

bloc 53]
DEVELOPMENTS





welcome

ABOUT

BLOC53 APPROACH

SUSTAINABILITY

CUSTOM BUILDS

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CONTACT

We are a boutique home builder in Edmonton with an unwavering focus on **superior quality** in our projects.



about

Bloc53 specializes in building infill and custom homes, each with an original theme and vision, brought to life by some of the most exceptional architects, designers and trades the industry has to offer. Every home built by Bloc53 undergoes a rigorous design and construction process, resulting in truly unique properties that are designed with imagination and executed with care.

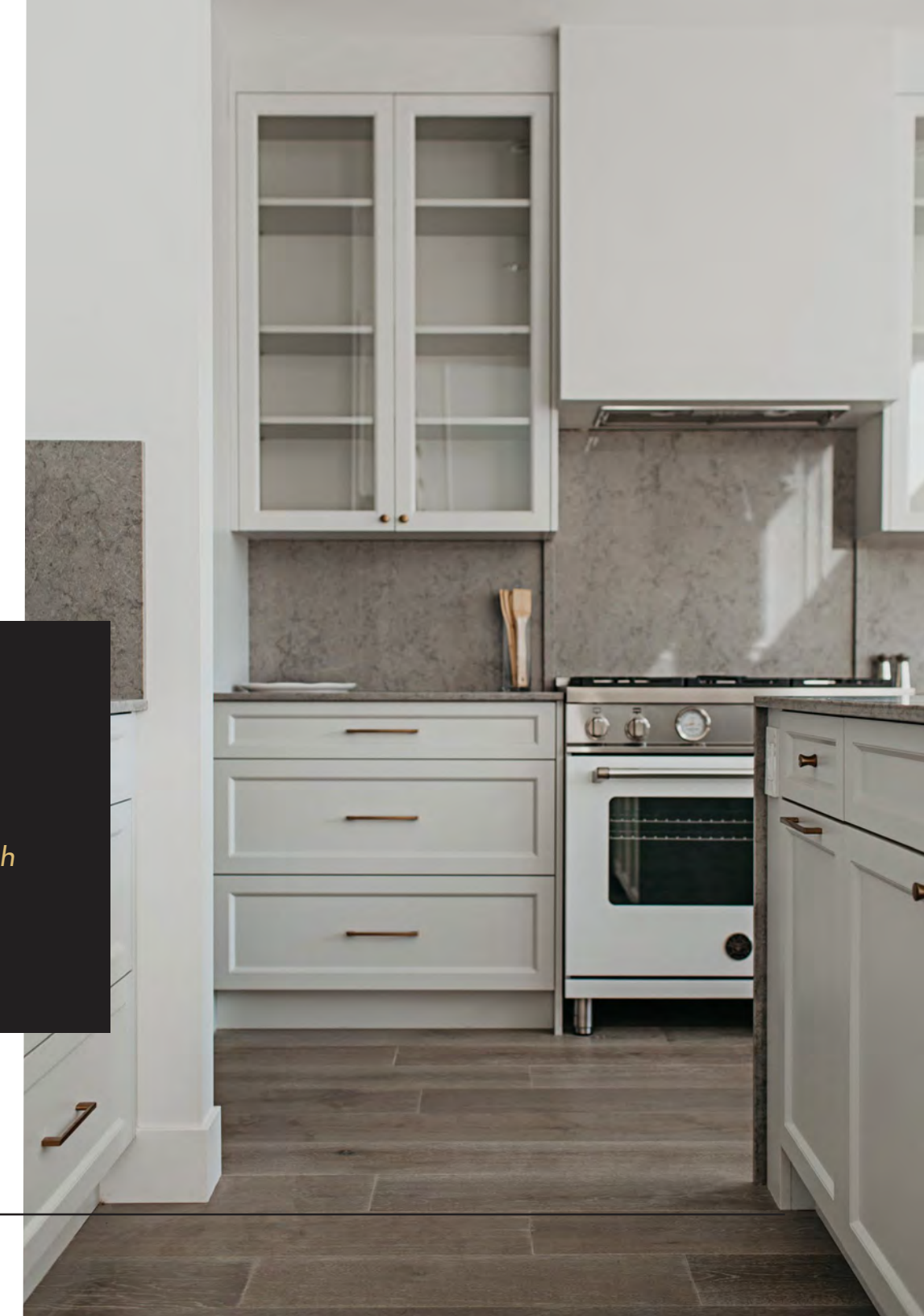
Our company was founded in 2013 with a passion for creating iconic homes that will serve the Edmonton area for generations. Our team comprises a small group of lifelong friends who share a common set of values and drivers in the service we offer our clients. Accountability and communication are the foundation of everyone's roles and we never lose sight of our client's best interest.

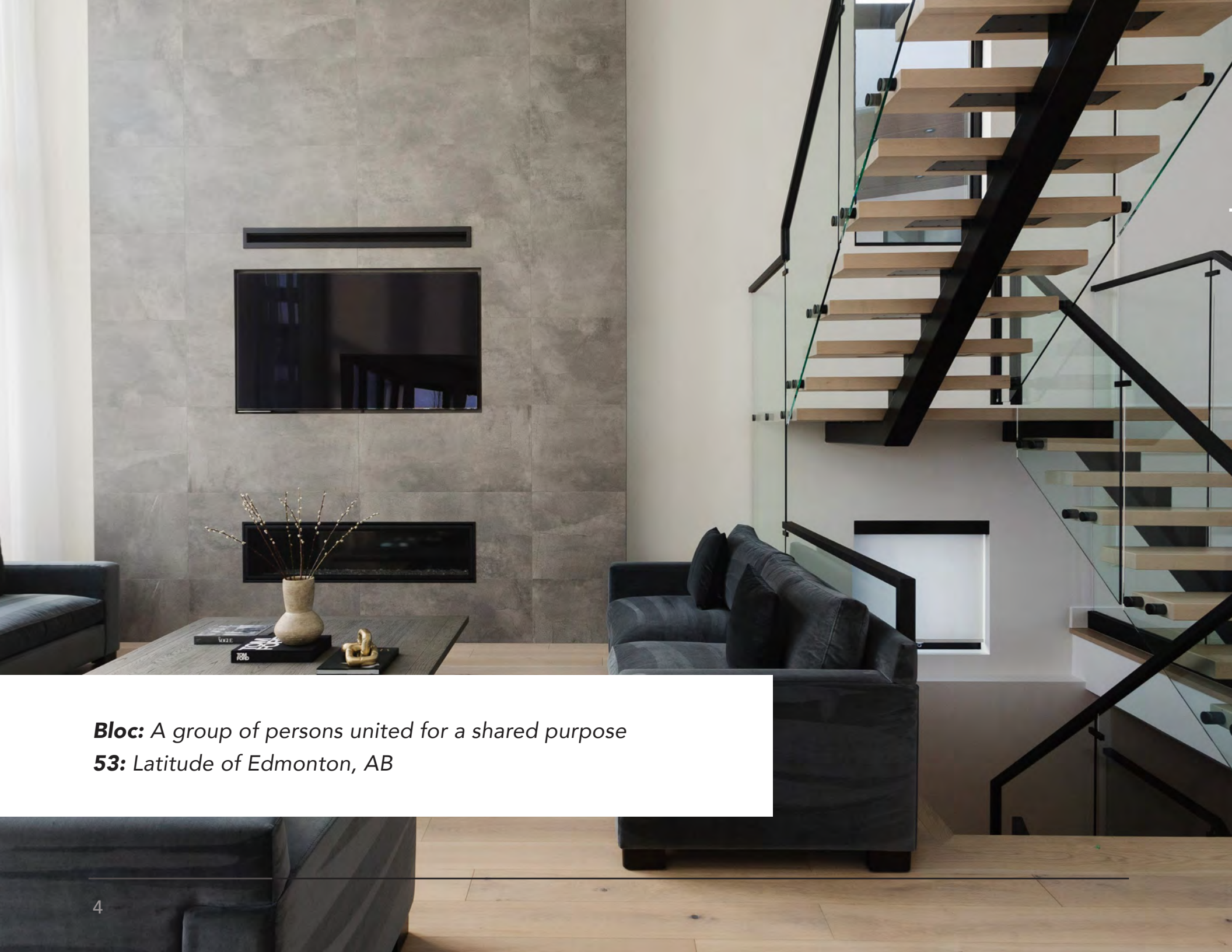


We specialize in modern, brownstone, transitional and traditional style homes, each one uniquely designed to reflect the personality and lifestyle of our clients. The vendors, suppliers and trades we employ to collaborate on these unique homes are proven experts in their fields. They have longstanding relationships with our team and meet our extremely high standards.

mission

To consistently exceed industry standard through extraordinary craftsmanship and quality.





Bloc: A group of persons united for a shared purpose
53: Latitude of Edmonton, AB

approach

QUALITY

Our primary promise to our clients is to deliver superb quality. Extensive experience has honed our craft and we know how to execute a unique vision with high quality materials and unmatched detail. Bloc53 homes are durable, beautiful, and one of a kind.

TRANSPARENCY

Our initial consultations are designed to establish our client's wants, needs and priorities which we remain ever mindful of. **We never over-promise.** We mean what we say and we will guide you honestly through every step of the process.

LASTING RELATIONSHIPS

Most of our relationships with vendors, suppliers and trades have been in place since our company's inception. We only work with those who match our energy and who share our vision for a Bloc53 home. Our relationships with our clients are also long term, continuing long after possession and often for repeat projects.

sustainability

The Bloc53 standard is to make our homes as efficient as possible with respect to minimizing the carbon footprint of the property and extending the home's longevity. Our practices ensure that the building envelope is tight and that the windows and heating systems optimize energy efficiency. Every Bloc53 home undergoes an energy modelling audit before construction begins to assess opportunities for maximizing green technologies, producing a more durable home with a lower environmental impact.



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custom builds

Bloc53's passion lies in the construction of custom homes in Edmonton.

Born and raised Edmontonians, our company's founders endeavour to leave a lasting legacy of the finest quality homes in our city.

Our professional backgrounds provide us with extensive knowledge of Edmonton's land and neighborhoods, residential construction guidelines and processes, real estate, and modern design. This makes us exceptionally well suited to handle custom projects. We understand costs and timelines, and we remain vigilantly mindful of both.



Our initial discussions with clients building a custom home are crucial because they allow us to understand your needs, wants, and priorities. We strategically determine not only what style and size of home you want, but what the highest priorities are in terms of your expectations. To execute a successful project, we keep your priorities at the forefront of all decision making and will advise you along the way of any risks that may affect them.

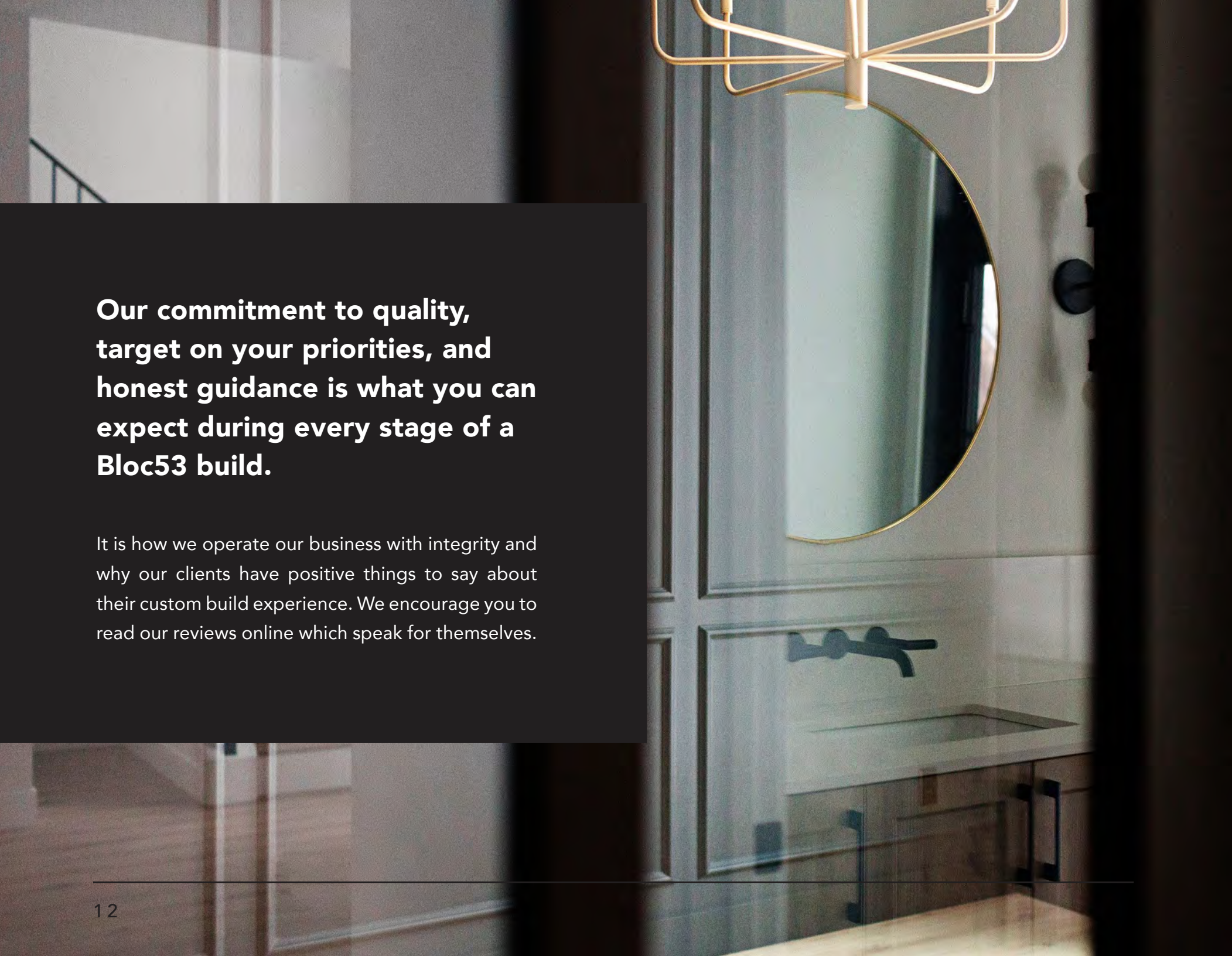
A common request is completing the build on time and within the planned budget, which we are expertly practiced in doing. We take our promises extremely seriously and when we commit to a price or milestone date, **we mean it.** Some clients place higher priority on creative vision or an artistic detail which we also gladly accommodate, through our innovative ideas and award winning interior design and architect partners.



Our clients benefit from our decades of collective experience by knowing they will be guided with wisdom and can trust that our word is accurate. They also benefit from our well established relationships with the best suppliers, trades and vendors in Edmonton. We self perform our own Quality Control, both during and after every scope, to adhere to our promise that we will treat your home as if it were our own. If an item is not performed perfectly, we will insist it is done again until it meets our standard.

Relationships are the cornerstone of our business.

When a client entrusts us to build their home, we make a commitment to get to know them, understand their wishes, and guide them to the best of our ability. Our relationships with homeowners continue long after they have taken possession of their home and after warranty periods have passed. We are a builder who is always available to our clients, and this practice has earned us a reputation for accountability, paid forward by word of mouth referrals that comprise majority of our business.



Our commitment to quality, target on your priorities, and honest guidance is what you can expect during every stage of a Bloc53 build.

It is how we operate our business with integrity and why our clients have positive things to say about their custom build experience. We encourage you to read our reviews online which speak for themselves.

“Vision is only the first step. If you hand the same blueprints to two different builders, you won’t get the same product twice. The detail, craftsmanship, and quality are what does or doesn’t do justice to the vision and that’s where a Bloc53 home stands out.

Our homes are exceptional.

- **Susheel Thomas**
Principal



process

timeline

Design Process
2-3 months

Final Pricing
3-4 weeks

Permitting
6-8 weeks

Construction
10-16 months

1 Initial Consultation

Whether you have land purchased and blueprints in hand, or simply a preliminary dream in your mind, we'll help with next steps. If starting from scratch, we will determine your desired neighborhood, style of home, general size, and number of rooms. A list of must have features and wish list items to be explored will be created. We will help you secure a lot if you require one.

2 Bring in the Architect

Based on the style of home you want, we will direct you to one of our trusted architectural partners. They will collaborate with you to design a floorplan that suits your lifestyle, establishing square footage and general layout.

3 Broad Pricing

We will review your floorplan and provide a range of pricing that you can expect your final home design to fall into. If you are comfortable with the range provided, we continue with the design process.

4 Interior Design

You meet with one of our award winning interior designers who specialize in the style of home you resonate with most to choose your finishings and selections including cabinetry, counters, lighting, tile, flooring, and plumbing.

5 Final Pricing

We review your interior design selections to narrow down the broad pricing to an accurate final figure. We provide you with a schedule of milestone completion dates to expect.

6 Construction Begins

We enter into a construction agreement, collect a deposit, apply for permits, and begin construction. We meet regularly throughout construction to keep you informed of all progress.

7 Possession Day

You are handed your keys and take ownership of your Bloc53 home. Congratulations!

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