

# royal Q

The homeowners' guide  
to custom building

vol. 2

**An Island Retreat  
Dining at Home  
Royal Q Muskoka**







## 2 An Island Retreat

Royal Homes' unique off-site building process instantly transformed an island wilderness into a vacation getaway.

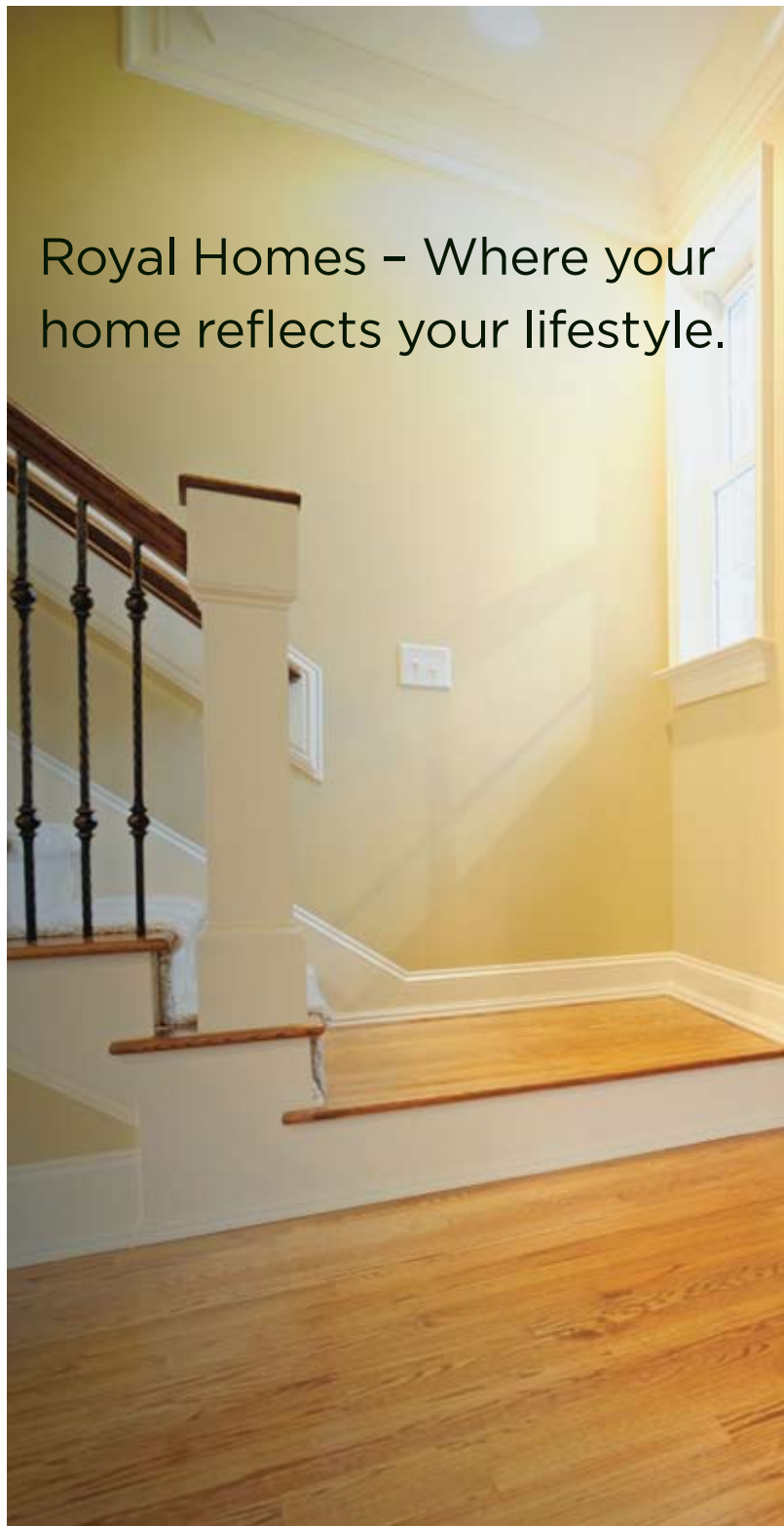
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Embracing modern design, the Royal Q blends into its surroundings, accenting the beauty of nature.

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Royal Homes is leading the way in innovation, moving boldly into the future of home building.

Royal Homes – Where your home reflects your lifestyle.





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A fireplace offers both the functionality of cost-effective heating and the comfort of a warm atmosphere.



### Royal Q Muskoka

Royal Q Muskoka is our way of saying that quality, innovation, technology, e-friendly construction and traditional craftsmanship are the foundation of Royal Homes.







# Island Retreat



**This island cottage celebrates the world around it. Using solar power, heat from the main fireplace and water from the lake, the cottage has an extremely low impact on the environment.**

**Russell** and Jane dreamed of building a cottage on the island. But they wanted the cottage to fit into the island, leaving the rugged beauty as untouched as possible. Aggressive building on-site often impacts the environment; the Starrs chose Royal Homes because the indoor construction process has an extremely low impact and left the surrounding woods untouched.

The Starrs worked together with architect, Brian Lee, to design the home that mirrored their dreams. Lee's firm, The Ideal Environment, focused on incorporating green features that would sustain the natural environment. Choosing Royal Homes as the custom builder ensured that the design was well-executed.

Using our Royal-e standards and innovative e-solutions made the island cottage truly environmentally friendly. The large central fireplace is not only designed for atmosphere. Although it's a dramatic feature that invites family and guests to converge, it also provides

heat. Using an environmentally friendly filtration system made it possible for lake water to be used. Electrical power is provided by solar energy.

When Royal Homes told the Starrs they would be able to move into the cottage on July 19th, they were very pleased. But their family laughed. That was just seven months away and the island was not readily accessible until spring thaw. The building of the cottage hadn't even begun and no one had ever built a cottage in just one season.

Jane spent many hours online. The Royal Homes website made it possible for her to choose floors, cabinets, doors and windows on the online portal. She was able to print off her "wish list" before she visited the design centre for the final selections. The design specialists offered their experience and helped the family make their final choices.

The Royal Homes team came to build the concrete foundation piers in May.

**Since Russell was just a young boy he has made the journey to Starr Island every summer, just like his father before him. Grandfather Starr had purchased the land in 1940. Today Russell and his wife Jane have built a dream cottage, introducing a new generation to the traditions of Starr Island.**



On May 22nd they delivered eight individual components to the island. In just a day and a half the house was completely set. The on-site team worked for another six weeks to complete the interior finishes, services, hardwood floors and final outdoor construction.

Neighbours and friends watched the process with open-mouthed wonder. One weekend the site was a rugged, rocky island and the next weekend a cottage was nestled in the trees on bare rock. Very little of the island was disturbed. The cottage looked as if it had always been there.

Russell and Jane and their young children spent the whole summer on the island enjoying their new cottage. The cottage echoes the natural elegance of the island with warm wood and maintenance-free finishes. Using solar energy, the Starrs have the reliable power source they need without disturbing the environment.

One of the comments they hear most often is that the quality of the construction is stunning. The Royal Homes promise of excellence is easily seen in the way the home is built. Jane is still intrigued at the beauty of the electrical box! Russell has only one word of advice: "Go to Royal Homes. They make the whole process easy." The Starrs were very impressed at how quickly Royal Homes solved any challenges normal to the building process.

There is only one problem with the cottage: they haven't yet figured out how to gently tell their friends and family that they'd like some alone time. 🗣️

**Building a house on a remote island is challenging. For traditional builders, the process often takes two years. Royal Homes constructed the island retreat indoors in the winter and transported it to the island in early spring. The Starrs were enjoying their cottage getaway by mid July!**



A dining room with a dark wood table and chairs, a chandelier, and large windows overlooking a lake. The room features a high ceiling with wood paneling and a balcony area above. The windows provide a clear view of a blue lake and green trees.

**The cottage was set in just a day and a half and on-site construction completed in just 6 weeks. The neighbours were fascinated by the process.**



# The Royal Q Muskoka





## Inspired by the simplicity of the natural world



In the early 20th century, architects became fascinated with design inspired by function. They rejected the Romantic and Victorian notion of decoration and celebrated simple horizontal and vertical lines. They chose wood, glass, steel and stone as the primary building materials. They eliminated any unnecessary detail. The result was simple, usable and stark.

Modernists were critiqued as being subjective and aloof. Many critics felt that their designs looked like uninviting boxes. In response, the next generation of architects challenged the Modernist perception of aesthetic simplicity. They began to incorporate decorative features, often dating to the Romantic era. They celebrated colour and the plethora of materials available. They also explored history and began to design buildings with hints of the past.





Today, Modernism is again impacting design. With an increased interest in sustainability and environmental sensitivities, architects are looking to the Modernists for inspiration.

RoyalHomes draws learning from all eras of building and upcoming trends in home building. Ultimately, we are keen to understand the efficiencies of building that maximizes the quality of each home we build. As a custom home builder, we are sensitive to the unique personality of each homeowner, understanding their desire to have their home reflect their own ideas. Our team is intent on building in a way that sustains our environment, protecting our communities for generations to come.

The Royal Q Muskoka, designed by Kohn Shnier Architects, is just one example of a home we built that celebrates Modern architecture. The cottage honours the setting. Using wood and glass reflects the natural wooded habitat. Using simple lines understates the building, emphasizing the natural surroundings. The cottage gently whispers its existence, instead of interrupting the landscape with clamorous design.

Functionality informs the design, both inside and outside. A long row of south-facing windows provides a supplementary heating



Using wood and glass,  
the Royal Q Muskoka  
reflects the calm serenity  
of the property.



source on cool spring and autumn days. Mechanized window coverings protect the home from the hot sun in the mid-summer heat and the cool night air in the winter.

Innovative floor plan design maximizes the square footage. The space is well planned, designed with creative storage space to enhance the overall living experience. Well-placed decks expand the living space and enhance the cottage experience.

The Royal Q series inspires homeowners to think beyond the usual, expanding their ideas to increase the functionality of their home. Many of the core features in this home can be used in more traditional designs. [Q](#)





# A Revolution in Home Building

A construction worker wearing a tan cap, safety glasses, a grey t-shirt, and blue jeans is using a hand-operated roller on a concrete floor. The roller has three cylindrical rollers. In the background, another worker is kneeling on the floor, and the large industrial building is filled with wooden beams, pipes, and construction equipment. The scene is lit by overhead industrial lights.

Royal Homes has transformed the construction industry through the implementation of an “inside-out” building process.




**Home** construction is often dictated by external factors such as weather conditions or difficult site locations. At Royal Homes, the building process is streamlined and efficient regardless of climate or location. This is accomplished through using our unique off-site construction process which allows us to manufacture the highest quality homes within an unbelievably concise timeframe. Our indoor building site is strictly climate-controlled ensuring that our highly-skilled craftsmen are able to concentrate on manufacturing each home to the highest standards.

We begin the construction process with the floor and proceed in this “inside-out” fashion, adding walls and ceilings as we go. This system allows us to concentrate on each component individually, eliminating error and maximizing quality. The walls are built flat, allowing for perfect seals and symmetry. Our uniquely designed multi-cut saw guarantees a perfect cut every time, producing consistent and durable joints throughout the home.

Quality is assured at each step in the construction process, from the precise fit of our framing to the heat-sealed walls and roof. Our system combines the tradition of superior craftsmanship with the innovation of technology to ensure that each home we produce will last for years to come. From the foundation all the way up to the shingles, every Royal Home is held to the highest standards.

Royal Homes is also ahead of the curve on environmental and energy-efficient construction practices. Our Royal-e program ensures that each home we build uses renewable resources, proper recycling procedures, and the latest green technologies. Our climate-controlled indoor building process allows us to perfectly seal each home we build using the most efficient materials, saving both the environment and the budget.

At Royal Homes, the process makes all the difference. **See for yourself how each home is uniquely designed and custom built by checking out the video tour available at our website: [www.royalhomes.com](http://www.royalhomes.com).** The website also showcases the thousands of custom options available from flooring to cabinetry to exterior design. Royal Homes Design Centres throughout Ontario offer tours through several model homes accompanied by a qualified and knowledgeable Design Consultant.

At Royal Homes we focus on the unique needs of each home buyer. We work with each individual or family to ensure that their home is a reflection of their style while guaranteeing its quality construction. Our high-quality custom homes will ensure that you have a place to build memories for years to come. 



Royal Homes pays careful attention to every detail, giving homeowners the true Royal-e advantage.





# Design Centres

Come and visit!

Explore each design centre to get a glimpse of the possibilities for your custom built home. Each design centre has a full range of custom home designs for you to review. Our designers can modify any design for you, adjusting your favourite model for your family.



Address	Contact	Model Home
<p><b>Beaverton</b> B32015, Hwy # 12, RR # 3 Beaverton, Ontario LOK 1A0</p>	<p>P: 800-392-5493 P: 705-426-5113 F: 705-426-9644 E: beaverton@royalhomes.com</p>	
<p><b>Gravenhurst</b> 2298 Hwy 11 N, RR #1 Gravenhurst, Ontario PIP 1R1</p>	<p>P: 866-782-0033 P: 705-687-3546 F: 705-687-0813 E: gravenhurst@royalhomes.com</p>	
<p><b>Innisfil</b> 2014 Commerce Park Drive Innisfil, Ontario L9S 4A3</p>	<p>P: 888-739-5122 P: 705-436-1001 F: 705-436-5522 E: innisfil@royalhomes.com</p>	
<p><b>Minden</b> RR #1, Hwy #35 South Minden, Ontario KOM 2K0</p>	<p>P: 888-717-4923 P: 705-286-6992 F: 705-286-1394 E: minden@royalhomes.com</p>	
<p><b>Peterborough</b> 955 Hwy 7 East, RR #7 Peterborough, Ontario K9J 2X8</p>	<p>P: 800-659-0980 P: 705-748-3283 F: 705-748-5849 E: peterborough@royalhomes.com</p>	
<p><b>Stirling</b> 2436 County Road 14 North Stirling, Ontario KOK 3E0</p>	<p>P: 888-737-6322 P: 613-395-2646 F: 613-395-5379 E: permafab@bellnet.ca</p>	
<p><b>Wingham</b> 40498 Amberly Road Wingham, Ontario NOG 2W0</p>	<p>P: 800-265-3040 P: 519-357-2444 F: 519-357-2508 E: wsc@royalhomes.com</p>	



# Dining at Home

Despite the hectic schedules of life, the Dining Room remains a place to pause and enjoy good food and good company.





Whether you choose a traditional formal design or a more contemporary look, Royal Homes offers the customization you need to make your dining room a reflection of your style.



## Why the dining room?

Because the dining room is where the drama of the home unfolds! The dining room is the stage for family traditions: the turkey at Thanksgiving, rich Christmas puddings, elaborate birthday cakes! The dining room invites conversation: elbows on the table, a full-bodied wine, pungent cheeses, laughter and deep, serious tones.

Some homeowners choose homes like the Winchester or the Caledon where a formal dining room adds an air of tradition to the home. Others are attracted to the more open-concept living, like the Pineridge, Ashton and Ambercroft, where the dining area is in the middle of all the action.

Many of us still picture a Norman Rockwell-like dining room: long, glossy wooden table surrounded with high backed chairs. The fine china and tall wine glass sparkle, the linen is soft, the chandelier bright. While some homeowners choose a formal dining room, today's designers are opting for a much more eclectic collection for the dining room.


Mixing and matching the furniture, using splashes of colour and texture to make the dining area interesting – there are no rules. The room should be comfortable and relaxing. You want to encourage people to linger at the table. Using hardwood, slate, tile or other hard surfaces helps with clean up! Inviting children to the table may mean a few spills. Using materials that are spill resistant lets you relax.

It's important that you draw realistic plans when you are designing your dining area. While the room might look plenty big in the design, make sure you take the measurements of your furniture and sketch them into the plan, ensuring that there is plenty of room to walk around your table. Adding buffet tables, side bars and cabinets often takes up more space than you expect. You will also want to consider the placement of your electrical outlets. Dining room furniture is large and does not easily lend itself to rearrangement.

Choose your foundational decorating pieces first: the flooring and dining room table and chairs. A dining room table that can

be expanded is an ideal choice for families that like to entertain. There are many different styles of chairs. While chairs with arms are comfortable, they may not be the right choice for smaller dining areas. The smaller pieces can be added later to accent the room. Choose a wall colour that enables flexibility to your accents. A simple colour may be the best choice, allowing you to choose dishes, glasses, linens and flowers to set the mood.

The lighting can be dramatic or subtle. You want it to be bright enough for your family and guests to enjoy their food. Installing a dimmer switch gives you the freedom of full lighting for full family events and soft lighting for romantic dinners with candlelight. Layering the lighting with pot lights and lamps can add to the overall mood of the room. The lighting fixture over the table is critical in setting the tone for your dining room. The choices are almost endless!

When designing your custom home, take time to consider your personal lifestyle. There is no "right" way for you to build. Your home should reflect your unique personality! 



# The Heart of Your Home

A fireplace holds the mystery of home. The crackle of the dancing flames seduce us into a world where dreams come true. On cold winter nights the fireplace draws us in, inviting us to curl up in its cozy warmth.

**Whether** you choose to install a wood, gas or a modern application of radium, you have unlimited opportunities to design a centerpiece that will celebrate your unique personality. More than that, modern fireplace designs are energy efficient, providing green alternatives to core heating.

When you are designing your home, think creatively, working together with your Royal Homes designer to create the ambiance you want. For instance, with a few design alterations, you can add a double-sided fireplace to the Royal Homes' Caledon model and share the romance and the family building between the master suite and the Great Room. The Ashton is an excellent example of the possibility of using a three-sided fireplace to separate the living room and den, changing both interior and exterior of your home, giving your custom-built home a personality that reflects your personal tastes.

When you visit our Design Centre in Wingham, you will experience the potential of outdoor living in the dramatic outdoor fireplace that extends your living space and creates a dramatic focal point for your patio. Inside, the traditional fireplace and mantle in the great room inspire the traditions of family and generations of conversation. The subtle addition of a contemporary fireplace in the master suite inspires romance and relaxation.

Our newest vacation model, situated at the Gravenhurst design centre, has a spectacular stone fireplace that enhances the warmth of this vacation home. Home builders wishing to extend that warmth to other sections of the home could work with our design team and add a two-sided fireplace in between the dinette and the sun porch. The fireplace would add atmosphere to the kitchen and the porch, making it the perfect family meeting spot. By installing a fireplace in the gorgeous master suite, parents are able to sneak a little time away! Adding a fireplace to your home invites conversation, relaxation



**The impact of your fireplace is only limited by your imagination. Unrestricted by size, placement or materials, you can work with Royal Homes to find a fireplace that will bring your home to life.**









## This is my house.



Mommy and Daddy have a soft bed and a gi-normous tub.  
My tub is littler, but that's because I'm littler.

I like the kitchen the best - because that's where the cookies are.  
Grandpa sits in the big chair by the fireplace to read me stories.

But most of all, I like my house because it's mine... it's the only  
one like it.

Visit a Royal Homes Model and Design Centre today  
[www.royalhomes.com](http://www.royalhomes.com)



Uniquely You