



## About Us

RS Homes is the leading luxury custom home builder in Toronto and the Greater Toronto Area. If you're looking to build or renovate a home of the highest quality, then you've come to the right place.

With over 30 years of experience, RS Homes is exceptionally capable of, and committed to, meeting your every need. Our fully managed services and signature design-build process will provide you with key advantages that other builders simply can't offer.

### Considering a New Home?

Whether you're moving from a different country, a different city, or just down the street, we want to be your partner in this next chapter of your life. That's because we know that moving to a new place can be exciting, but also very challenging. Our CEO, Ramtin Sotoadeh, P.Eng., clearly remembers arriving in Canada over 39 years ago. Although it wasn't easy, today he's proud of the family he has nurtured here, and the business he fostered from modest beginnings. Throughout his journey, Ramtin has found meaning and passion in helping others realize their own imaginings – of owning a home, and living a healthy and prosperous life.

A place to call home, a place for your family grow in harmony, a place to want to go back to.



RS HOMES

Build with vision!



# Our Mission

In 2011 we at RS Homes built a new brand-name presence called studio 282: an upscale studio in downtown Toronto designed to enhance our customer services.

Our mission is to offer the best customer care possible in order to leave a lasting impression on our customers. With that in mind, our improved business philosophy means providing complementary resources and committing to serve your every need.

Our studio 282 is represented by a team of talented architects and designers, a knowledgeable and reliable management team, and a host of high quality suppliers such as Pella Window, Architronics, Clave Christian, Avante Security, Canaroma and Ciot, among others.

We build incomparable levels of comfort, quality and luxury. We do this by listening and working closely with you every step of the way, from design development through to the actual construction phase and completion. RS Homes' product range includes design resources, new home construction, complete home renovation, kitchen & bath remodelling and additions. For the clients who look for quality improvement, from our vast repertoire we offer new façades retrofit, windows, doors, roof replacements and landscaping.

RS Homes' unique expertise in manipulating and building new home façades, as well as our experience at home enhancing that utilizes pioneering detailing, gives homeowners a remarkable home with extraordinary beauty, style, class and investment value.

RS Homes's proposal package contains comprehensive measures to help you feel safer at home. Whether you are building a new home or renovating an existing one, our monitoring systems include state-of-the-art home automation and security technology. These systems will fully empower, manage and secure your home environment outside any boundary, 24 hours a day, 7 days a week. There is no other builder today that will match this service.

Over the years, RS Homes has been fortunate and proud to receive the distinguished BILD Association Award for "Best Custom Home and Best Renovation" several times. This is indeed a significant recognition of our accomplishments over thirty years of determination, ambitious and hard work, as well as facing numerous challenges that have only encouraged us to strive for a better tomorrow.

I conclude with a personal pledge that regardless of the type and the size of the project, time of day or day of the week, you are always welcome to contact me directly to talk about your needs and requirements, as well as your investment decisions. I am confident that RS Homes can help you.



Ramtin Sotoadeh, P. Eng.  
President & CEO

RS Homes



# Our Awards

The delight of our clients and the knowledge that we've maintained our commitment to quality are the greatest rewards we could ask for. Having said that, we've been fortunate to have received several industry accolades recognizing our work.



## BEST CUSTOM HOUSE Fifeshire

This home exudes luxury and elegance from its unique roof line to the stately open concept kitchen.

- Magnificent interior design work
- Colours chosen worked wonders
- Exterior Stone and Precast
- Spacious Rooms
- Regal staircase with wrought iron handrail
- Inlaid marble floor
- Gorgeous trim work, coffered ceilings, wainscoting
- Ornate mantels
- Rich hardwood floors



## BEST CUSTOM HOUSE Chateau Bellagio

Chateau Bellagio is a commanding presence. This beautiful 9,000 square-foot custom home is situated on a stunning five-acre lot, complete with rolling hills, native trees, spacious open lawns, and carefully planned gardens. We worked with the owners to design a country estate worthy of these exquisite surroundings.

- Bold Architectural style
- Carefully designed site plan
- Emphasis on beauty in a natural setting
- Grand entry gate frames
- Circular stone driveway
- Water features
- Stone terrace
- Luxurious interior finishes
- Grand open concept



## BEST RENOVATION \$300,000 OR MORE Dewbourne

When the owners describe the renovation process as “watching magic,” a “first-class production,” and “creativity and design excellence,” we are both humbled and thrilled. We worked with them to transform their foreboding, dark home into a bright space filled with energy and character. Extensive exterior remodelling included a stone gable finish around the front windows, natural stone installations, and numerous upgrades to improve energy efficiency.



## BEST UNDER \$75,000 RENOVATION Ringwood

A 1960's home with a classic style and an elegant, contemporary finish.

- Two inches of styrofoam insulation
- Covered Porch
- Upper Gable and second story windows
- Contemporary light sconces
- Copper overhangs for the bay windows
- Elegant decorative door hardware



## BEST RENOVATION UNDER \$75,000 Hunters Glen

Exterior remodelling is a great way to revitalize a home. For the Hunters Glen project, we created notable variation in the roof line, and used hand-cut natural stone, stucco, copper sheathing and iron railings to enhance the beauty inherent in the existing architecture.

## OTHER NOTABLE RECOGNITION

**Finalist:** Best Custom Home Builder 2006

**Finalist:** Best Renovation Over \$30,000 (BILD)



## PMH FOUNDATION LIFESTYLES LOTTERY PRIZE - 320 Falconwood

For one of our homes to be chosen as the top prize for the Princess Margaret Lottery was a real honour. One of five homes within the Falconwood development in Aurora, this project features a timeless presence: the powerful front facade blends natural stone, stucco and a cedar-shingle mansard roof, commanding your attention. Upon entering, a two-story foyer welcomes and embraces you. Home at last!

**2015 Award:** Best Renovation Under \$75,000 (BILD)

**2015 Award:** Best Renovation Under \$75,000 (BILD)





# Our Services

RS HOMES

## CUSTOM HOMES



RS Homes designs and builds unique luxury properties in a broad range of traditional, transitional and modern styles, with sizes ranging from 2,800 to over 12,000 square feet. Our fully managed services integrate all the elements of a new home build including: real estate, architecture, engineering, interior design, permitting, demolition, and construction, are all available through a single point of contact, simplifying the process of building your dream home.

## RENOVATIONS AND EXTERIOR REMODELLING



While many older homes look and feel worn out, they often have enormous hidden potential. RS Homes specializes in finding creative ways to build on what you have. We will assess your property's condition, and its current and potential market value. Through this process, we identify the best solutions to meet your needs while also leveraging your investment.

## GENERAL CONTRACTORS



When hiring a General Contractor, most people have three main criteria: quality, cost, and schedule. Finding a GC who can deliver on these is not easy. The good news is, you already have – welcome to RS Homes. As a leading General Contractor in Toronto and the GTA, we have the knowledge, experience and relationships to deliver superb work, on time and at a fair price.

## LUXURY HOMES



While the luxury homes we build are as unique as the people who live in them, they all have one thing in common: they reflect our meticulous attention to detail, and our commitment to quality craftsmanship, with results that you simply won't find in other homes. From fully equipped kitchens and elegant ensuites to stylish and functional home offices, every last detail of your home will be designed and constructed to your exacting taste by the best architects, designers and trades in the business.



# Our Advantage

At RS Homes, we understand the true value of your home. It's not just a shelter. It's a place for gathering, growing and learning, for sharing the most intimate moments and the biggest celebrations in your life.

It's a physical, lasting legacy of your love, warmth, and success.

It's the place you feel most comfortable, because It's a reflection of you.



## FULLY MANAGED SERVICE

Our unique suite of fully managed services includes: real estate, land development, planning, design, permitting, demolition and construction. This way, all the information you need is available in one place. Don't fret over who to call when you can relax with the knowledge that you're in expert hands.



## DESIGN WITH VISION

We'll work with you as an advisor, applying our creative vision to your needs, dreams and lifestyle. Together we will create a beautiful home where form and function meet elegance and luxury.



## COMPREHENSIVE EXPERIENCE

RS Homes has more than 30 years of experience designing and building custom homes in Toronto and the GTA. We have long-standing relationships with top tier architects, engineers, designers and artisan trades. Our meticulous project management is backed by unparalleled customer service and a dedication to building excellence. You can trust RS Homes to carry you from the first blueprints to your move-in day.



## FAMILY VALUES

When you choose to work with RS Homes, what you get is much more than a conventional client-builder relationship. It's a true partnership - one that will bring us both success. With this in mind, we treat your home as we would treat our own. We are passionate about making sure that every nail, every fixture, and every brick is expertly designed and perfectly placed. And we'll share as much information as possible throughout our collaboration, so you'll know your new home as though you'd lived in it for years.



## TECHNOLOGY

We use cutting-edge technology to provide you with the most seamless design-build experience in the industry. During the design stage, we provide 3D renderings so you'll know what to expect before a shovel ever hits the ground. Once the project is underway, you'll receive real-time updates on your new home through our web-based portal, accessible by smart phone, tablet or computer. Want to see who's on-site, share photos with friends and family, or make a quick change order? With RS Homes, it's as easy as signing into your email.



# Our Process

## PHASE ONE - Getting to know you

- Initial consultations on your wish list: needs, goals, time-line and budget
- Review our portfolio including projects similar to yours
- If you already own property: assess site conditions
- If you need property: identify desired lot size, location etc.: find and purchase a suitable property

## PHASE TWO - Design Proposal

- Present and review a draft design proposal (scope of work, terms, conditions and payment schedule)
- Revise the proposal as needed for your approval
- Contact referrals, visit previous projects
- Present final proposal

## PHASE THREE - Planning, Design & Permitting

- Planning Review: confirm factors affecting design and development (Municipal by-laws, easements, rights of way, local conservation and heritage etc.)
- Conceptual Design: create multiple versions of floor plans and elevations
- Concept Review: by architect, interior designer and engineers
- Create project estimate and schedule based on approved concept
- Concept Revision: as required for your approval
- Schematic Design: create construction drawings based on approved concept (includes all material required for permit)

## PHASE FOUR - Construction Contract

- Present construction contract (scope of work, exterior and interior finishes, fees, cash allowances, payment schedule, project schedule and resources)
- Revise the contract as needed to obtain your approval
- Apply for permits (demolition, tree removal, construction, mechanical, plumbing)
- Establish subcontracts and comprehensive project schedule

## PHASE FIVE - Construction

- Prepare the site (e.g. fence, tree protection, drainage control)
- Demolish existing structure (if any)
- Excavate, pour footings and foundation, install water protection, backfill
- Shell: install framing, roofing, barriers, exterior cladding, windows and doors: electrical, mechanical and plumbing systems: insulation and drywall
- Interior finishing: install interior partitions, flooring, cabinetry, lighting and plumbing fixtures, trim and paint throughout
- Construction is monitored regularly, and approved at key stages by Municipal Inspectors

## PHASE SIX - The Finished Product

- Clean the site including removal of any dirt and construction debris
- Conduct a final walk-through and inspection
- Receive your keys, homeowner guide and warranty
- Move-in!







DESIGN BUILD CUSTOM HOMES

# Design & Build



RS HOMES



# 18 Doncrest

The RS Homes Team was able to complete everything that was asked of them with this high-level building project on task and on time, while still paying attention to upholding very high-standards of project management, building construction, award-winning craftsmanship and interior and exterior detail. The end results clearly speak for them self.

## HOME SPECS

**Square Feet:** 10,000  
**Bedrooms:** 7  
**Bathrooms:** 10

## HIGHLIGHTS

Natural Limestone  
Front Exterior Elevation  
measured in scope and  
cut by laser cut jet.





RS HOMES



# 16 Awesome

7300 sq. ft. home set in the Magna Golf Course area. French Chateau style. Indiana Lime Stone Façade. Solid wood doors on 4 car garage. 12 ft. high natural stone entryway. Galvanized steel fence with stone posts. Galvanized Steel coach lights. Swimming pool.

## HOME SPECS

**Square Feet:** 7300  
**Bedrooms:** 4  
**Bathrooms:** 6

## HIGHLIGHTS

Need highlight copy here.





RS HOMES



# Chateau Royale

This attractive 6,700 square foot “French Provincial-Style” home commands admiration with beauty and opulence, and yet is practical and efficient. A multi-arched front porch with a heavy, wood door shelters guests. A stunning, central foyer with a large skylight and south facing windows illuminate the cherry panelled library and living room. The “open” first floor feels vast with the kitchen, dining and family room merging across the house.

## HOME SPECS

**Square Feet:** 6700  
**Bedrooms:** 5  
**Bathrooms:** 6

## AWARDS

**2008 BILD Award:**

Finalist for Best Custom Home







# Chateau Provence

This French Chateau-style country home was designed to suit a perplexing shaped lot. The grand façade projects sophistication with graceful and elegant style. An imposing mansard roof keeps the profile low. The home features two floors, 5,000 square feet of living space with an open interior and custom kitchen - impressive! Function and beauty combined to please the imagination with this home.

## HOME SPECS

**Square Feet:** 5000  
**Bedrooms:** 0  
**Bathrooms:** 0

## AWARDS

**2011 BILD Award:**  
Nominated for Best  
Custom home





RS HOMES

LOW RES

# Chateau Bellagio

This chateau received BILD's "Best Custom Home Award" for 2008. Natural stone and brick give contrasting exterior beauty. A prominent stairway leads into an elegant central foyer. The central "Great Room" is bathed by sunlight from a window wall. Four bedrooms with ensuite, office, a basement sauna, theatre, party room and bar serve to make this residence a joy!

## HOME SPECS

**Square Feet:** 8000  
**Bedrooms:** 6  
**Bathrooms:** 7

## AWARDS

**2008 BILD Award:**  
Best Custom Home







RS HOMES

# Chateau Versailles

This 10,000 square foot masterpiece is visually stunning, and reminiscent of European manors with its imposing natural stone and copper accents! The interior features a custom-crafted, cherry-wood, panelled-library with coffered ceilings. The magnificent staircase is wide, sweeping, and thrilling with a gorgeous, circular domed-skylight!

## HOME SPECS

**Square Feet:** 10000  
**Bedrooms:** 6  
**Bathrooms:** 7

## AWARDS

**2009 BILD Award:**  
Best Custom Home  
**2009 OHBA Award:**  
Best Custom Home





RS HOMES



# Chateau Elysees

Eminent, striking, distinctive but also radiating strength and timeless presence, this home welcomes you in a grand fashion! A powerful front facade with a lighter blend of natural stone and stucco and a cedar-shingle mansard roof command your attention and focus. Upon entrance, a two-story foyer welcomes and embraces you. Home at last!

## HOME SPECS

**Square Feet:** 6500  
**Bedrooms:** 5  
**Bathrooms:** 6

## AWARDS

2006 Princess Margaret Hospital Foundation Lifestyles Lottery Prize





RS HOMES



# Chateau Frontenac

In this 3000 sq. ft . custom home we addressed lifestyle, logistics, and investment considerations for a young family. A massive foyer, oak-iron stairs, large family room, double-sided gas fireplace and high ceilings highlight the first floor. The second floor luxuries include an ensuite, walk-in closet, and laundry. Exterior details include aged redbrick, classy stonework, and dark metal accents.

## HOME SPECS

**Square Feet:** 3000  
**Bedrooms:** 0  
**Bathrooms:** 0

## AWARDS

**2011 BILD Award:**  
Finalist for  
Best Custom home







RS HOMES

# Glengarry

One of our latest and most captivating design-builds, Glengarry, found in Ledbury Park, features a classic exterior finished in stone and brick, accented with leaded copper flashing. Inside, 10-foot ceilings soar and house spacious, well-designed rooms, large walk-in closets, and a 7-piece ensuite.

## HOME SPECS

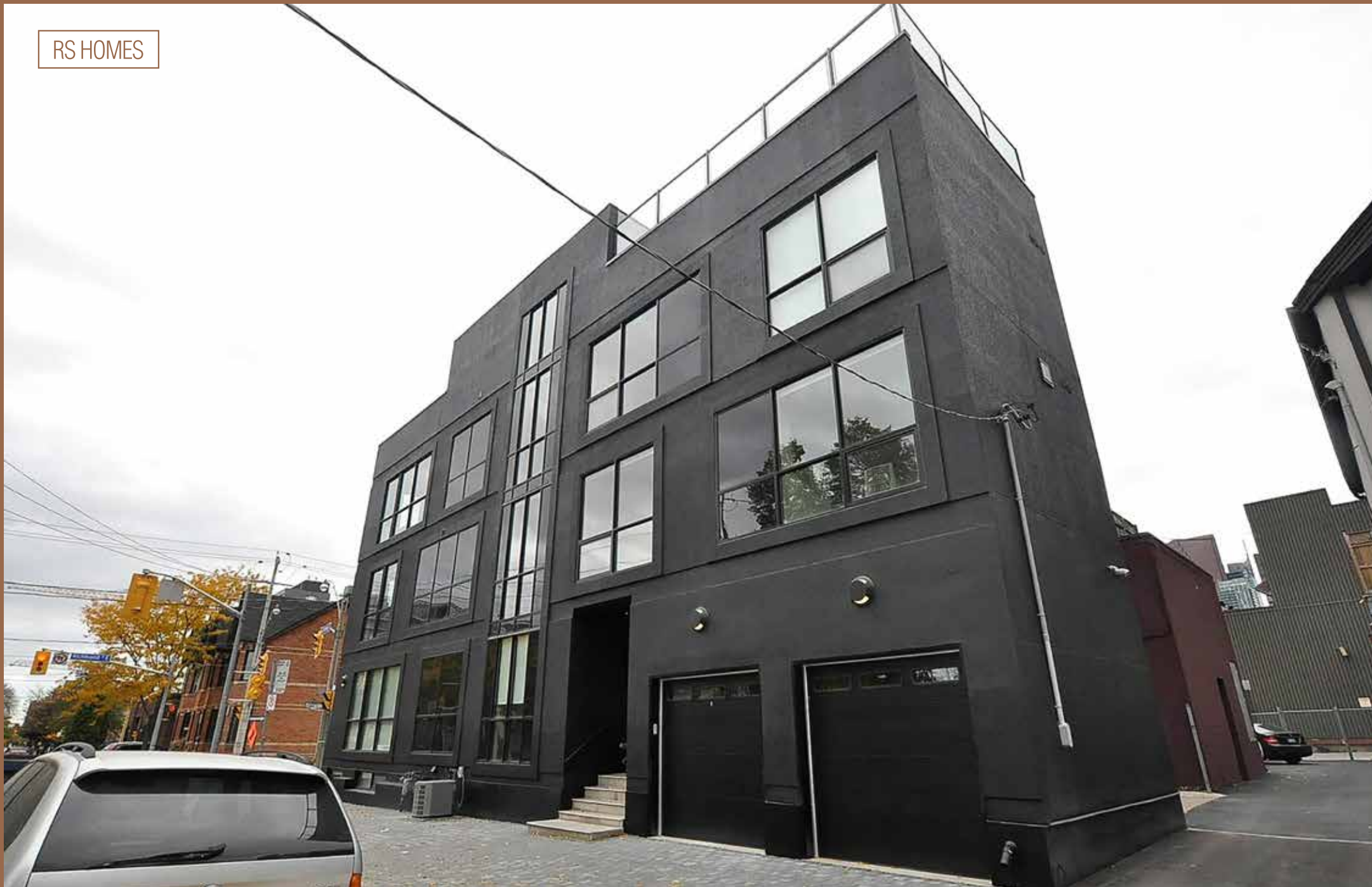
**Year Built:** 2014  
**Feet:** 2800  
**Bedrooms:** 4  
**Bathrooms:** 5

## HIGHLIGHTS

LED house-wide lighting,  
high-end appliances,  
marble countertops







# Richmond

Originally a dilapidated, two-storey semi in downtown Toronto, under the guidance of RS Homes, this renovated home is now a jewel on Richmond Street- and a classic example of RS Homes' diverse capabilities. This home features modern architecture including exquisite interior finishing, a rooftop swimming pool, spa, and gazebo, and two added storeys.

## HOME SPECS

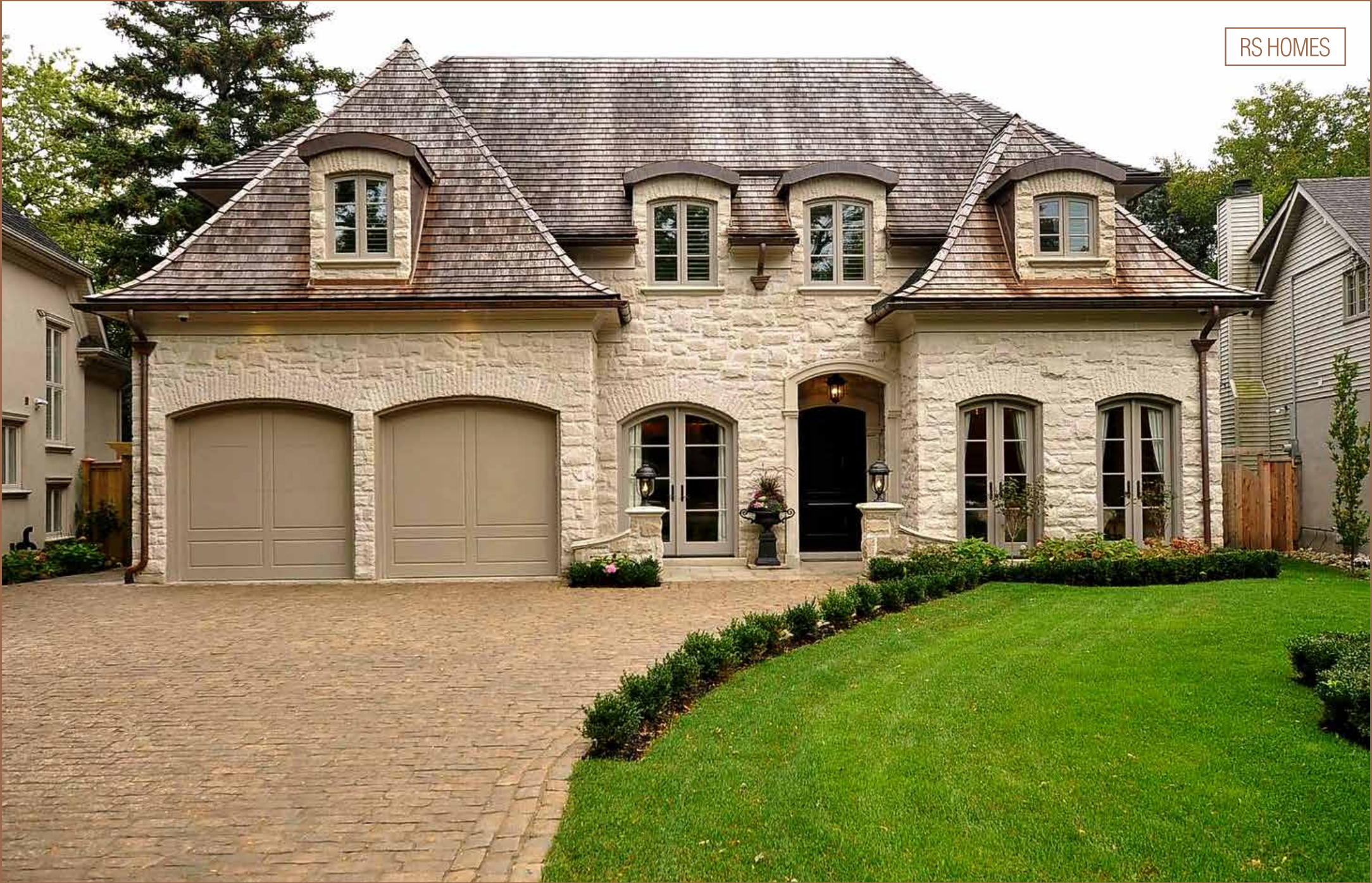
**Year Built:** 2014  
**Feet:** 3000  
**Bedrooms:** 4+1  
**Bathrooms:** 6

## HIGHLIGHTS

10-foot high ceilings, full height windows, Sleek Modern Design, Three Storeys Plus Rooftop Pool and Gazebo, Built to Property Lines, Two Car Garage in Downtown Toronto







RS HOMES

## Edge Valley

Imagine a home that is comfortable yet regal, functional yet stylish. We built Edgevalley home to our clients' every specification, including cedar shake shingles, copper eaves, downspouts, and awnings, high coffered ceilings, a standalone tub, a modern kitchen with an island, and master en suite with precision tile work and his and hers vanities. We're proud of the design and craftsmanship that made this detached home possible.

### HOME SPECS

**Year Built:** 2014  
**Feet:** 4900  
**Bedrooms:** 3+1  
**Bathrooms:** 6

### HIGHLIGHTS

Stunning Indiana Limestone exterior, 11-12 foot main floor ceilings, natural marble and hardwood flooring, custom cabinetry, covered patio with fireplace and TV, 3-story elevator, wood-paneled study







# Renovations

RENOVATIONS AND EXTERIOR MODELLING





# Steeplechase

This grand country home needed various exterior upgrades for a brighter curb appeal. The challenge: large surface elevations with considerable architectural variety and detail. Attractive enhancements were added, such as fresh light-coloured stucco, metal soffits, fascia and eaves, “natural” stone, and solid walnut garage doors.

## HOME SPECS

**Square Feet:** 5600 total  
2600 addition  
**Bedrooms:** 6  
**Bathrooms:** 7

## AWARDS

**2008 BILD Award:**  
Finalist for Best  
Custom Home







RS HOMES

# Chateau Shyras

Creative design produced spectacular interior/exterior changes for a 25-year-old Tudor home! A gable, eyebrows, and natural stone were added and the brick was resurfaced with insulation and stucco. A huge new wood deck with gazebo created a super entertainment and relaxation centre. A fabulous central kitchen was custom designed and installed and the family room received a new precast-fireplace-mantle. A co-operative client-builder relationship produced a winner!

## HOME SPECS

**Square Feet:** 5000  
**Bedrooms:** 6  
**Bathrooms:** 6

## AWARDS

**2009 BILD Award:**  
Best Renovation







# Chateau Ourumus

This 30-year-old home cried for an artistic, fresh look! By adding a tall gable front, stylish eyebrows, imposing entrance porch, and attractive structural columns, this home now exudes beauty. The applied stucco protects and adds colour. The warm, natural stone exudes richness, class, and texture.

## HOME SPECS

**Square Feet:** 4000  
**Bedrooms:** 5  
**Bathrooms:** 5

## AWARDS

**2009 BILD Award:**  
 Best Renovation







# Chateau Marseilles

This pleasant home almost doubled in living space with a large second floor and rear addition. It was modernized with many windows, a new roof profile, shingles, precast window mouldings, corner detailing, and stucco. A new stylish front porch was added, and inside, the home was revamped throughout including the crowning glory of an outstanding open kitchen.

## HOME SPECS

**Square Feet:** 4000  
**Bedrooms:** 5  
**Bathrooms:** 5

## AWARDS

**2011 BILD Award:**  
Nominated for  
Best Renovation







RS HOMES



## Chateau Bordeaux

This solid bungalow had a small kitchen and lacked an adequate entrance, closets and space. Our design solution: an attractive, open, "cathedral-style" addition with steps, porch and stylish door. Inside, the dining/living room adjoins a glamorous, light, custom kitchen with a gorgeous island. Hardwood flooring, efficient windows, lighting, insulation, exterior brick/ stonework, chimney facing, pavement, eavestroughs and soffits accentuate this home.

### AWARDS

**2011 BILD Award:**  
Finalist for  
Best Renovation







# Chateau Venetian

This 1980's-built-home needed polishing to reinforce the character and appeal. To make the front door more prominent, an extended, stylish porch was erected. Natural stone was applied for texture and beauty. Copper fascia, new eaves, and a cornice return were added to the gable. To highlight the new windows, precast mouldings were inserted. The bay windows received copper sheathing and the roof was given new shingles. Attractive, beautiful, lower-wall stonework completed the grandeur!

**AWARDS**  
2011 BILD Award:  
Nominated for  
Best Renovation







# Commercial

DESIGN

BUILD • PROJECT MANAGEMENT







# LSI Engineering

For over 30 years, our sister company, LSI Engineering has been providing the Greater Toronto Area with superior construction project management, design- and bid-build, and private investment and partnership opportunities. With a proven track record and a lengthy list of satisfied clients, our reputation is built upon the impeccable quality of our products and services, and our consistency in delivering projects on-time and on-budget.

With each new project, the LSI team sees an opportunity to develop lasting relationships and improve upon our own performance standards. As a turn-key provider, we are fully committed to every phase of the project - from conception to completion. And we continue to reach to greater heights by acquiring new skills, competencies and knowledge, and diversifying our project solutions.





# RS HOMES

With more than 30 years of experience serving the Greater Toronto Area as a General Contractor and luxury custom home builder, we apply our passion and vision to help you create your dream home. No matter what you desire, we'll work with you and create the perfect luxury custom home for you and your family.



[rshomes.ca](http://rshomes.ca)



RS HOMES

23 LESMILL ROAD, SUITE 110, TORONTO, CANADA M3B-3P6

416-480-0282 • RSHOMES.CA