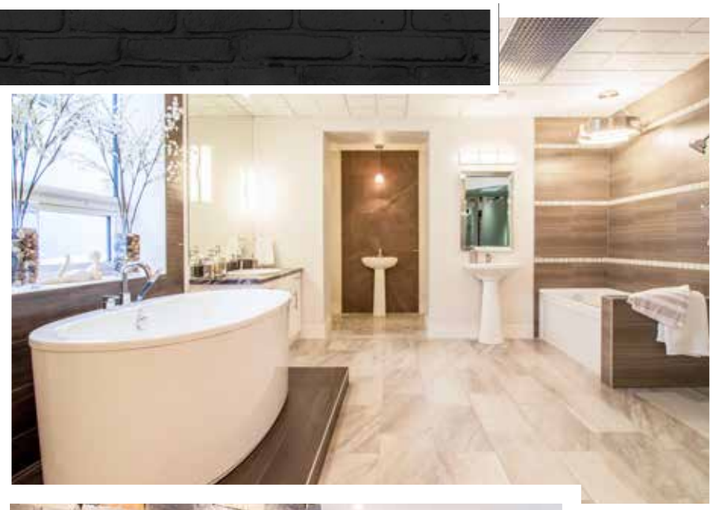
Contact **warranty@ventura.mb.ca** for more information

The Ventura Design Centre

Create The Home Of Your Dreams

A WORLD OF POSSIBILITIES AWAITS YOU!

Imagine a place where you can create the home of your dreams...
A home that reflects your unique personality and style...
A home that you are truly proud of...
Welcome to the Ventura Custom Homes Design Centre, where our talented interior designers will help you make your dream home a reality. Our design centre showcases a carefully curated collection of interior finishes including a wide array of cabinetry and countertops, flooring and tile, plumbing fixtures and much more. We strive to create a great customer experience by making the selection process fun and exciting while achieving the desired outcome: a home that our customers truly love. After all, at Ventura, **value** is more than just price, it is the satisfaction of knowing you made the right decision!



Fall Parade of Homes 2018: September 8th - September 30th

Parade Hours: Mon. - Thur. 3pm to 8pm & Sat. - Sun. 12pm to 6pm

Ventura Show Homes are Open All Year: Call Our Agents for More Info

Stonewall

22 Rowntree Avenue
Bridgwater Trails
Nevada

Chris Dare: 204-295-2207

296 Cherrywood Road
Bridgwater Trails
Brookland

Chris Dare: 204-295-2207

2 Kurelek Crescent
Quarry Ridge Park
Ridgedale

Derek Becker: 204-792-1850

226 Tennant Gate
Amber Gates
St. Thomas

Bobby Singh: 204-510-9485

37 Liba Way
Devonshire Park
Stradford

Evald Frederiksen: 204-291-2221

2 John Neufeld Crescent
Devonshire Park
Drake

Evald Frederiksen: 204-291-2221

Dugald

19 Skyline Drive
Prairie Pointe
Edgemont

Jon Dundas: 204-292-2912

15 Bill Dance Drive
Starlite Village
Mackenzie

Anders Frederiksen: 204-226-7128

Winnipeg

Oak Bluff

83 Eaglewood Drive
Prairie Pointe
Stonecliffe

Jeff McArthur: 204-299-5232

3 Kendall Crescent
Prairie View Lakes
Ridgedale

Ron Tardiff: 204-878-9585

La Salle

Grande Pointe

371 Bonaventure Drive West
Bonavista
St. Thomas

Paul Saltel: 204-794-5315

16 Bill Dance Drive
Starlite Village
Montana

Anders Frederiksen: 204-226-7128

Dufresne

Edgemont

- 2,174 sqft
- 5 Bedroom + Loft
- 3 Bathroom

* NOTE: Optional Luxury Ensuite Shown

* Elevation “B”

MAIN FLOOR

SECOND FLOOR

Stonecliffe

MAIN FLOOR

SECOND FLOOR

- 2,017 sqft
- 3 Bedroom + Loft
- 2.5 Bathroom

* NOTE: 4 Bedroom Option, 5 Bedroom Option, Main Floor Suite w/ Full Bath Option, Multiple Spicy Kitchen and Ensuite Options Available

* Elevation “B”

Jaxson

- 1,922 sqft
- 4 Bedroom + Loft
- 3 Bathroom

Mackenzie

- 2,035 sqft
- 3 Bedroom + Loft
- 2.5 Bathroom

* NOTE: 4 Bedroom Option and 2nd Master Bedroom Option Available.

Monterey

- 2,237 sqft
- 3 Bedroom + Loft
- 3 Bathroom

* NOTE: 4 Bedroom Option Available

MAIN FLOOR

SECOND FLOOR

Brookland

- 2,006 sqft
- 3 Bedroom + Loft
- 2.5 Bathroom

* NOTE: 4 Bedroom Option Available

MAIN FLOOR

SECOND FLOOR

Edgemont

- 2,174 sqft
- 5 Bedroom + Loft
- 3 Bathroom

* NOTE: Optional Spicy Kitchen and Optional Main Floor Den Shown.

* Elevation "A"

MAIN FLOOR

SECOND FLOOR

Hudson

MAIN FLOOR

SECOND FLOOR

- 2,545 sqft
- 4 Bedroom
- 2.5 Bathroom

* NOTE: 5 Bedroom Option, Optional Spicy Kitchen, Optional 2nd Master Bedroom Layout and Multiple Ensuite Options Available.

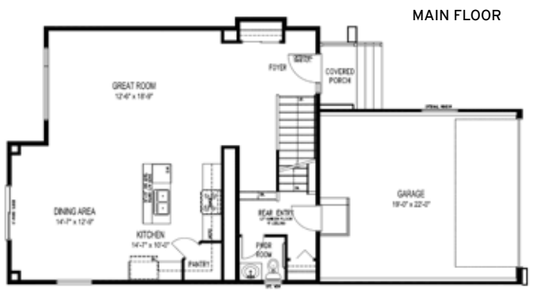
Stradford

- 1,641 sqft
- 3 Bedroom
- 2.5 Bathroom

MAIN FLOOR

SECOND FLOOR

St. Thomas



MAIN FLOOR

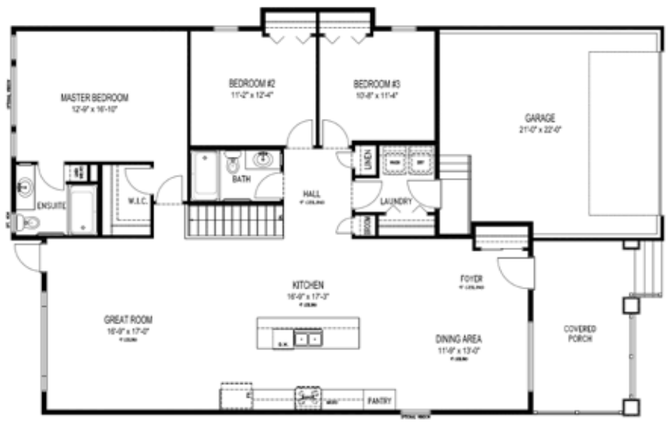
SECOND FLOOR

- 1,784 sqft
- 3 Bedroom + Loft
- 2.5 Bathroom

* NOTE: 4 Bedroom Option Available

Ridgedale

- 1,735 sqft
- 3 Bedroom
- 2 Bathroom

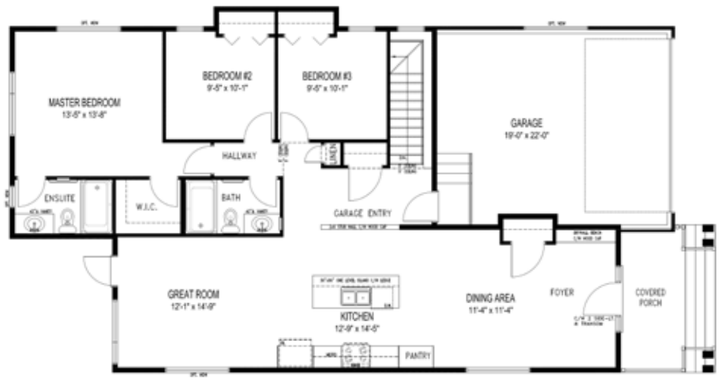


Laguna

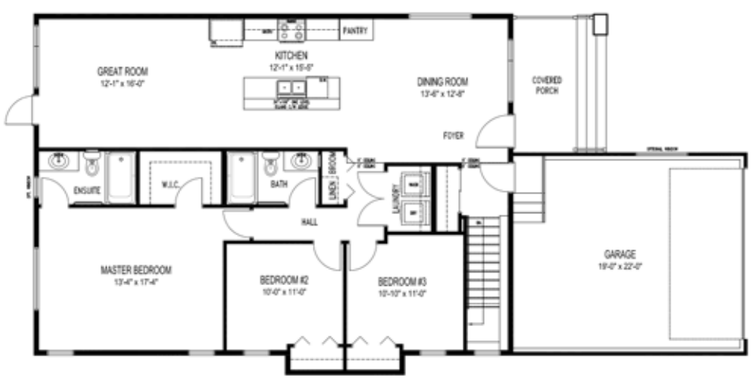
- 1,555 sqft
- 3 Bedroom
- 2 Bathroom

Paxton

- 1,405 sqft
- 3 Bedroom
- 2 Bathroom



Maddox



- 1,461 sqft
- 3 Bedroom
- 2 Bathroom

Madison

- 1,170 sqft
- 3 Bedroom
- 2 Bathroom

Wyndham

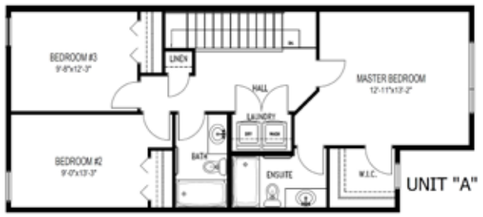
- 1,230 sqft
- 3 Bedroom
- 2 Bathroom

Montana

- 1,489 sqft or 1,508 sqft
- 3 Bedroom
- 2.5 Bathroom

MAIN FLOOR

SECOND FLOOR



Nevada

MAIN FLOOR

SECOND FLOOR

- 1,444 sqft
- 3 Bedroom
- 2.5 Bathroom

* NOTE: Double Master Bedroom / Double Ensuite + Loft Option Available

Introducing the Urban Series

Available For Sale in Devonshire Park

Introducing the Ventura Urban Series! Featuring six contemporary home models created as part of a master-planned streetscape which have been intuitively designed to meet the needs of our clients' modern lifestyles, our unique floor plans range from 1,314 sqft to 1,659 sqft and feature open concept layouts, spacious kitchens with an abundance of storage, 9' main floor ceilings, huge windows, unique details like integrated side decks and wood capped benches at the entries, convenient 2nd floor laundry rooms on every plan, large bedrooms, roomy bathrooms and much more! Check out our website, our Facebook and Instagram pages or visit any one of our show homes for more information.

Drake

- 1,659 sqft
- 3 Bedroom + Loft
- 2.5 Bathroom

MAIN FLOOR

SECOND FLOOR

Colton

- 1,512 sqft
- 3 Bedroom
- 2.5 Bathroom

MAIN FLOOR

SECOND FLOOR

Cooper

- 1,572 sqft
- 3 Bedroom
- 2.5 Bathroom

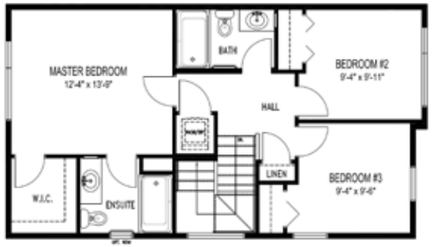
MAIN FLOOR

SECOND FLOOR

Ava

- 1,314 sqft
- 3 Bedroom
- 2.5 Bathroom

MAIN FLOOR

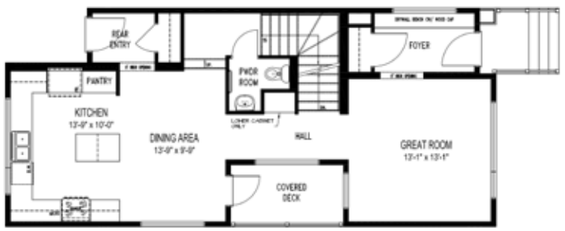


SECOND FLOOR

Chloe

- 1,527 sqft
- 3 Bedroom
- 2.5 Bathroom

MAIN FLOOR

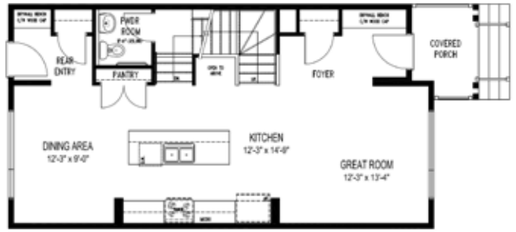


SECOND FLOOR

Brighton

- 1,426 sqft
- 3 Bedroom
- 2.5 Bathroom

MAIN FLOOR



SECOND FLOOR

A WORLD OF POSSIBILITIES AWAITS YOU!

Ventura Land Company is a leading developer of master planned communities in Manitoba that prides itself on *building communities with vision*.

These three exciting communities offer much larger lot sizes for more affordable prices than the City. Did we mention you will pay lower property taxes, too? Put that money towards a larger, nicer home, in a safe rural community, just minutes from Winnipeg!

Prairie View Lakes

Phase 5 is now selling! Offering lake front walk out basement lots, look out park view lots and standard building lots!

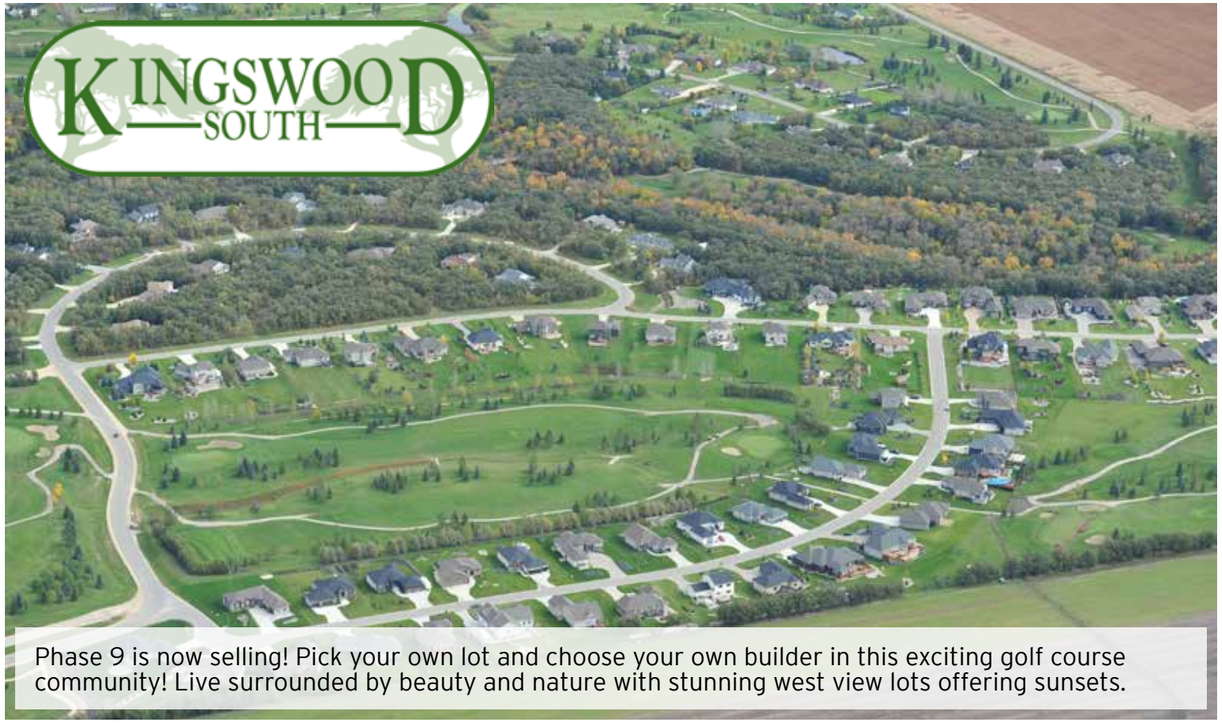
Come see the new state of the art children's playground!

Ventura Land Company

Quarry Ridge Park

Phase 4 & 5 are 50% sold. Stonewall is a fully developed town offering everything a family needs without having to ever leave. Act now to pick your own park view building lot!

KINGSWOOD SOUTH



Phase 9 is now selling! Pick your own lot and choose your own builder in this exciting golf course community! Live surrounded by beauty and nature with stunning west view lots offering sunsets.

A WORLD OF POSSIBILITIES AWAITS YOU!

Ventura Developments specializes in the development of high quality condominium communities that are *built to a higher standard*.

The McMILLAN

Crafted in Crescentwood –
A luxury concrete and steel, fully customizable condominium, with residences ranging from 1,200 to 1,500 sq ft in size.

Ventura Developments

24seven condominiums

Now SOLD OUT! – 48 Modern, open-concept loft style condos offering a decadently furnished main floor lobby with private lounge.

PRAIRIE PLACE

Prairie Place in La Salle, MB

82 detached two story homes in a condominium community offering affordable, high quality homes for first time buyers.

Sold out in Phase 1 & 2! Now offering the final Phase 3 lots!

Return undeliverable Canadian addresses to:
Ventura Custom Homes Ltd. | 2-475 Dovercourt Drive | Winnipeg MB R3Y 1G4

Canadian Publication Agreement #41117028