

THE VENTURIAN



Volume 21 / Issue No. 1 / SPRING 2024





CONTENTS



04 The Ventura Difference

05 Value-Added Features

06 Creating a Great Customer Experience

08 Design Centre

10 Show Home Locations

12 Two-Storey Homes

44 Bungalow & Bi-level Homes

54 Attached Homes

60 Laned Homes

76 Townhomes

80 Special Projects

Value is the Ventura Difference:

PRICE / TERMS / QUALITY / SERVICE

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. From starter homes to custom estate homes, no home is too simple or too complicated. We can do it all! 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.



WELCOME HOME TO VALUE™

The Following Value-Added Features Come Standard in ALL of Ventura's Elite Series Homes:

- 8'-6" foundation walls protected by DELTA®-MS Foundation Waterproofing Membrane
- 23/32" Tongue & Groove OSB sub floor glued & screwed to joists
- All rim joists and exterior wall plates sealed with foam gasket to minimize heat loss
- Interior walls fastened down with screws to silence floors
- Engineered studs around exterior doors, to exterior Kitchen walls and exterior staircase walls
- Engineered floor joists to 2nd Floor of all two-storey homes
- Two (2) layers of DuPont Tyvek® high performance protective membrane to exterior of home
- Exterior windows and doors sealed with EnvelopeSealant™ liquid applied membrane to prevent water and air infiltration
- Owens Corning TruDefinition® Duration® Architectural Shingles c/w 40 Year manufacturer's limited lifetime warranty: 10 Year Tru PROtection® Warranty and a further 30 Year Prorated Warranty
- Site-measured, custom-built modern, rigid thermofoil Kitchen cabinets available in 30 different colours and profile combinations
- 2 1/4" flat profile crown moulding and flat profile undercabinet light valance installed flush with doors
- 2 pot and pan drawers with soft-close hardware in Kitchen
- SOFT-CLOSE Hardware to all Kitchen cabinet and Bathroom vanity doors and drawers
- MDF pantry door c/w 1 lite frosted glass & 3rd hinge (as per plan)
- Weiser Welcome Home Series Halifax Levered Door Hardware
- FreeSlide™ wire shelving to closets
- Modern painted white, flat profile 3 1/2" baseboards and 2 1/2" casings
- Smooth painted white ceilings to complete home
- Three coats of paint to interior walls
- Shaw "Origins II" 100% Anso BCF Nylon 30 oz. carpet treated with R2X® stain and soil resistance treatment installed over high density 3/8" 7 lb chip foam under-pad
- ArmorCore Pro UR 10 mil Hardwood-Look Vinyl Flooring with Stain Defense System to Main Floor Excluding Bedrooms, Dens and Staircase(s)
- High quality Kohler plumbing fixtures, sinks and toilets
- Kohler Simplice pull-down Kitchen faucet #K596 (Polished Chrome)
- 1/2" PVC (PEX) water lines c/w 25 Year Manufacturer's Warranty
- Energy saving Drain Water Heat Recovery (DWHR) unit
- Two (2) FROST-PROOF exterior lawn services
- "Tofino" LED Lighting Package with energy-saving LED bulbs
- Front exterior LED pot lights
- Ten (10) 5" interior LED pot lights (as per plan)
- Under-cabinet LED tape lighting to Kitchen cabinets
- Decora® switches and Decora® Kitchen countertop plugs
- USB Decora® island/peninsula plug for convenient smart phone charging
- CAT5e (Internet/Telephone) and Coax (TV) Media outlets to all common areas and bedrooms (as per plan)
- ecobee3 lite WI-FI compatible energy saving smart thermostat c/w mobile app functionality including remote temperature control
- Stainless Steel 250CFM Broan Sahale external exhaust hood fan
- Pre-finished insulated coloured 16' x 7' FLUSH panel garage door
- Four (4) dual pane OBSCURE glass inserts to 16' x 7 garage door
- Liftmaster 1/2 HP chain drive garage door opener c/w 2 remotes
- Keyless entry to the garage
- The best warranty and service in the Manitoba Homebuilding industry, including:
 1. One (1) year warranty for defects in materials, labour and design
 2. Two (2) year warranty for defects in major systems including plumbing, electrical and HVAC
 3. Five (5) year warranty for defects in the building envelope, exterior cladding and windows/doors including those resulting in water penetration
 4. Ten (10) year structural warranty

AND MUCH MORE!!!!

Visit our show homes to learn about what's included in our Harmony, Urban and Metro Series homes

Creating a Great Customer Experience

"We had such an amazing experience with Ventura. The quality is outstanding, customer service excellent. They really have gone above and beyond to make our new home absolutely perfect. You will not be disappointed in choosing Ventura as your new home builder! All staff we dealt with were so kind and informative, thank you for making our building experience extra smooth"



At Ventura Custom Homes, we strive to Create a Great Customer Experience. We believe outstanding customer service is achieved with honesty, trust, excellent communication, setting clear expectations and delivering on our promises. Through the implementation of well-structured, proprietary processes and procedures, meticulous attention to detail and a company-wide dedication to quality, we work tirelessly to ensure that homebuying, homebuilding and homeownership are seamless, transparent and worry-free. After all, we believe building a new home should be an exciting and memorable experience - an experience that our customers cannot wait to share with everyone they know.



VENTURA CUSTOMER LOYALTY PROGRAM

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

Speak with any of our agents to learn more.

"We built our home with Ventura and I honestly can't say enough good things about them. They have been there for us every step of the way. The house is beautiful, and the build quality is near perfect. Their designs are modern and well thought out with quality products and options. Ventura's real strength though is their customer service, which is easily the best around. Even in our current times, they do anything they can to help. They are friendly, professional, and extremely customer focused. At this point we are planning on moving to a larger build next year and we will be doing this with Ventura again. In my opinion there is no one better."



Design Centre

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 designer 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!





Create the home of your dreams

"Ventura Custom Homes built our family an amazing home and was with us every step of the way. Their prices were very fair and the quality was exceptional. Most importantly, the customer service after we took possession of our home was outstanding. We were treated with respect and the utmost professionalism. We have referred Ventura to three other friends and my brother, all of whom have had the same great experience we had. There is no better builder in Winnipeg. Period."

▼ Stonewall

QUARRY RIDGE PARK
10 Quarry Ridge Drive
Savana
Steve Breton: 204.999.2460



WINNIPEG

RIVER SPRINGS GROVE
6 Tamarack Drive
Edgemont
Bobby Singh: 204.510.9485



PRAIRIE POINTE
18 Firestone Drive
Robson
Jon Dundas: 204.292.2912



▼

PRAIRIE VIEW LAKES
27 Alison Avenue
Monterey
Blake Vasko: 204.294.6608



La Salle

▼



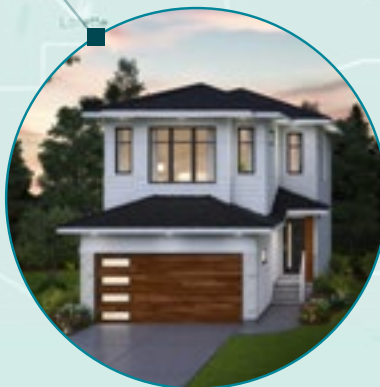
PARKVIEW POINTE
348 Parkview Pointe Drive
Edgemont
Bobby Singh: 204.510.9485



HIGHLAND POINTE
34 Thrush Street
Thurlow
Bobby Singh: 204.510.9485



SUMMERLEA
342 Emberwell Street
Bristol C
Anders Frederiksen:
204.226.7128



DEVONSHIRE PARK
19 Jerry Klein Drive
Harlow
Evald Frederiksen: 204.291.2221

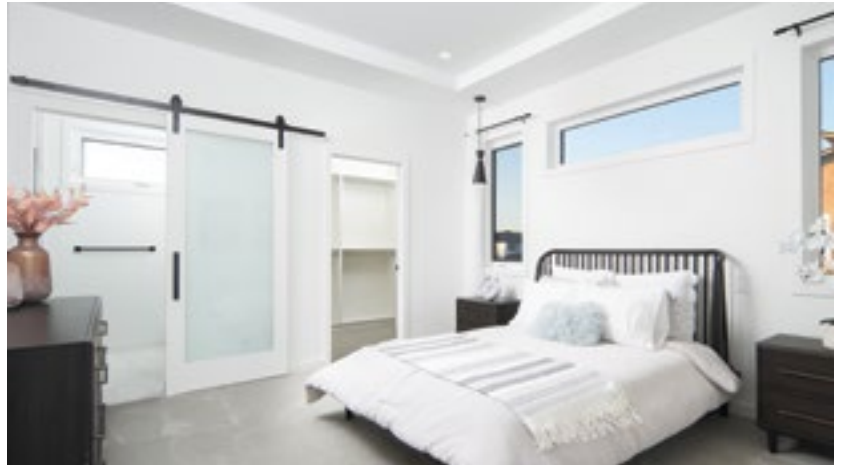
VENTURA SHOW HOMES ARE OPEN ALL YEAR. PRIVATE VIEWINGS AVAILABLE BY APPOINTMENT.
CALL OUR AGENTS FOR MORE INFO.

ELITE SERIES

Two-Storey Homes

Designed for a wide range of lifestyles, our thirty, two-storey plans provide our clients with unparalleled selection and options for customization.



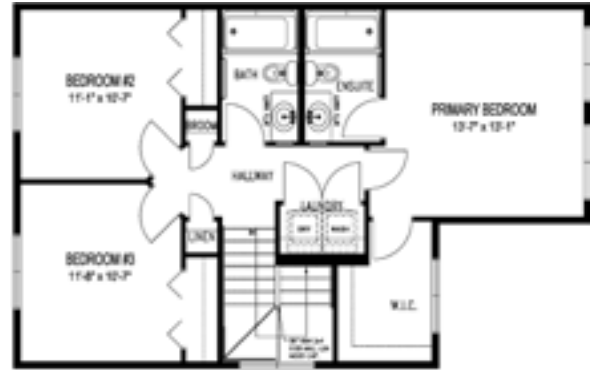


Bristol

SOFT: 1,447
Bed: 3 Bedroom
Bath: 2.5 Bathroom
Width: 24'



MAIN FLOOR



SECOND FLOOR

ELEVATION "A"



Bristol

SQFT: 1,447

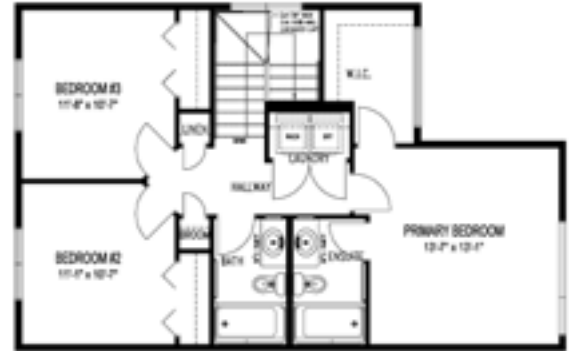
Bed: 3 Bedroom

Bath: 2.5 Bathroom

Width: 24'



MAIN FLOOR



SECOND FLOOR

ELEVATION "C"



Bristol

SOFT: 1,447
Bed: 3 Bedroom
Bath: 2.5 Bathroom
Width: 24'



MAIN FLOOR



SECOND FLOOR

ELEVATION "D"



Kinsley

SQFT: 1,486

Bed: 3 Bedroom

Bath: 2.5 Bathroom

Width: 26'



MAIN FLOOR



SECOND FLOOR



Comox

sqft: 1,523
Bed: 3 Bedroom
Bath: 2.5 Bathroom
Width: 26'



MAIN FLOOR



SECOND FLOOR

ELEVATION "A"



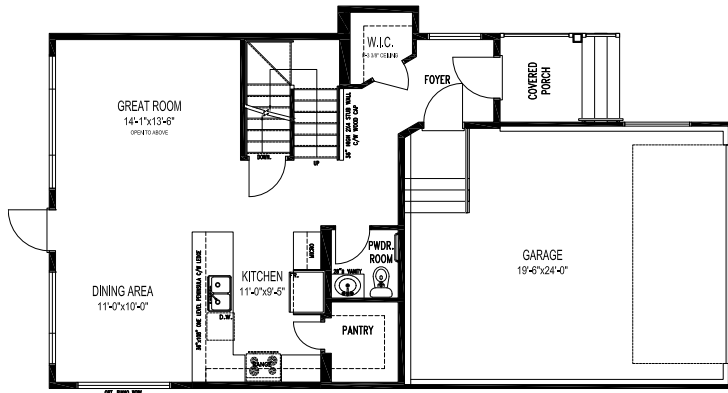
Comox

sqft: 1,523

Bed: 3 Bedroom + Loft

Bath: 2.5 Bathroom

Width: 26'



MAIN FLOOR



SECOND FLOOR

ELEVATION "C"



Branson

SQFT: 1,807

Bed: 4 Bedroom

Bath: 3 Bathroom

Width: 26



MAIN FLOOR



SECOND FLOOR

ELEVATION "A"



Branson

SQFT: 1,709

Bed: 4 Bedroom

Bath: 3 Bathroom

Width: 26'



MAIN FLOOR



SECOND FLOOR

ELEVATION "B"



Branson

SQFT: 1,686

Bed: 4 Bedroom

Bath: 3 Bathroom

Width: 26'



MAIN FLOOR



SECOND FLOOR

ELEVATION "C"



Thurlow

SQFT: 1,738

Bed: 4 Bedroom

Bath: 3 Bathroom

Width: 26



MAIN FLOOR



SECOND FLOOR

ELEVATION "A"



Thurlow

sqft: 1,738 (1,975 with Loft)

Bed: 4 Bedroom

Bath: 3 Bathroom

Width: 26



MAIN FLOOR



SECOND FLOOR

*LOFT OPTION SHOWN (ADDS 237 SQFT)

ELEVATION "B"



Thurlow

sqft: 1,738 (1,975 with Bedroom #4)
Bed: 4 Bedroom (5 Bedroom shown)
Bath: 3 Bathroom
Width: 26



MAIN FLOOR



SECOND FLOOR

*BEDROOM #4 OPTION SHOWN (ADDS 237 SQFT)

ELEVATION "C"



Huxley

sqft: 1,759

Bed: 3 Bedroom + Loft

Bath: 2.5 Bathroom

Width: 24'



MAIN FLOOR



SECOND FLOOR

ELEVATION "A"



Huxley

sqft: 1,759

Bed: 3 Bedroom + Loft

Bath: 2.5 Bathroom

Width: 24'



MAIN FLOOR



SECOND FLOOR

ELEVATION "C"



St. Thomas

sqft: 1,784

Bed: 3 Bedroom + Loft

Bath: 2.5 Bathroom

Width: 28'



MAIN FLOOR



SECOND FLOOR

ELEVATION "A"



Harlow

SQFT: 2,072
Bed: 4 Bedroom + Loft
Bath: 2.5 Bathroom
Width: 24'



MAIN FLOOR



SECOND FLOOR

ELEVATION "A"



Harlow

SOFT: 1,922
Bed: 4 Bedroom + Loft
Bath: 2.5 Bathroom
Width: 24'



MAIN FLOOR



SECOND FLOOR

ELEVATION "C"



Jaxson

SQFT: 1,922

Bed: 4 Bedroom + Loft/Tech Area

Bath: 3 Bathroom

Width: 28'



MAIN FLOOR



SECOND FLOOR

ELEVATION "A"



Jaxson

SQFT: 1,922

Bed: 4 Bedroom + Loft/Tech Area

Bath: 3 Bathroom

Width: 28'



MAIN FLOOR



SECOND FLOOR

ELEVATION "B"



Jaxson

sqft: 1,922

Bed: 4 Bedroom + Loft/Tech Area

Bath: 3 Bathroom

Width: 28'



MAIN FLOOR



SECOND FLOOR

ELEVATION "C"



Stonecliffe

SQFT: 2,003

Bed: 3 Bedroom + Loft

Bath: 2.5 Bathroom

Width: 32'



MAIN FLOOR



SECOND FLOOR

ELEVATION "A"



Stonecliffe

SQFT: 2,017
Bed: 3 Bedroom + Loft
Bath: 2.5 Bathroom
Width: 32'



MAIN FLOOR



SECOND FLOOR

ELEVATION "B"



Highview

SQFT: 2,094

Bed: 4 Bedroom + Loft

Bath: 3 Bathroom

Width: 34'



MAIN FLOOR



SECOND FLOOR



Granville

SQFT: 2,214

Bed: 4 Bedroom + Loft

Bath: 3 Bathroom

Width: 32



MAIN FLOOR



SECOND FLOOR



Edgemont

sqft: 2,174

Bed: 5 Bedroom + Loft

Bath: 3 Bathroom

Width: 32'



MAIN FLOOR



SECOND FLOOR

ELEVATION "A"



Edgemont

SQFT: 2,174

Bed: 5 Bedroom + Loft

Bath: 3 Bathroom

Width: 32'



MAIN FLOOR



SECOND FLOOR

ELEVATION "B"



Edgemont

SOFT: 2,174

Bed: 5 Bedroom + Loft

Bath: 3 Bathroom

Width: 32'



MAIN FLOOR



SECOND FLOOR

ELEVATION "C"



Robson

SQFT: 2,220

Bed: 5 Bedroom + Loft/Tech Area

Bath: 3 Bathroom

Width: 26'



MAIN FLOOR



SECOND FLOOR



Monterey

sqft: 2,237

Bed: 4 Bedroom + Loft

Bath: 3 Bathroom

Width: 34'



MAIN FLOOR



SECOND FLOOR



Hudson

SQFT: 2,545

Bed: 4 Bedroom + Bonus Room

Bath: 2.5 Bathroom

Width: 26'



MAIN FLOOR



SECOND FLOOR



ELITE SERIES

Bungalow & Bi-Level Homes

Designed for everyone, from young families preparing for the first child to empty nesters looking to “age-in-place”, our bungalow and bi-level homes are perfect for families of all types.





Madison

sqft: 1,170

Bed: 3 Bedroom

Bath: 2 Bathroom

Width: 26'



MAIN FLOOR



Burnaby

SQFT: 1,256
Bed: 3 Bedroom
Bath: 2 Bathroom
Width: 32'



MAIN FLOOR



Wyndham

sqft: 1,283

Bed: 3 Bedroom

Bath: 2 Bathroom

Width: 32'



MAIN FLOOR



Bowen

SQFT: 1,292
Bed: 3 Bedroom
Bath: 2 Bathroom
Width: 32'



MAIN FLOOR



Rockford

sqft: 1,343
Bed: 3 Bedroom
Bath: 2 Bathroom
Width: 32'



MAIN FLOOR



Kendall

SQFT: 1,485
Bed: 3 Bedroom
Bath: 2 Bathroom
Width: 38'



MAIN FLOOR



Laguna

sqft: 1,555

Bed: 3 Bedroom

Bath: 2 Bathroom

Width: 34'



MAIN FLOOR



Ridgedale

SQFT: 1,756

Bed: 3 Bedroom

Bath: 2 Bathroom

Width: 38'



MAIN FLOOR

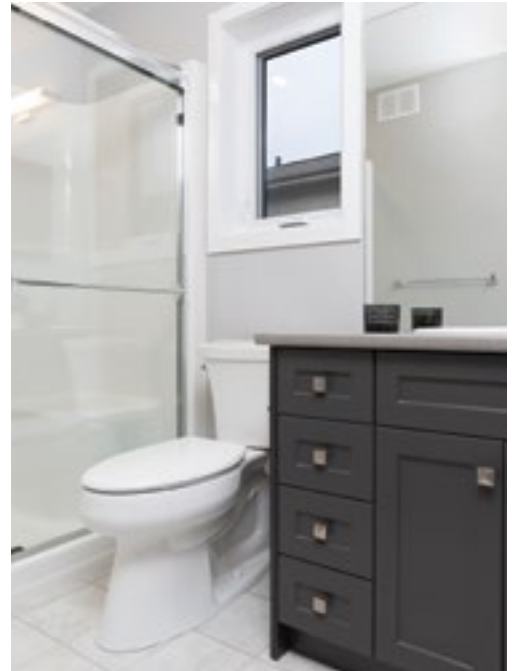
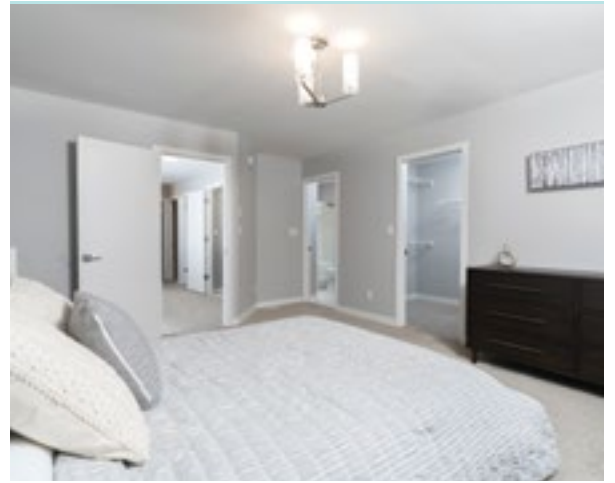


HARMONY SERIES

Attached Homes

Designed to provide unrivaled affordability, our attached homes maintain the feel and privacy of traditional detached homes at the lowest prices possible.





Sonora

sqft: 1,370

Bed: 2 Bedroom

Bath: 2 Bathroom

Width: 28' (Unit) / 56' (Building)



MAIN FLOOR



Savana

SQFT: 1,461 Unit A / 1,447 Unit B
Bed: 3 Bedroom
Bath: 2.5 Bathroom
Width: 24' (Unit) / 48' (Building)



MAIN FLOOR



SECOND FLOOR



Montana

sqFT: 1,508 Unit A / 1,489 Unit B
Bed: 3 Bedroom
Bath: 2.5 Bathroom
Width: 20' (Unit) / 40' (Building)



MAIN FLOOR



SECOND FLOOR

ELEVATION "A"



Montana

sqft: 1,508 Unit A / 1,489

Bed: 3 Bedroom

Bath: 2.5 Bathroom

Width: 20' (Unit) / 40' (Building)



MAIN FLOOR



SECOND FLOOR

ELEVATION "B"

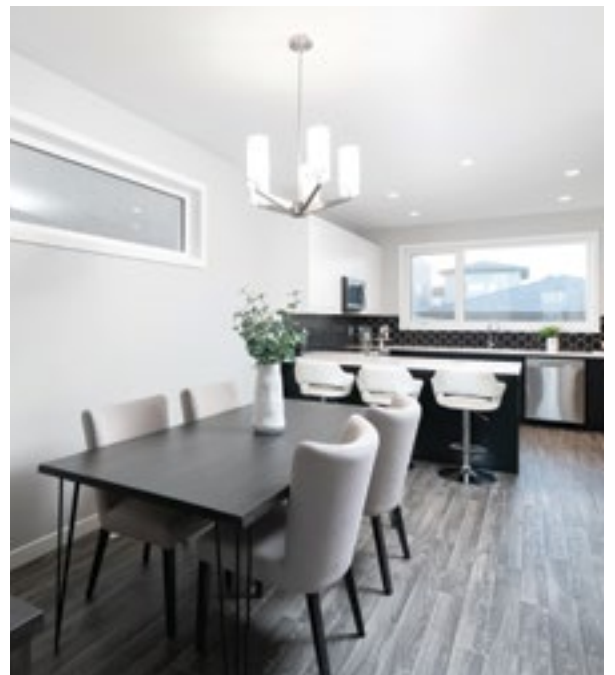


URBAN SERIES

Laned Homes

Designed for first time homebuyers and young families, our modern laned homes blend affordability with cutting edge exteriors and floor plans.





Aspen

sqft: 1,333

Bed: 3 Bedroom

Bath: 2.5 Bathroom

Width: 18' (Unit) /36' (Building)



MAIN FLOOR



SECOND FLOOR

LANED DUPLEX ELEVATION "A"



Cypress

sqft: 1,484

Bed: 3 Bedroom

Bath: 2.5 Bathroom

Width: 20' (Unit) /40' (Building)



MAIN FLOOR



SECOND FLOOR

LANED DUPLEX ELEVATION "A"



Ava

SQFT: 1,314

Bed: 3 Bedroom

Bath: 2.5 Bathroom

Width: 20



MAIN FLOOR



SECOND FLOOR

ELEVATION "A"



Ava

SQFT: 1,361

Bed: 3 Bedroom

Bath: 2.5 Bathroom

Width: 20



MAIN FLOOR



SECOND FLOOR

ELEVATION "C"



Avery

SOFT: 1,330
Bed: 3 Bedroom
Bath: 2.5 Bathroom
Width: 18'



MAIN FLOOR



SECOND FLOOR

ELEVATION "A"



Avery

sqft: 1,330

Bed: 3 Bedroom

Bath: 2.5 Bathroom

Width: 18'



MAIN FLOOR



SECOND FLOOR

ELEVATION "B"



Avery

sqFT: 1,330

Bed: 3 Bedroom

Bath: 2.5 Bathroom

Width: 18'



MAIN FLOOR



SECOND FLOOR

ELEVATION "C"



Avery

sqft: 1,330

Bed: 3 Bedroom

Bath: 2.5 Bathroom

Width: 18'



MAIN FLOOR



SECOND FLOOR

ELEVATION "D"



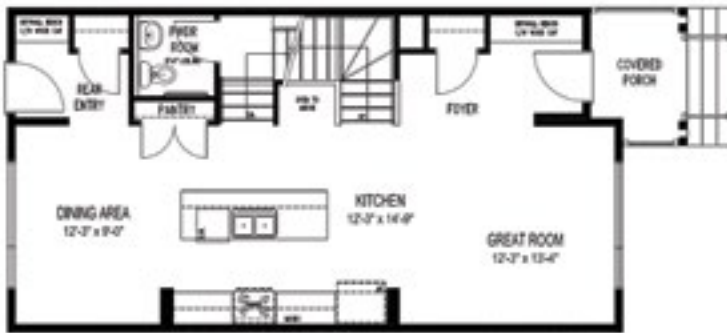
Brighton

SQFT: 1,426

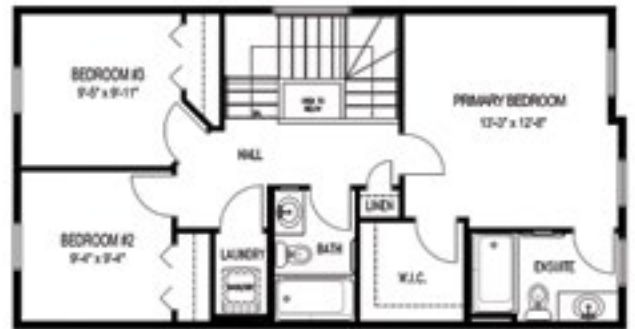
Bed: 3 Bedroom

Bath: 2.5 Bedroom

Width: 20'



MAIN FLOOR



SECOND FLOOR



Colton

sqft: 1,512
Bed: 3 Bedroom
Bath: 2.5 Bathroom
Width: 20'



MAIN FLOOR



SECOND FLOOR



Chloe

SQFT: 1,527

Bed: 3 Bedroom

Bath: 2.5 Bathroom

Width: 20'



MAIN FLOOR



SECOND FLOOR



Cooper

sqft: 1,572

Bed: 3 Bedroom + Tech Room

Bath: 2.5 Bathroom

Width: 20'



MAIN FLOOR



SECOND FLOOR

ELEVATION "A"



Cooper

sqft: 1,580

Bed: 3 Bedroom + Tech Room

Bath: 2.5 Bathroom

Width: 20'



MAIN FLOOR



SECOND FLOOR

ELEVATION "C"



Drake

SQFT: 1,659

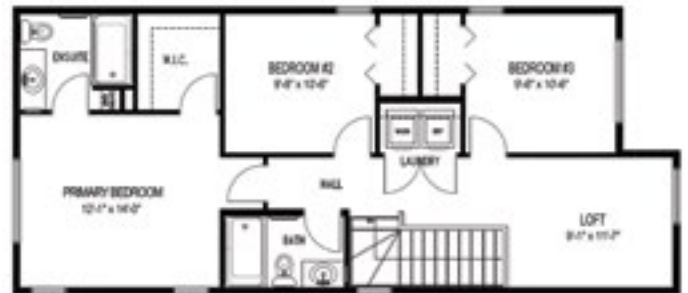
Bed: 3 Bedroom + Loft

Bath: 2.5 Bathroom

Width: 20'



MAIN FLOOR



SECOND FLOOR



METRO SERIES

Townhomes

Our contemporary townhomes blend modern designs and efficient floor plans to create an attractive combination of style, functionality and affordability.

**Coming soon in Highland Pointe and Prairie Pointe.*



Manhattan 4-Plex

SQFT: 1,321

Bed: 3 Bedroom

Bath: 2.5 Bathroom

Width: 18 '(Unit) /72' (Building)



MAIN FLOOR



SECOND FLOOR



Manhattan 5-Plex

SQFT: 1,321

Bed: 3 Bedroom

Bath: 2.5 Bathroom

Width: 18' (Unit) /90' (Building)



MAIN FLOOR



SECOND FLOOR



Brooklyn 5-Plex

SQFT: 1,399

Bed: 3 Bedroom

Bath: 2.5 Bathroom

Width: 19' (Unit) /95' (Building)



MAIN FLOOR



SECOND FLOOR



SPECIAL PROJECTS



Build your new home at the lowest price available in the Winnipeg Metro Region. Enjoy the amenities in vibrant communities like La Salle and Stonewall Manitoba for your new and growing family with all the amenities of city living, but in a rural country atmosphere that's safe, affordable and friendly. Dream Big and own a home in one of the best places to live in Manitoba!





Gaudry

SQFT: 864
Bed: 2 Bedroom
Bath: 1 Bathroom
Width: 24'



MAIN FLOOR



Beaudry

SQFT: 1,168

Bed: 2 Bedroom

Bath: 2 Bathroom

Width: 26'



MAIN FLOOR



Tache

SQFT: 1,238

Bed: 2 Bedroom

Bath: 1.5 Bathroom

Width: 24'



MAIN FLOOR



SECOND FLOOR



Cormier

SQFT: 1,310

Bed: 3 Bedroom

Bath: 1.5 Bathroom

Width: 24'



MAIN FLOOR



SECOND FLOOR



Parker

SQFT: 1,408
Bed: 2 Bedroom
Bath: 1 Bathroom
Width: 23'



MAIN FLOOR



ENSUITE OPTION



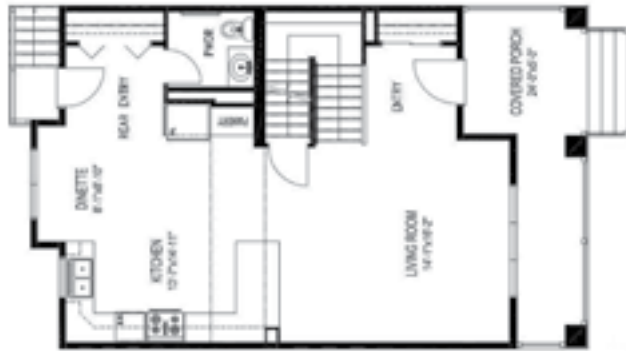
Lagace

SQFT: 1,424

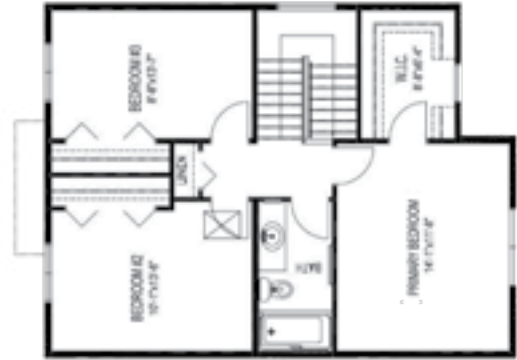
Bed: 3 Bedroom

Bath: 1.5 Bathroom

Width: 24'



MAIN FLOOR



SECOND FLOOR



Robin

SQFT: 1,452
Bed: 3 Bedroom
Bath: 1.5 Bathroom
Width: 22'



MAIN FLOOR



LOWER LEVEL



Manness

SQFT: 1,552

Bed: 3 Bedroom

Bath: 2.5 Bathroom

Width: 26'



MAIN FLOOR



SECOND FLOOR









ventura.mb.ca
info@ventura.mb.ca

