

# Pine Ridge Estates

## A New Housing Development for Minden

by George Farrell

An exciting new residential development is coming to Minden, Ontario, Pine Ridge Estates. This largest-ever Minden subdivision, along with recent developments on Highway 35, augurs well for economic growth in the area.

To find out more about the remarkable new project I talked to Claudio Bortolussi and Gino Capozzoli, who are the owners of BORCAP Developments Ltd., the funding and managing agency for the project.

They're also partners along with Gustavo Rojas of Highland Park Homes Ltd., which are the home builders for the development. Also present was Bill Kulas of Remax Haliburton Highlands, the exclusive agent for Pine Ridge Estates.

"Claudio is a good friend, and a long time client," states Bill. "He's also a full-time resident of Minden Hills".

"Not everyone needs or wishes to be on the water. We felt that Minden needed more affordable single family dwellings off the lakes, in town and close to all amenities," states Claudio.

### The Property

Pine Ridge Estates is located along Deep Bay Rd at Highland Gate Boulevard, just a 5 minute walk from downtown Minden, and a minute or two drive from the Hospital, the public school and the Gull river. The subdivision will encompass around 60 acres of what was originally the Wright Farm. It's a beautiful stretch of land with a backdrop of leafy maple and tall pine tree hills on the one side, and the Gull River on the other. In fact there are plans to have a small stretch of property along the Gull made into a parkland area for the Estates.

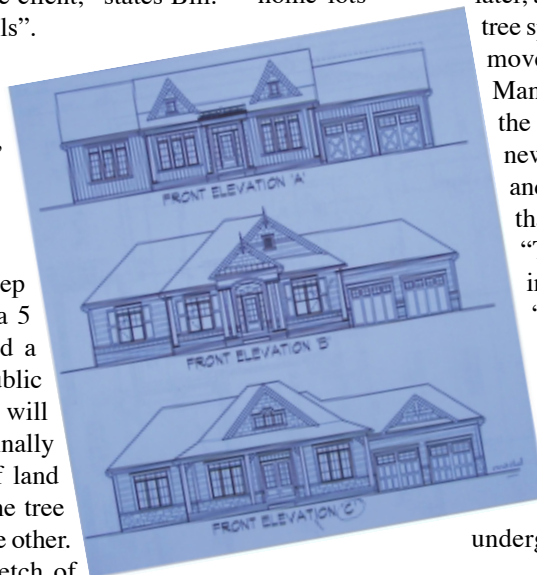


"We've obtained all the necessary permits to proceed with the development," Claudio assures, and in fact there is heavy earth, and tree-moving machines to be seen, landscaping the property. A steady stream of trucks to and from the site attests to the fact that things are well under way.

The 60 acres was purchased from the Windover estate. "When I was presenting the offer to Mrs Windover," says Bill Kulas, "she told me that she had a premonition that the development would come to be."

Claudio: "The acreage had to be cleared, we tagged all the trees that

we wanted to preserve, and we moved them to our tree nursery, which is on the site. The trees will be transplanted on individual home lots



later, as we need them. We own a fairly large tree spade which gently uproots whole trees, moves them, and transplants them again. Many trees were also transplanted around the perimeter of the abutting homes to the new subdivision," he continues "He, Gino and Gustavo are ecologically aware, a fact that neighbors fully appreciate.

"The first shovel went into the ground in late August of this year," Gino states.

"That was when the site preparation commenced with brush and tree clearing. The earth-moving is well under way and is progressing quickly."

Hence the truck traffic. "The next steps," Gino continues, are the underground services, town-water, sewers

*Pine Ridge Estates cont'd... pg. 31...*

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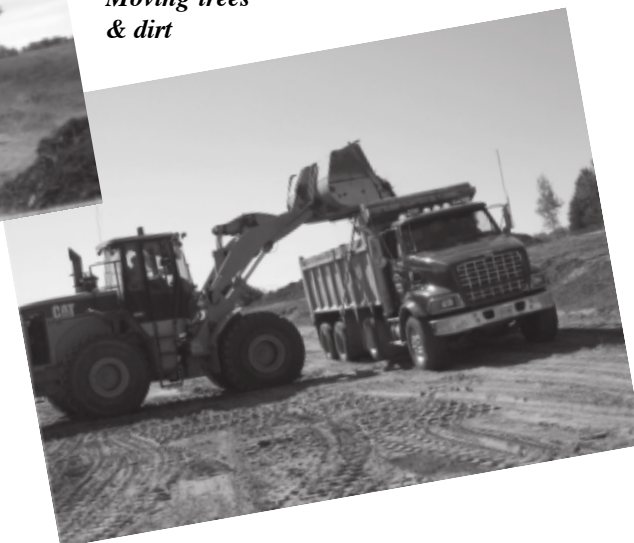
and street lights. All hydro and telephone lines will be underground, and we hope to finish that stage by mid December. At the same time construction will be taking place for the roads, and they too will have a projected mid-December finishing date.” Of course a lot is contingent on the weather. Gino: “in October construction will begin on 2 or 3 model homes which will be finished and ready for viewing by February of 2008.”



People can call to register, and reserve their dream lot and home by calling Bill Kulas, Sales Representative with Remax Haliburton Highlands Realty-Brokerage, Tel (705) 286-2911 ext. 44, or register online at HighlandParkHomes.ca

Pictured previous page: Claudio Bortolussi, Gino Capozzoli, Gustavo Rojas, & Bill Kulas; Blue prints of house designs

*Moving trees & dirt*



### The Homes

Bills eyes light up at the prospect of selling 75 new homes. “The homes are all architecturally designed by Hunt Design Associates Inc, a well respected company out of Richmond Hill,” he explains. “They’ve done many projects in Barrie, Collingwood, and the GTA. Most of the designs will be bungalows (on 1 floor) and plans do call for two story homes as well. We’re aiming at the mature-buyer market. Hunt Design inc. has planned the community so that there’s a nice flow to the landscape. The sub division will have a natural feel to it-nature in your own backyard.”

Gino interjects, “the lots will offer more privacy than many subdivisions south of here, which have only 30-50 foot lots. Our lots on average will be 75 foot frontage, and 150 feet in depth. Buyers can choose from 12 different bungalow styles, ranging from 1300 to 1745 square feet. The homes will consist of two and three bedrooms. There will also be 6 styles of 2-story homes from which to choose, ranging from 2000-2300 square feet. All homes will feature a two-car garage, full basements (optional 9 foot), standard 9 foot ceilings on the ground floor, and 8 foot ceilings on the second floor of the 2-story homes.

“We are part of Energy Star,” Claudio states. This is a world wide organization that sets standards for energy efficient buildings. “Customers will have the option of purchasing a home made to the Energy Star standards, if they wish. All the homes will tend towards low maintenance exteriors. Consisting of vinyl windows and siding, with some brick, wood and stone styling”

### Location, Location, Location

“Based on my 20 years experience I’m finding that there are many people, as they get older, who want to move closer to all the amenities,” states Bill Kulas. “There are also more people moving out of the big centres. As they get closer to retirement, they want a nice home. We’re getting enquiries from cottagers and home owners in the northern part of the county who just want to be closer to everything, and Pine Ridge Estates is the ideal location.” Prices for homes on the new development will start at approximately \$249,000.

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