

Feature

By Wanda Kurchaba

Photos by: Kara Matthews - Sterling Images, Chris Coulter - RLP



**LOCATION!
LOCATION!
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If you've ever been involved in buying or selling a house, you'll often hear from family and friends and realtors how important it is to be in a good location. Von Ast Construction certainly had this in mind when they developed an amazing new condominium complex on Brandon's North Hill.



Twenty-four condominiums are part of phase one of the 831 Braecrest Condominium project. While there are many fabulous features in the complex, Royal LePage Martin-Liberty Realty Sales Representative Chris Coulter said that the convenience and advantages to being on the North Hill are certainly perks to consider.

"It truly is a prime location on a corner lot with some of the views of the city that are so beautiful," said Chris.

Each of the condominiums are spacious and roomy with two bedrooms and two bathrooms within the 1146 square foot units. The open concept living room, dining room and kitchen provide for comfortable and ample space for relaxing with friends and family. Kitchen Gallery on 9th is proud to be part of the project and helped to design the kitchen layout and select cabinetry options.

New homeowners, in the one-third of the units that are already sold, were all able to move in to their fabulous new homes by the end of October. With the remaining suites still available, there is still an opportunity for buyers to customize their dwelling to suit their own individual tastes.



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- 2 Bedroom Condominiums
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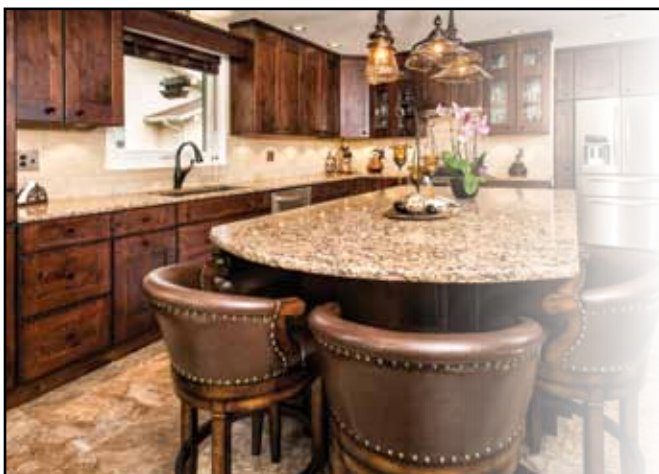
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“On the main floor there’s a large common area that has a full kitchen with a comfortable sitting area that can be reserved for family functions or can be used to gather with neighbours...”



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"We have Shelley Taylor of Tailored Interiors that works with each individual condo buyer to help them personalize their space as far as picking colours, cabinets, flooring, countertops and provide them with any other advice that she can to help them out," said Chris.

Each level of the property has garbage disposal, wide hallways and recessed doorways for more privacy and to reduce noise levels. As well, extra steps were taken during construction to help with sound proofing and provide quiet living accommodations. Another local trade, Innovative Plumbing and Heating from Brandon, was well involved in the plumbing and heating of this new development. From the mechanical systems to the plumbing fixtures.

On the main level of the three-story building the entrance ways have secure access, there's an elevator, a recreation/fitness room and a large meeting place.

"On the main floor there's a large common area that has a full kitchen with a comfortable sitting area that can be reserved for family functions or can be used to gather with neighbours," commented Chris.

While each homeowner will get a heated, underground parking spot, an added bonus is the ample space for visitor parking, as well as an additional parking garage for a second vehicle or a recreational vehicle.

While Chris says this style of home would suit many different buyers, it is ideal for first-time home buyers, those that are close to or at retirement and are looking to downsize, as well as for professionals that are focussing on establishing their careers.

"While there's no age restriction, we've definitely been attracting those that are 50 plus where they are semi-retired or downsizing. It's the type of building that makes for a simple lifestyle and is convenient for those who like to travel," said Chris.



"It is quiet and comfortable and you can still keep an investment in place while maintaining an independent lifestyle. It's a nice stepping stone or great alternative to home ownership without the high costs of retirement living or paying high rent and having no capital investment." Future plans for the development will add an additional 24 condominiums running east/west on Braecrest Drive in phase two. Von Ast Construction is a fourth generation builder, based out of Niverville, MB.



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