



"Pictured here are some of the features of a beautiful, large home in the Hefley Creek area built by Hodder Construction. This home is full of eye-catching visuals and innovative architecture: top left, curved stairway railing, above custom window; top right, the exterior during construction and at right, polished concrete floor in the foyer."

Housing for everyone

"Kamloops real estate has a lot of options. 'There's something for everyone who wants to get into the marketplace,' says a local builder."

"Kamloops has been on a roll with an increase of 6,300 jobs created since 2002. Part of the region's growth in recent years has gone hand-in-hand with an upsurge in housing.

New construction has led the way in jobs, at the same time adding to the general growth, the prosperity has drawn many new residents to Kamloops.

Venture Kamloops research shows a population growth of 20,000 in the next dozen years as a distinct possibility.

Mark Hodder, owner of Hodder Construction, has been in the Kamloops housing sector for 27 years. He believes 2008 may have begun slightly slower than last year but as soon as the weather warms up, housing starts will achieve or pass those of 2007.

"I've noticed a few drops in pre-owned properties but the new housing market hasn't changed, look at the Southwest, Sun Rivers, Juniper and Bachelor."

Hodder is involved in numerous projects around Kamloops that speak to the diversity of housing available. He's one of many established builders who look ahead to another strong year.

Hodder and partners has seen the first phase sell out on a 14-lot development in

the Juniper West Galore Crescent area.

"By spring we'll have one custom home finished and four more spec homes underway and then just past that project, at the junction of Qu'appelle and Galore, Tercon Developments is opening up a large number of lots."

He believes one great thing about the Kamloops' market has always been the housing options. "There's something for everyone who wants to get into the marketplace."

In Juniper, Hodder has three estate lots, 4.5 acres, eight acres and 13 acres. "I'm wrapping up a custom home on one of the acreages -- it's over one million -- and then I've got a 21-lot subdivision in Bachelor Heights with lots prices starting at somewhere around \$165,000 and a 19-unit townhouse development is also on the books."

Pricing levels and excellent infrastructure are another two reasons the Kamloops market has seen such success in recent years.

For Hodder, personally, the draw of Kamloops is the fact the city has "the best playground in the world in its backyard." He says for family life it's hard to beat the amenities and accessibility."