

Rayn Properties Ltd. pours creativity into

By Goody Niosi Writer

VICTORIA - Rayn Properties Ltd. is only one year old and already it has won a **Silver CARE Award** and is a finalist for a Gold CARE in the category Best Single Family Custom Home over 2,500 square feet.

The award is for the Lak-eridge residence, a home that blends a number of refined styles with grace and sophistication. The modern exterior borrows subtly from Arts and Crafts with its shingled gables and cultured rock accents. Its classic covered entry leads to a vaulted foyer and the elegant living room with 20-foot ceilings and Romanesque inspired columned walls.

Rov Dosanjh, president and owner of Rayn Properties Ltd. built the home with his trademark high style and polish in every detail including gleaming dark stained maple hardwood floors, custom crafted maple kitchen and bathroom cabinets, custom ceramic tile and hand set borders in the kitchen back-splash and floor, an intricately coffered 12-foot ceiling in the family room, a custom maple wet bar and custom entertainment unit in family room, classic fir trim and Romanesque column accents, custom tiled steam shower, twin vessel vanity and luxurious soaker tub in the master bath and a rear facade that echoes the front face with craftsman-style and ribbon windows and a columned



Rov Dosanjh is president and owner of Rayn Properties Ltd.

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homes, earns Silver CARE Award

covered patio.

Dosanjh says he's particularly proud of how the home turned out.

"The interior layout worked out really well," he says. "The size of the kitchen and family room – and the flow of the house are just right. I'm also proud of the detail we put into the kitchen and great room."

The Lakeridge residence was the second home Dosanjh built for the same family – testament enough to how much the family liked their first home and liked dealing with Dosanjh. As with all the homes he builds, Dosanjh poured his passion for the work into every detail of the process. It's a passion he has had since he was 16 years old, helping his family build their first home.

When he graduated from high school he took the two year carpentry program and then went into criminology and became a police officer in 1990. For the next 15 years he worked in the police force but on weekends and after hours, he continued to build homes because he loved the work so much.

In 2004 he joined with a partner to create **Dosam Developments Ltd.** and began building full time. The company became busy quickly with 16 projects on the go. In 2007 when his partner decided to pursue other interests, Dosanjh formed Rayn Properties Ltd.

His first year has been nothing short of spectacular. He currently has five custom homes and two spec, homes on the go. Referrals have been his main source of business, he says. Why do people recommend him?

"I think it's my service," he says. "My service is really down to earth. I really like working with people. I like to listen to their ideas and I try to fit my ideas in there as well in the sense of offering solutions. I put my personal passion into every home I build. It's not just a house, it's a home for somebody and I want it to be perfect for them. If it's perfect for them they'll be happy living in it and it will be a home – not a house."

Some of the ideas Dosanjh



Rayn Properties Ltd. president and owner Rov Dosanjh in front of one a Rayn built home

likes to incorporate are specialized trim work and rock work where it feels appropriate. He says that he also pays close attention to the flow of a home, noting that he makes sure a home works with a client's lifestyle and with the changes that may come with the years.

Dosanjh also works closely with his clients. "I'm involved with them 100 per cent all the

way," he says. "That's a key to any success."

Even with his spec homes, he keeps in mind who the buyer will be. For instance, when he builds a rancher, he keeps accessibility in mind because the buyers may well be an older couple.

In the future, Dosanjh says he's interested in building some multi-family projects but he also

says he will never stop building custom homes, which are his overriding passion.

"I love seeing the end product," he says. "I love it when I see a family living in it and it's a beautiful home. It's the best feeling."

Dosanjh already has plans on entering another home in the CARE awards next year – and to continue to enter homes in

years to come.

"Regardless if it's a custom or a spec home I'll be building up to and going beyond the expectations of the CARE awards," he says.

Rayn Properties Ltd. is at 4973 La Quinta Place in Victoria

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