



Our Story

We lived in Regina most of our lives, married young, had two children, started businesses of our own, one of which we ran for over 30 years. Our lives were hectic, to say the least, with two shops to run and two daughters with school and sports activities, we were always on the go! The view out our window was of our neighbour's house...we needed a change of scenery!

We found a waterfront "fixer upper" cabin on Katepwa Lake, which I slowly renovated, learning carpentry as I went, with the help of my friend and neighbour, turning it into a year-round home, with a newly added living room addition which has stunning lake views. Next, I designed and built a boat house with a guest house on top and a deck right out over the waterfront. I did most of the work myself on this build (with guidance from my friend) from plumbing and electrical to framing, drywall and even the roofing! It turned out great and is usable all year round! You can enjoy the water all summer or ice skate all winter then warm up with hot chocolate in front of the fireplace afterwards! What a great lifestyle we found here!

Now that the cottage and boat/guest house was completed, I was looking to buy some land to move older homes onto so I could renovate them and "flip" them, like I did when I bought and sold cars in the city. We had an opportunity to buy 60 acres of scrub brush hillside, which had been on the market for quite some time, but nobody had seemed interested in purchasing. It was located conveniently across the road from our home on the water, so we took the plunge and bought it. We had constantly walked in that area, even before we purchased it and had thought what a great place to build a new home, never dreaming we would own it one day! The more familiar we became with the hillside the more I could see how a whole subdivision would be a natural fit here. I could see that each lot would have it's own, unique and fabulous view that others would also enjoy! We submitted several lot designs to the surveyor and after some consultation with him, we had our first phase of 31 lots designed in 2007, with a second phase of 25 lots to follow at a later date.

I had always said that "if we can get people to see this view from a living room, they'd fall in love with just like we did!" Well that's exactly how it happened! We built our first showhome in 2010 and were still in the process of hanging the drywall, when some wonderful folks from Regina came and stood in the living room, saw the view they would have from that vantage point and promptly bought the place! The timing was perfect as they could then choose all the finishes like paint colours, flooring, cabinets etc. It worked out great, as they are more than just our neighbours...they have become our friends, as have all the nice people who live here!

Our next project was actually to build two homes at once, utilizing the trades more efficiently as the builds were across the road from each other. One was a "spec" home for a lady from the city and the other was one of my own designs that I had sketched out on graph paper then had taken to a cad designer for blueprints. I wanted to build something in a "modern, contemporary" style, like the homes they have in the Los Angeles area. We built "Malibu One" on a so called

"back lot" in order to show that you could have a beautiful view, even from the lots in the back row. It turned out fantastic! The view from the upper deck is 360 degrees for as far as the eye can see! Just gorgeous! We installed a soft water pool, with a slide for the kids, which has exceeded my expectations for enjoyment while being so easy to maintain at the same time! Since the home didn't sell while under construction, this time we sold our waterfront home and used the funds to complete the show home as it looked in the artist's rendering, which I had commissioned while designing it.

We decided the yard needed to be finished nicely as well so as to appeal to the broadest range of clients. Sometimes, people have a difficult time imagining how a home will look when completed so we finished everything as an example of what could be done. Zeriscaping the yard was a challenge. With large boulders to place and making slate stone patios flow with the elevation changes, to reduce the number of steps in the pool area! We even utilized synthetic lawn for the kids badminton zone. With a separate fire pit patio, and a covered lower patio for the hot tub splash zone, it is all a very usable, space to relax and enjoy the family!

We love living here...it is the perfect balance of country/lake living but still close enough to all amenities with only an hour to drive to the city. We love riding our quads or snowmobiles from here, using the myriad of trails and backroads, or just going on a nature hike, feeding the birds and squirrels. Activities are endless here, from winter tobogganing at midnight under a full moon to summer star gazing while floating in the pool. From hot chocolate with marshmallows while skating to cold drinks with little umbrellas while lounging at the pool! From brilliant greens of spring to the explosion of red, orange and yellows in autumn, every season is a holiday here!

As for amenities, we live in one of the most beautiful resort areas in the province that has the only free entry provincial park with a beach, volleyball, kids play structures and swings, lawned and treed picnic areas with bbq's and tables, all groomed by park staff. It has a two laned boat launch right there as well as the hotel, bar and grill, Sandpiper's restaurant (which was written up in "Where to eat in Canada '07'08), Rocco's snack bar, ice cream shop, store and gas, as well as Sundae's log cabin rentals. There are paddle boat, kayak, and canoe rentals on the lake as well as a wakeboard school, two golf courses (one championship caliber, one family par three type and a driving range) overlooking the lake and two more nice ones in the nearby towns, Breeze Park with it's wide open spaces for family football, soccer or wiffle ball games or just flying kites, frisbee or playing with the dog. There are more play structures and swings there as well as a tennis, badminton, basketball court with another beach volleyball court beside it and a future community garden just S/W of that. Just a few minutes away, there is Ravine Adventures, a year round activity park for the adventurous, horseback riding in great scenery at Valley View Guest Ranch, lots of quad/snowmobile trails, hiking trails, walking paths (the Trans Canada trail runs through) and an RV park for when your relatives show up in their big motorhomes or trailers. In 15 minutes you can be in Indian Head or Fort Qu'Appelle where there are assorted museums, stores, fast food restaurants or full service ones, shopping, banking, sports of all kinds to play or spectate, hospitals, repair garages, an old time movie theatre, hardware/lumber suppliers, groceries, and Mission Ridge Ski Hill where you can get ski lessons or snowboard.

There are so many things to do and see that it's almost impossible to list them all. I haven't even mentioned the boating, fishing, water skiing, wakeboarding, tubing, sailing or swimming! Access to our development is easy on paved highways right up to Berry Hills Road...it only takes about an hour to get here from the city but it seems we are a world away.

In conclusion we'd like to say that we are ideally located, just minutes from anything you could want to see or do in a Saskatchewan resort area, just far enough from the city for an easy commute to relaxing, natural beauty with plenty of family activities What could be better than that? Everyone we talk to, just loves it here and so do we. We've lived here for 24 years and it never gets old!

Warmest regards,

Diane and Ron Weibel, Berry Hills Developments
Katepwa Lake, Sask. Photos available @ berryhillsestates.ca