

**Alchemy innovates  
in Lonsdale**



**Georgie  
AWARDS**

# Big step forward with smaller footprint

## CONTEMPORARY HIGH- QUALITY DUPLEXES OFFER AN ATTRACTIVE ALTERNATIVE

Perhaps one of the most intriguing stories behind the 2013 Georgie Awards is that of Alchemy Construction's Lonsdale Contemporary, winner for Best Townhouse Development.

Based out of North Vancouver, Alchemy's Mark Isaac says: "Despite facing some tough competition from well-known builders including Anthem Properties and Adera Development Corporation, we were very excited to win our first Georgie Award."

Located in the City of North Vancouver's rapidly changing Central Lonsdale neighbourhood, Isaac says: "We have done many projects which suc-

cessfully incorporated a new home onto an infill lot. The goal of this project was to provide affordable contemporary living on a reduced footprint. We understand the challenges of building within a neighbourhood, both from a construction perspective and in initiating and maintaining good communication with the neighbours."

"Previously there were two single-family lots with duplex-zoning, but each with insufficient lot area. Through rezoning we were able to create four contemporary front-to-back duplexes. This unique development of high-quality duplexes with higher density lot usage resulted in a more affordable housing option for area, making it accessible to larger range of buyers."

From a design standpoint, Isaac continues: "Careful placement of the buildings and the shared cen-



**Alchemy Construction's Lonsdale Contemporary, winner for Best Townhouse Development.**

ing convenient access to the back homes. The courtyard offers neighbourly connections and security; it has become its own community!"

These three-level homes offer flexible options: either two bedrooms upstairs plus two bedrooms in the basement or one-bedroom and a family room.

"Another favourite feature was the ability to have a much-desired home office," Issac says. "The very spacious main floor has windows on three sides and provides an easy transition to private outdoor space. The kitchen is perfect for the modern chef with white quartz countertops, contemporary white glass/dark wood cabinetry and higher-end appliances, including gas range. Clerestory windows above kitchen cabinets promote additional light. By building 'bump-outs' we were able to offer added space and a unique character to the exterior. The

raised ceiling at the back wall was a clever addition of space."

Environmental considerations include eco-friendly landscaping, a tankless combination-boiler system with hot water on-demand for domestic and radiant heating from one boiler. Opening skylights increase natural ventilation/air flow.

Creative contemporary design by John Clark Architecture Inc combined with tasteful interiors by Janet Scagel design helped to create a winner.

Winning the Georgie for this project proves that the Alchemy Construction Team has the expertise which clients need to build their custom home. Most importantly, Issac says: "Our homeowners love their new homes both inside and out."

# Professional, Integrity, Security, Trust

## 2013 Georgie® Award Winner – Best Townhouse Development



Alchemy Construction Ltd. is a group of experienced, dedicated individuals with a passion for construction. Together, this team of professionals specialize in planning and constructing unique and challenging Renovations and beautiful New Homes. This award-winning company was recently recognized for their innovative project 'Lonsdale Contemporary', a successful in-fill housing solution in North Vancouver.

Alchemy Construction is proud of the work they do for their homeowners and clients.

If you are considering a major renovation or new home build, be sure to call to discuss how they can help you turn your home into gold!



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**AWARD-WINNING CUSTOM HOMES AND RENOVATIONS**

