

# NEW HOMES BUYERS GUIDE

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# NEW HOMES

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## Projecting the Past into the Future

The renovation of an old church combined with a mix of Canadian and Scottish history is the inspiration for a unique "settlement" community in Acton.

When complete in about two years, the Village of Bannockburn, at Highway 7 just west of the Fourth Line will conjure images of a mid-19th century Ontario village.

The project will consist of 17 contemporary homes with exteriors resembling historic structures. There will be 14 houses in four farmhouse models, with the remaining three designed as a town hall, church and school.

"It will be the village that never was," says builder Peter Zions of Peter Zions Construction and Pat Stuart Developments.

Early Scottish settlers named the area Bannockburn after the famous battle of 1314 where the Scots under Robert the Bruce defeated the invading English.

"But there was never a village there, just a school," explains Zions.

The builder is a life-long Acton resident who learned the

home-building business from his father.

He started his own company in 1984 and then a few years ago teamed up with accountant Steven Taylor to expand its operations.

It now has 26 staff members and received the 1999 Business of the Year Award from the Halton Hills Chamber of Commerce.

Bannockburn is the most recent project of the Acton-based firm, which specializes in high-end custom home and renovation projects, as well as some larger new home subdivisions.

One of those projects was the 91-lot West Meadow Village in another part of Acton. The catalyst for this particular development was the renovation last year of an old Presbyterian Church, not far from Grand Valley, into an open-concept home. Before the project started the building didn't have any running water and the only wash-room facility was an outhouse.

"I could see the demand by many people who want to live in a new space that is moored in history," says Zions.

Planning for Bannockburn began in earnest shortly afterward and earlier this summer



The Bannockburn School class of 1937-38 consisted of (back from from left) Jack Gordon, Harold Rozell, Mac Sprowl, Wilson Gordon, Norman McDonald, Lois Watson, Leola Denny and teacher Ruth Stitt. (Front from left) Laurence Anthony, Calvin Sprowl, Fred Sagaski, Helen Sprowl and Eleanor Anthony. The field behind the children is the actual site.

Submitted photo

the site was officially opened.

The piped-in ceremony included representatives of original farm families who still live or near the area. One of those guests was Clark Somerville whose family once owned the property. The four farmhouse models—Somerville, Mann, Gordon and Coles—are named after those families.

The Mann model has particular significance, as it is a replica of Zions' previous restoration of an historic century house in Acton that had been damaged by fire. More than 1,000 toured the restored home before it was sold.

What will make Bannock-

burn a village-like community are the plans for the town hall, church and school.

Three lots have been specifically designated for those homes and all three will follow the traditional design of a rectangular main structure with a narrow front and large central doors. There will also be attached board-and-batten carriage houses meant to resemble a later addition. But each home will have distinctive external features: the town hall will feature a clock; the church, a spire with a bell; and the school, a bell tower.

Features common to all the homes are verandas, large coun-

try kitchens, front parlours and attached coach house garages with optional lofts. The homes come in 1 1/2 and two-storey elevations and there is some flexibility in the floor plan.

Prices of the homes start at \$339,900.

For more information, visit the sales office on the north side of Highway 7, about a kilometre east of downtown Acton. Site office hours are Thursday and Friday from 5 to 9 p.m. and Saturday and Sunday from 10 a.m. to 5 p.m. Or call sales representatives Michelle Lockwood and Elizabeth Doell at (905) 877-5165.



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**ELIZABETH DOELL**  
 Sales Representative  
 E-mail: [edoell@trebnet.com](mailto:edoell@trebnet.com)  
 905-877-5165



**Johnson Associates**  
 HALTON LTD., REALTOR

**MICHELLE LOCKWOOD**  
 Sales Representative  
 E-mail me at: [mlockwood@trebnet.com](mailto:mlockwood@trebnet.com)  
 905-877-5165

