



LIVING





Zak's Building Group

We're a family-run company that designs and builds residential, agricultural and commercial buildings. We've built our business on our family's reputation, so our word is something you can rely on. We'll provide everything you need from concept to completion under one roof, where every customer is treated like family.



Zak's Homes & Cottages

Our Homes & Cottages Division provides fine custom craftsmanship for residential homes, cabins and cottages for lake living, acreages, farms and urban communities. You have a full range of interior and exterior finishing options too!

These are the qualities that set us apart:

- We listen to your needs
- We deliver on what we promise
- We will customize to suit your style and budget
- We take an in-house, practical approach to planning your project
- We give you top quality and value for your building budget
- We're locally owned and operated
- We offer a comprehensive new home warranty

You can count on Zak's Homes & Cottages for:

- Quick turnaround on pre-designed, ready-built RTM homes
- Hassle-free, on-site home or cottage construction
- Free in-house design advice and support for planning your home or cottage
- Unique look and design options
- Fully customizable floor plans and interior finishing
- Fine quality craftsmanship



BUILT TO SPECIFICATION

RTM means Ready to Move. We build our stick-built homes or cottages in our construction yard and then move it to your site and place on a permanent foundation when complete. RTM's are your best choice when you put a high priority on a fast turnaround or cost efficiency. Building here in our yard means that timelines and cost management are more effective.



Simple Homes & Cottages are self-contained, code built, small (not tiny - but similar) homes. Pricing for these units includes the building with heating system/plumbing, screw pile foundation, and delivery withing 200 km of Zak's.

When you work with us, you have lots of choice. Maybe you prefer more rooms and extra space. Our more sophisticated plans can fit your increased budget.

PRE-DESIGNED RTMS COME IN ALL SHAPES AND SIZES, FROM OUR MOST ECONOMICAL SIMPLE HOMES TO LARGER PRE-DESIGNED FLOOR PLANS.

What if I want your plan built on my site?

If you have fallen in love with a pre-designed plan, we can adapt from RTM to a full on-site build, exactly to specifications.

CHOOSE THE HOME OF YOUR DREAMS

As a homeowner who knows what you want, think of us as your trusted partner who understands how to build custom homes and cottages to your specifications and taste, and applies fine craftsmanship to every detail.

Our ready-to-move (RTM) homes give you an easier, more fully custom option for building your own home or cottage because we can do everything under one roof. From start to finish—including moving your RTM home ourselves—we can bring your plan to life, working closely with you to choose custom options that suit your goals and dreams, while building your home on time, on budget and up to code.

You have a full range of interior and exterior finishing options too!

Executive Homes & Cottages

When you want it your way, fully customized with all the bells and whistles, we can design and execute your dream home or cottage!

THE CUSTOM RTM OPTION GIVES YOU TOP QUALITY AND VALUE FOR YOUR INVESTMENT.



ON SITE

On-site homes are built directly on your property with a construction crew, like any regular home build, but with the quality workmanship and project oversight of Zak's reputable team. An on-site build is your best choice when your property is difficult to access or the size is too large or irregular to be transported.

On-site homes are:

- Built on site by experienced, qualified builders
- Built to national building code regulations
- Inspected by certified building inspectors

What Sets Us Apart?

Our process begins by sitting down together to discuss your concept and ends with giving you the keys to your home and a comprehensive warranty, where we personally ensure you are satisfied with the result.

WE CAN BRING YOUR PLAN TO LIFE, WORKING CLOSELY WITH YOU TO CHOOSE CUSTOM OPTIONS THAT SUIT YOUR GOALS AND DREAMS



RTMs vs. On-Site Homes

We're known for our high-quality, custom-made RTM homes and cottages, built in our construction yard at Zak's and ready to move onto your property. But we also build custom craftsman-quality homes and cottages directly on site.



CONSIDERATION	RTM	ON SITE
Access	Lot or foundation for home or cottage is easily accessible	Lot or foundation for home or cottage is hard to reach
Obstacles	Lot or location is clear with a road to the foundation where RTM will be placed	Lot or location is heavily forested or has obstructing trees/bushes
Footprint	The size or shape of your home or cottage is easy to transport	The size or shape of your home or cottage is irregular and would not be easy to transport
Turnaround Time	8 months (delivered to site in 6 months; move-in ready 2 months later)	Depends on project parameters (built from the ground by contracting crew)

“We just wanted to acknowledge the wonderful experience we had working with Zak’s to fulfill our dream of having a home at the lake. The unit we had built was exactly what we wanted and so much more. If someone is looking for a review of Zak’s workmanship, ethics and customer service, both Kathi and I would score it at 10. Simply great in all aspects.”

DON AND KATHI KOSTIUK



HOMES & COTTAGES SHOWCASE

Customize your home
a little or a lot.

Start with one of our floor plans and
customize it partially or fully to suit your
needs. Or, bring us your dream plan and
we'll work with you to make it a reality. Our
RTM builders and on-site contractors have
extensive experience with customized home
building projects. We'll combine our expertise
with your ideas to build you the home or
cottage you've been dreaming about.

see more building plans at:
zaksbuilding.com

BRING US YOUR
DREAM PLAN AND
WE'LL WORK WITH
YOU TO MAKE IT
A REALITY




ON THE
ACREAGE

Dobrowolski
Home

Spacious 4-bedroom
home with large kitchen
and luxurious ensuite.

 4 Bedrooms

 2.5 Bathrooms

 2000 sq. ft.


see floor plans at:
zaksbuilding.com




ON THE
ACREAGE

Williams Home

Everything you need
in a home, with a
covered deck and
plenty of storage.

 3 Bedrooms

 2 Bathrooms

 2209 sq. ft.


see floor plans at:
zaksbuilding.com




AT THE
LAKE

Zacharias
Cottage

Woodland retreat with
wood-burning fireplace,
hearth and floor-to-
ceiling stonework.

 3 Bedrooms

 2 Bathrooms

 1819 sq. ft.


see floor plans at:
zaksbuilding.com





AT THE
LAKE

Elk Ridge
Poplar Cabin

Warmth in the woods,
with a gas fireplace and
custom-built mantle.

 3 Bedrooms

 3 Bathrooms

 1320 sq. ft.


see floor plans at:
zaksbuilding.com





IN THE
COMMUNITY

Saskatoon
Hospital Home
Lottery 2021

Northern cottage with
natural beauty and custom
wood accents throughout.

 3 Bedrooms

 2 Bathrooms

 1671 sq. ft.

see floor plans at:
zaksbuilding.com



FAQ READY TO MOVE HOMES & COTTAGES

What is an RTM?

RTM stands for Ready to Move. The home/cottage is built on our site and then moved as one unit to your site upon completion.

Do I need to choose from your plans
or can I bring in a custom plan?

We encourage our customers to bring their own ideas when meeting with the RTM sales staff. We have plans on file but you are not limited to those. At Zak's we are a custom builder – from start to finish! "One of a kind...just like you!"

What are the advantages of building
an RTM rather than building on site?

Several advantages are shorter time frame, improved project management, cost efficiency and worry free environment.

- We can start building the RTM while your foundation is constructed.
- We have a Project Manager that oversees all the RTM construction to ensure the highest level of quality goes into your RTM. The Project Manager also lines up our trades so there is no down time.
- We strive to make the RTM building process as worry free as possible for you by letting us do the work.

When will my RTM arrive?

What can cause the arrival date to change?

Zak's will attempt to deliver your home/cottage to your site approximately 8 months after you sign the RTM contract.

We do our best to give you an approximate move date; however, several factors such as road bans, weather, and site conditions/readiness may contribute to scheduling changes.

Nearing the end of the build your salesperson will contact you regarding the move date and any changes.

When can I move in?

Typically move in date is 2+ months after the RTM arrives on your site pending the completion of:

- On site plumbing/heating/electrical hook ups.
- Zak's service technician makes required repairs/touch ups.

Do you have a preferred lender?

We prefer our customers to use Affinity Credit Union but we are willing to work with any lender.

FAQ READY TO MOVE HOMES & COTTAGES

I've made my deposit, now what?

You will be receiving a supplemental contract outlining the payment structure.

STANDARD PAYMENT STRUCTURE

- 10% deposit due upon acceptance of contract.
- Remaining balance is due at three different stages:
 - Framing (1/3)
 - Drywall (1/3)
 - Final balance (due before move date)

We do realize that each situation is unique and if for any reason you need to discuss an alternate financing structure please make an appointment with the Controller through your Salesperson.

What are my basement/foundation options?

FOUNDATION OPTIONS:

- Crawl space
- Full basement
- Walk out

A concrete slab is not an option

*Wood (2x8 studs, 1' on center), concrete, Conform or ICF block can be used on each type

What does site preparation mean and am I responsible for it?

Unless otherwise stated in the signed contract, site preparation is the responsibility of the purchaser. Or, Zak's is able to complete this for you if requested. This includes but is not limited to:

- The foundation must be ready for move date including back filling around the foundation.
- Beams, and posts must be in place before the move date (extra charges will apply if done by Zak's).
- The end of the basement to be used by the moving crew must be free of obstructions, such as: wells, septic and other services.
- Basement stair sets (material and installation).
- Septic and water services installation/hookups.
- On site electrical services/hook ups.

Will the walls crack during the move?

Each RTM may have some minor cracks in the drywall from moving. These cracks will not affect the structure of the home/cottage, they are strictly cosmetic.

The service department will repair and repaint as necessary once the RTM has been delivered as soon as is reasonably possible.

Is my home insured? When do I need insurance?

Each RTM Home/Cottage is fully insured by Zak's during the building process.

Zak's also insures the home/cottage while in transit.

Once the home/cottage is set on the foundation insurance becomes the responsibility of the purchaser.

What kind of warranty do I receive on my RTM? Do I need a third party warranty?

Zak's provides an in-house one year warranty on each RTM.

Once the RTM is delivered to your site Zak's will send a service technician to do the final touch ups/move related repairs.

- Electricity and heat are required for this to be completed.
- As a new home or cottage settles there are likely to be cracks, nails/screw pops, scratches/scuffs from installing items into the RTM.
- It is the customer's responsibility to notify Zak's approximately one year after the move date of any required repairs.

Any damages from moving are also covered under this warranty and will be repaired as soon as is reasonably possible.

Zak's is registered with Progressive New Home Warranty as well.

If you have any questions that are not listed here please do not hesitate to ask, we are happy to help!

Just call one of our talented staff at 306-225-2288.

OUR PROMISE TO YOU



TOP QUALITY
AND VALUE
FOR YOUR
INVESTMENT



EXPERT ADVICE
AND CLEAR
COMMUNICATION
DURING ALL
STAGES OF YOUR
PROJECT



GUARANTEED
COVERAGE
THROUGH OUR
COMPREHENSIVE
WARRANTIES





Contact us today for a quote

ZAK'S HOMES & COTTAGES

101 EAST SERVICE ROAD, BOX 5

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