

## Move into Silverspring for under \$200,000

Consider this your foot in the door to living in one of Saskatoon's best neighbourhoods. It's not easy — likely impossible — to find a home in Silverspring for under \$200,000. But condos at Daxton (915 Kristjanson Road) start at only \$194,000! This includes heated parking, appliances, living only minutes away from the university and downtown, and you can watch the deer roam right from your balcony.

"One of the strongest assets in owning a home is location, location, location," says David Leatherdale, salesperson for North Ridge Development for the last 21 years. "Depending on which unit you choose, you get a view of downtown — north of the city over the river bank — or you can look out to the east and see the big pine trees of the Forestry Farm. Basically, Daxton comes with a beautiful view, a great price and excellent floor plans."

After more than 30 years of building homes in Saskatoon, North Ridge still spends the time and money to ensure that every square inch of space is used wisely. Even a 649 square foot home at Daxton feels like a space with countless opportunities.

And when it comes to the actual construction, North Ridge once again has other homebuilders beat. It's no wonder that this year they were named Home Builder of the Year, and Daxton was named Best Apartment Style Project from the Saskatoon and Region Home Builders' Association.

"Daxton is built on a wood frame, so we had to get innovative with both the noise reduction and heating system. Cellulose insulation was blown into common walls to fill every nook and cranny to reduce

gaps. Then we used sound bar strips on the double walls of the framing, and installed an acoustic mat on the floor to help dampen sound even more. All you'll hear is peace and quiet," says Leatherdale.

Not only do some master bedrooms have their own walk-in closet and private ensuite, but every bedroom has its own thermostat to help regulate the temperature for convenience. The radiant in-floor heating offers maximum control, perfect for staying cool in the summer and cozy in the winter.

Besides every suite having six brand new appliances, North Ridge took their smart planning to the hallways. Every shared corridor is pressurized so any odours from your next-door neighbours will be kept out of the hallways.

"Silverspring, as a subdivision, has many great things to offer and is within biking distance of the University. Plus, all the shopping conveniences at Preston Crossing and University Heights are just a five-minute drive away," explains Leatherdale.

One and two bedroom suites in Building B at Daxton in Silverspring are now available for immediate occupancy. Each suite (649 – 1,045 sq. ft.) includes one heated parking stall. Daxton also qualifies for the HeadStart on a Home Program, a Saskatchewan initiative that helps homeowners with their down payment.

For pricing and more details visit [www.northridge.sk.ca](http://www.northridge.sk.ca), click on "Saskatoon Communities" and select "Silverspring". Or contact David Leatherdale directly at 306-281-8029, [dleatherdale@northridge.sk.ca](mailto:dleatherdale@northridge.sk.ca).



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"I want to fix that broken relationship between contractors and consumers," says Fryklund. "Regina's home renovation market is flooded with people who will always do it cheaper, but it's the customers who live with the consequences. A lot of what I do focuses around repairing work that should have been done right the first time."

In just one short year, **Trusted Plumbing and Heating already has more recommendations on the MySask411 website than any plumbing and heating contractor in Saskatchewan.** "I need to be the best at what I do, and the industry's code book is a minimum standard. There's always a way to make the job better," explains Fryklund.

"As a small, locally owned family company we put people first. I take the time to educate customers about the equipment and explain how to operate it properly. Between our customer service and quality of work it's no wonder that 90 per cent of my jobs come from referrals."

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For a free quote and photos of the work visit the website at: [www.trustedplumbingandheating.com](http://www.trustedplumbingandheating.com).

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