



STUART RILEY BESPOKE BUILDER



Contact us
stuartriley.ca
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905.484.0372



LUXURY HOMES



ABOUT US



our value proposition

STUART RILEY

Stuart has over 35 years' experience in the construction industry

- He was a partner in a top Oakville cabinet company before becoming a custom builder in the Oakville Burlington area.
- Stuart has had projects featured in various home construction/renovation shows as well as being apart of multiple commercials.

In 2016 he formed Stuart Riley Bespoke Builders with David Prince and together they built amazing custom homes that have achieved industry recognition.

- Their first home was awarded top design in 2018 by Hamilton Home Builders Association (HHBA)
- Stuart then built David a home on Lakeshore – in 2019 it was named a top five finalist in the Canadian Home Builders Association (CHBA) Homes of Distinction.
- David developed our unique tracking system that has evolved to provide a Budget tracker for clients which allows them to oversee the entire project with real-time access through Dropbox.

MADISON RILEY

Madison Riley joined Stuart in 2020 as a qualified Designer with her degree in Interior Design from Sheraton. Madison assists Stuart updating our unique tracking system, overseeing project costs, tendering new projects, ordering materials and keeping all projects organized and efficient. With her design knowledge Madison provides a unique perspective to the construction process with the ability to apply a creative direction to all our projects.

- Stuart manages the construction team and has built a network of quality contractors who share our companies principles: delivering quality at a competitive price.

Together - we bring Activity Knowledge, Knowhow, Value and most importantly, peace of mind to the entire process of building YOUR amazing Custom Home



Stuart immigrated from England where he was a quality craftsman. The term Bespoke originated in England when referring to men's tailored suits. Bespoke is synonymous with "made to order" or "tailored to suit". Stuart started out as a high end carpenter and cabinet maker where he would customize everything he did to suit his clients and exceed their expectations.

When starting to build custom homes this dedication to suiting the wants and needs of his clients remained embedded in Stuart's approach.

MEANING BEHIND BESPOKE BUILDER

tailored to suit your needs



THE PROCESS

1 Initial Consult

A Zoom or in person meeting to review your needs, project stage, how we can assist, work with, and get to know each other. We can provide past client testimonials and/or walk through one of our past or current builds.

2 Prelim Budget

Based off your architectural plans we can give an estimated budget on the project. This we can work together on to meet your desired budget and guide you on where to save without compromising any quality or resale value. We enjoy being part of the process and will always attempt to guide in the right direction.

3 Pre Build/Construction

Once engineering and permits are complete - SRBB will give you competitive pricing and an estimated completion time of your project. Working together we will lock in the pricing and start to pre order and schedule materials as well as skilled trades. You can be as involved as you desire in this process. Once the construction starts the high level tracking system with all pricing, pertinent project information, and scheduling will continuously be updated throughout. We are an open book with all information to ensure trust, transparency, and enjoyment through the entire project.

4 Completion

After construction is complete we will do walk throughs with the clients to ensure all deficiencies are taken care of and all final inspections are completed. SRBB carries a Tarion Warranty and we will always be there for you in the future with any questions, concerns or deficiencies that may arise.



FEATURE PROJECT



FEATURE SHEET

Lakeshore Show home

- ✓ **Award winning Modern Home***, completed in September 2018, over 8,000 Square feet on three levels, sat on .75 acres.
- ✓ **Main floor:** Living Room, Kitchen, Servery with pantry, Dining area; two-piece WC, Mud Room with built in closets.
- ✓ **Living room:** Italian stone fireplace wall, with Marquis grand fireplace with Hidden TV, walnut features



- ✓ **Kitchen:** Miele appliances, induction cooktop, with oven and dishwasher, Fridge Freezer, adjacent entertainment area with Bar fridge bar sink and boiler tap.
- ✓ **Servery:** Second Oven, Speed oven, warming draw, second Dishwasher, walk in panty, Washer & Dryer,
- ✓ **Cabinetry and Trim work:** Custom built cabinets and closets; modern baseboard and trim throughout - with solid doors and concealed hinges.

- ✓ **Caesarstone Countertops** throughout the home.
- ✓ **Windows & Doors:** Aluminum, with triple glazed windows & doors on the lakeside; Double glazed on the remainder of the home

Lower level: A family room with a wet bar and bar Fridge

- ✓ **Gym:** Glass walled, fully equipped
- ✓ **Wine cellar:** Temperature controlled, holds up to 1,200 bottles
- ✓ **Home Theatre:** 125" fixed screen, with Epson Pro-Cinema 4040 4K projector
- ✓ **Smart home:** the entire house is wired with an **ELAN smart system**, which is operated by iPad/iPhone or from a central system – lights; sound system; HDTV's in each Bedroom, Kitchen, Living room, Family room, Gym; TV in the Ensuite mirror, Home Theatre, Security system
- ✓ **Specialty light fixtures:** Entrance, Dining Room, Living Room, Kitchen, Wine Cellar, Garage, fans in each bedroom and upstairs patio
- *Awarded top Design over \$3M: 2019 Hamilton & Halton Home Builders Association. Canadian Home Builders Association Homes of Distinction 2019 top five Finalist in the Custom Home category over 5,000 square feet, the only Ontario Finalist.*

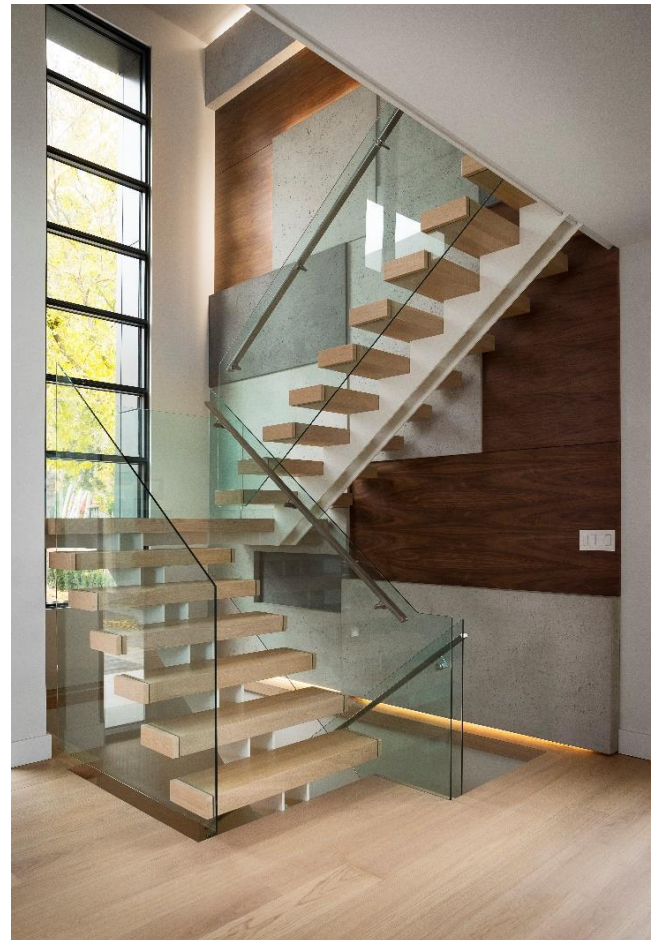


- ✓ **Upper level:** 4 bedrooms, each with built-in closets and bathrooms with Linear showers, the laundry is also located on the upper level.
- ✓ **Master and Ensuite:** With a walk out from the master to a patio with a Burnt ash floating floor with glass railings.
- ✓ **Power Blinds:** Hunter Douglas blinds across the Master and 2nd. Bedroom the Kitchen and living room
- ✓ **Soft close pocket doors:** bedrooms, en-suite's



- ✓ **En-Suite:** Award winning En-suite* Walk in Shower, Walnut wrapped tub, double vanity with TV in the mirror
*2019 Designers & Decorators Association top bathroom over \$30,000
- ✓ **Stairs:** Floating stairs with glass rails from lower to upper levels

- ✓ **Concrete features by DEKKO:** Backlit art Stairwall comprised of 3D concrete and walnut, central fireplace, floating hearth
- ✓ **Flooring:** Custom stained 7 1/2" x 3/4" long length oak laminate flooring, on all three levels, with custom flush mount vents, side entrance of LaRoche magnum tile.
- ✓ **HVAC Interior:** Radiant floors on all 3 levels, including snow melt on the outside patio and entrance; Two heating and two Air conditioning units. IBC High efficiency boiler, doubles as the pool heater in summer
HVAC: Heated garage floor, ice melt entrance and rear patio, High efficiency Humidifiers, High efficiency boiler that switches from ice melt/pool heater
- ✓ **Central VAC:** with in-wall units on all three levels
- ✓ **Electrical:** Fully integrated electrical system with smart switching, Power replacement – 22KW Generac Generator for complete independence.
- ✓ **Plumbing:** Linear drains in all showers, Instant hot water, Entertainment boiler tap, purified refrigerated water in the server, water softener, hot & cold hose in the garage, Brass rain water leaders where exiting onto first and ground floor. Lakeshore sewage system includes duplex pumps, exterior sewage ejector system.
- ✓ **Exterior:** Stone; Stucco and REYNOBOND Aluminum Composite Material (ACM) facias, walls with Thermally modified burnt ash features including the Garage door and soffits, main and side entrance doors, side door with fingerprint recognition



- ✓ **Structural:** Concrete foundations; steel work for cornerless windows; 2x6 framing with spray foam insulation, flat roofs with no eavestroughs, hidden downspouts with heat tracers to avoid ice back up.
- ✓ **Lakeside Patio:** Built in DCS 48" Barbecue and side burner and an Extractor fan, connects to the kitchen by four panel Bigfoot Sliding doors, radiant heaters and multiple fans and a 25-foot Phantom screen to allow you to enjoy the outdoors without distraction...
- ✓ **Inground Pool:** with full width steps in pebble sheen sierra black, and automatic safety cover. Includes floor suction cleaning system and Heat exchanger.



- ✓ **Garage:** Heated floors, floortex Polyaspartic floor coating; two tone slat walls, upper and lower steel Cabinets, with stainless steel countertops, Stainless sink with year-round hot & cold water and hose reel.
- ✓ **Fully Integrated Landscape Design** with **Natural stone steps** and accent rocks
- ✓ **Front Driveway:** Melville Plank Pavestone by Permacon
- ✓ **Smooth Concrete retaining walls**
- ✓ **Front Entrance:** Intercom, sliding power gate - wrapped in thermally modified burnt ash with Eramosa stone wall



- ✓ **Lit Stone driveway units:** Eramosa stone pillars with Limestone caps with LED lights
- ✓ **Front and Rear Irrigation System** and Exterior LED Lighting and Sound system
- ✓ **Exterior Pavilion:** – clad in (ACM)panels with burnt ash ceiling and Fan with a live green roof

***"Building Modern Homes is our passion –
Let us build one JUST for you"***

Stuart Riley Bespoke Builders





HIGH LEVEL TRACKING

we ensure an open book and open communication throughout your entire project. contact us to learn more about our custom system and how our clients easily can access all information and track the project with us!

The High Level Dashboard - Sourced from different worksheets in your Builder Budget. It provides a snapshot of the progress of your new home including PTD and balance. It includes monthly meeting dates, summary of the prior month activities and upcoming plans...

High Level Dashboard

*Tender Price is a combination of accepted quotes and Budget estimates and will adjust monthly

CONSTRUCTION	Budget	Tender Price*	HST	Total	% paid
Total project	-	-	-	-	
Construction PTD					#DIV/0!
Balance	-	-	-	-	
cross check					
MANAGEMENT	Budget	Tender Price*	HST	Total	% paid
12% on chargeable items	-	-	-	-	
9% PTD:					#DIV/0!
Balance:					
HOLD BACK					
cross check					
Construction + Management:	-	-	-	-	% paid
Paid to date:					#DIV/0!
Forecasted balance:					#DIV/0!
cross check					
Balance in account:				\$	% paid
Estimated Outstanding cost				\$	#DIV/0!
				\$	
Total BUILD estimate including MF & HST					
Current Estimated cost (actual+plan)					

EXTRAS THIS MONTH(not budgeted)

AMOUNT

MGT FEE

TOTAL

HST

TOTAL

1

2

3

4

5 TOTAL:

month2021

Monthly update meeting:
date: TBA
time: TBA
Review -
Previous month activities:
Stuart construction update
FORECASTED START-
COMPLETION -
Coming month activities
Budget and requirements

Comments:
Contact us with any
questions or concerns
Stuart: 905-484-0372
Madison: 289-775-2941

Project Name and Address

TAB	Account balance reconciliation		
	Includes HST & Mgt.Fee	Amount	Date
	Month end balance:		
	Deposit:		
	Starting Balance		

Tab #	GL codes	Line items
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Prelim Budget This is our first step for each line item	Tender price changes to approved quote by client. We always get 2 quotes
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INDUSTRY RECOGNITION

CITY LAKESHORE MODERN

- 2019 TOP 5 FINALIST – DETACHED HOME CUSTOM OVER 5,000 SQUARE FEET
- THE ONLY ONTARIO FINALIST IN THIS CATEGORY!



156 MARGUERITE LANE BURLINGTON

- 2016 - TOP DESIGN - HAMILTON & HALTON HOME BUILDERS ASSOCIATION



BURLINGTON BUILDER, STUART RILEY

Recognized as Finalist in 2019 Canadian Home Builders Association National Awards for Housing Excellence



There were over 700 entries coast to coast, and the Burlington home identified as *"City Lakeside Modern"* was selected in the top **FIVE** homes from across Canada in the Detached Home – Custom / Over 5,000 square feet category. Stuart Riley was the only Ontario builder in the finals for this category.

Burlington builder Stuart Riley has been selected as a finalist in the 2019 Canadian Home Builder Association (CHBA) National Awards for Housing Excellence.

"These finalists showcase the incredible innovation and creative design involved in building and renovating homes for a variety of price points" said CHBA CEO Kevin Lee.

Winners will be announced at the Awards Ceremony on May 10, 2019 at the CHBA National Conference in Niagara Falls, Ontario.

"City Lakeside Modern" was designed by Carrothers and Associates of Hamilton and Stuart collaborated with a team of over 50 local trades and companies to build this amazing home.

The home was built for Stuart's business Partner, and doubles as

a showhouse for prospective clients to see the features and benefits of a modern home.

The front entrance includes a solid burnt ash sliding gate that opens to a lit interlocking driveway and leads down to a 3 car garage also in solid burnt ash.

The rear of the home includes an upper level seating area off the master bedroom. The main floor walkout opens onto the pool which leads to a pergola with steps down to the lake. All combine to capitalize on the views of Niagara.

"We built it to show how modern homes can fit into their surroundings by integrating architecture with landscape design. Some modern homes can create feelings of coldness, but we aimed to build a feeling of intimacy and warmth into this 8,000 square foot home."

Our goal is to integrate architecture with landscape design.



TARION™

BUILDING CONFIDENCE



2397196 Ontario Inc.
has been a Registered Builder in Ontario since 2016

Registration Number 45106

In recognition, this document has been executed by
Tarion Warranty Corporation at Toronto, Ontario
on 02/18/2019

Howard A. Bogach

*President & Chief Executive Officer
Tarion Warranty Corporation*



Over the past 40 years, Tarion has provided new home warranty protection to more than two million Ontario homes. We serve new home buyers and new home owners by ensuring that one of their life's biggest investments is protected. Every new home and condominium unit purchased in the province is covered by a new home warranty. This warranty protection is provided by Ontario's builders and lasts up to seven years. It is backstopped by Tarion. Only registered builders are legally permitted to build new homes or condominiums in Ontario.

TESTIMONIALS

4035 LAKESHORE CHANDRA & MARTIN

After 17 years of living in our Burlington home it became very apparent that an extensive renovation was an inevitable journey we would take. We had an architect draw the vision and we proceeded to gather three quotes. The build was going to be a complex one as we were essentially removing and adding to the second level. The quote we were looking for needed to be well thought out, detailed and the builder needed to prove to us that they had a methodology in their quoting that assured us they would not exceed budget, Stuart did exactly that so off we went.

Shortly after making the decision we met Madison, Stuart's daughter. Madison explained her services in design and project coordination and we hired her. Boy are we glad we did! She became our coach, visionary and trusted design partner from beginning to end. Her keen eye for design, attention to detail through progress reports and her collaborative approach 24/7 made a huge positive impact on our experience.

Stuart is a professional, it quickly became apparent that he had done this before and we were in good hands. The build proceeded according to plan, the trades were excellent craftsman, courteous to us and our house. Stuart has complete control of all activities and he is always present and accessible, I can tell you this is important when your house is being torn apart!

At the end, we got exactly what we contracted on time and on budget. Stuart and Madison make a great team and we were so happy to have chosen them to renovate our home.

Oh did I mention they did this during a global pandemic? Remarkable really...

Congrats Stuart Riley Bespoke Builders and Madison of course! We can't wait to start phase 2 with our trusted building partners.

Many thanks
Chandra and Martin"

DOMENIC & TRICIA

"We hired Stuart as our Project Manager for our complete home renovation which started in November 2018 and ended in May 2019. We renovated the exterior, added an addition and restructured all 3 floors (including relocation of the kitchen, laundry room and the addition of plumbing to the basement). When we met Stuart, we immediately knew that we would hire him as he was extremely easy to communicate with and understood the scope of our project and that many decisions would be made in real time due to the nature of a renovation. Stuart was always available for any questions and concerns we had. He was timely when bringing the other trades on the job and gave us ample notice to ensure that we would be ready for them on our end. The invoices from trades were straightforward and transparent and we never questioned where funds were allocated. Furthermore, he had excellent relationships with the trades people and they always showed up when expected. Lastly, Stuart's knowledge of building practices was extensive and he was able to offer solutions that kept in mind safety, cost and esthetic. We would definitely hire Stuart again. He proved to be a competent, trustworthy and efficient PM. Our Lorne Park home feels cohesive and looks like a brand-new home and we receive many compliments from friends and family on the quality of the workmanship throughout".

= Domenic and Tricia





TAILORED TO SUIT



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STUARTRILEY.CA

