

Greater Boston, Cape Cod and the Islands | August 2025

CELEBRATING
32 YEARS

Builder+ Architect

A BUSINESS MANAGEMENT MAGAZINE FOR THE BUILDING INDUSTRY

Bellew Tile & Marble

Sorbello Landscaping, Inc.

Harwich Port Heating &
Cooling, LLC

Crafted for Living: Cape Dreams
and the Beauty of Custom Building

Founder/President,
Builder:
Paul van Steensel



PHOTOGRAPHY: DAMIANOS PHOTOGRAPHY


CAPE DREAMS
BUILDING & DESIGN
Custom Homes • Additions • Remodeling

Cape Dreams Building & Design

Crafted for Living:

Cape Dreams and the Beauty of Custom Building

Exceptional Craftsmanship & Experienced Excellence EVERY TIME



PHOTOGRAPHY: DAMIANOS PHOTOGRAPHY

PROJECT: Brewster, Cape Cod, MA - Transforming a vision into a coastal retreat, BRICC AWARDS, GOLD WINNER
BUILDER: Cape Dreams Building & Design
ARCHITECT: Steven C. Hayes, PC
PROJECT MANAGER: Paul van Steensel
DESIGN CONSULTANT: Re-Invent, Rita Pacheco
LANDSCAPE DESIGN: Sorbello Landscaping, Inc.
PHOTOGRAPHY: Richard Gayle

Among the firm's standout projects is a coastal retreat in Brewster. Brought in by a well-regarded architect on behalf of a client purchasing a sensitive waterfront parcel, Cape Dreams became an essential partner in transforming a vision into a structurally sound, architecturally rich reality. The site itself presented an extraordinary set of constraints. Perched above the shore and governed by stringent environmental regulations, the project demanded not only a high level of craftsmanship, but rigorous coordination with town and state agencies. Over the life of the build, founder Paul van Steensel personally attended numerous conservation meetings, navigating a labyrinth of approvals with patience and precision. That level of engagement speaks volumes about Cape Dreams' commitment, not only to their client, but to the land and the legacy they're building upon.

"From design through the finished project it was a pleasure working with Paul and his crew. Cape Dreams built a high-quality large home with attention to the detail. The mill work and finishing touches are spectacular. He was on time and in the budget that was established. Paul was easy to work with and had many great suggestions as the home was being built. I couldn't be happier with the finished result and the process was fun. His contractors have been great to work with and continue to do work when we need attention to do maintenance. I would highly recommend Paul and Cape Dreams for any size project."

—LINDA FRAZZETTE, BREWSTER, MA

ACROSS THE WINDSWEPT shorelines of Cape Cod, Cape Dreams Building & Design has established a quiet legacy built on fluency in craftsmanship, collaboration and the complexities of New England building. Their projects—whether a shingle-style coastal home perched above the tide line or a reimagined renovation—demonstrate an uncommon harmony between structure and surroundings. With each project, Cape Dreams brings not only technical mastery but an ethos of care that transforms the construction process into a deeply human experience.



PHOTOGRAPHY: RICHARD GAYLE



Native Field Stone was used in the fireplace. Custom cabinetry by Cape Dreams Building & Design in-house millwork shop, Timmerwerk Fine Custom Cabinetry.

Cape Dreams Building & Design is a full-service residential and light commercial build company known for its versatility and its precision. The team is adept at managing a spectrum of work—from ground-up custom homes to modest remodels—and brings the same level of rigor to each.

"We don't consider ourselves just an exclusive, high-end custom home builder," says founder and President Paul van Steensel. "We take on smaller projects and incorporate high-quality work in any budget or any type of project we do."

BUILDING RELATIONSHIPS

That foundational belief continues to shape the company's identity, one that prioritizes relationships, craftsmanship and consistency above all else. These tenets have guided Cape Dreams since its inception.

"At the beginning, we did a lot of decks, sunrooms, renovations, window and available projects," Paul recalls of the firm's earliest years.

That hands-on, all-in mentality became the bedrock of their now-celebrated reputation. Today, clients continue to turn to Cape Dreams not only for technical excellence but for a rare blend of transparency, accessibility and superior design. Many clients return for second, even third, projects—often referring friends and family to the team.

The team's value is most fully realized when brought in from the outset.

"It's very satisfying when you can work with a client and architect from the beginning," Paul explains. "We are able to provide a lot of input to the design process and can accommodate the owner's desires. Many times the homeowner will visit our past projects; they'll see a specific laundry





The kitchen was designed to accommodate the homeowner's passion for cooking and family gatherings.

room or a built-in and they want to incorporate that."

FOUND IN TRANSLATION

Cape Dreams thrives in this collaborative space—acting as interpreter, advisor and executor from concept to close.

Their design sensibility and expertise extend beyond architecture into custom millwork and finish carpentry. At the heart of that effort is Timmerwerk, Cape Dreams' in-house millwork shop, which specializes in creating bespoke cabinetry, built-ins, furniture and architectural elements tailored to a home's unique needs.

"When space is limited, we will design and install built-in dressers," says Paul, referencing their ability to engineer solutions within tight footprints.

Timmerwerk enables the team to respond with agility, craftsmanship and artistic control—ensuring that every finish detail, no matter how small, supports the project's overall vision.

COMMITTED TO QUALITY

Just as thoughtful as their spatial maneuvering is their approach to materials. Cape Dreams is deliberate and discerning in the products they recommend.

"We're guarded against sacrificing quality," Paul says.

They work exclusively with suppliers who not only meet their standards for excellence, but who also treat their clients with the same attention and care.

"The salespeople are excellent," Paul adds. "They've worked with us for many years, and they're incredibly knowledgeable—helping our clients choose products, finishes, and hardware with the same level of service we expect from ourselves."

These long-standing vendor relationships ensure seamless

communication, high-quality materials and a deeply integrated process from procurement to installation and completion.

What further distinguishes Cape Dreams is its deeply collaborative leadership with Paul, VP Allen Furman, and project managers Jon Buck and Peter Martinez. With a client-first philosophy, the team is recognized for the craftsmanship and enduring relationships they foster.

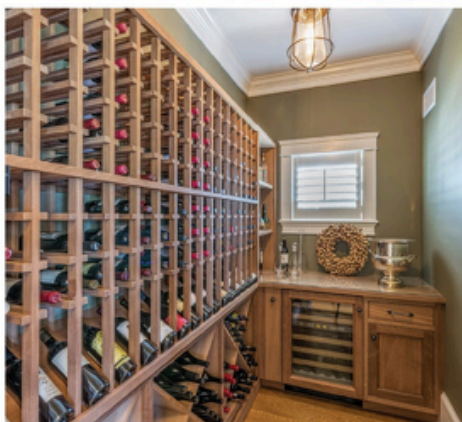
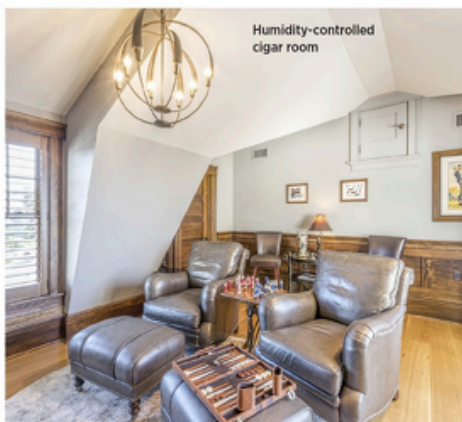
ROOTED IN COMMUNITY

The Brewster-based company was formally founded in 2006, but a loose



notion of Cape Dreams took root in Paul's early childhood. A South Shore native, Paul grew up summering with family in Harwich. The coastal lifestyle fit his personality. So, when deciding on college, he opted for the western seaboard of California, studying business at USC. After college he returned to the place he treasured and immediately began working under local builders. He gained not just technical training, but insight into the unique rhythms and demands of coastal construction. With time and grit, Cape Dreams Building & Design was founded.

Beyond their builds, Cape Dreams remains deeply rooted in its community. The company is an active contributor to regional nonprofits, such as the Lower Cape Outreach Council, a sponsor of the Cape Cod Baseball League, youth baseball and Habitat for Humanity, and a member of the Home Builders & Remodelers Association of Cape Cod. These ties reflect the same values that guide their work: commitment, humility and longevity. What truly sets Cape Dreams apart, however, is its commitment to long-term client relationships. The firm offers more than just the industry-standard one-year warranty.



BUILDER: Cape Dreams Building & Design



PHOTOGRAPHY: RICHARD GAYLE

"We've gone back to homes years down the road," Paul says, "if something comes up or the clients need help."

This philosophy has cemented their reputation as a builder with not just skill—but with heart. The way they price and plan reflects that same ethic.

"The way we put proposals together is very transparent," Paul explains. "We don't like to surprise clients at the end with additional costs. We really try to capture everything client's want from the beginning, to be fully honest and work with them throughout the project."

That integrity has been key to their growth—and to the repeat business that now forms the foundation of their portfolio.

"We've completed additions or renovations for clients, and then we are hired to build them a new custom home from the ground up."

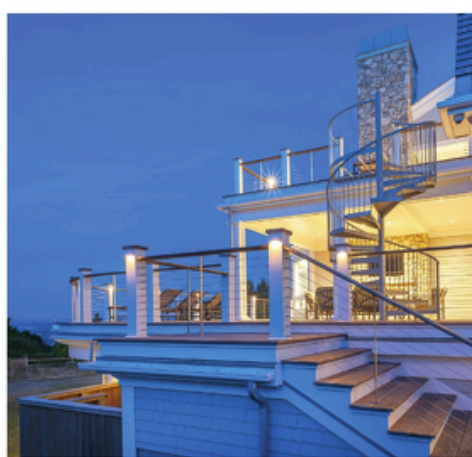


GROWING SUSTAINABLY

Ultimately, Cape Dreams does more than construct homes—it constructs relationships, legacies, and a sense of place. Every project is a testament to the belief that thoughtful building isn't defined by square footage or finish level, but by the clarity of the vision and the integrity of those who bring it to life.

Looking ahead, Cape Dreams is poised to evolve while remaining true to its roots. As they continue to welcome new clients and revisit past ones, the firm is committed to growing sustainably—incorporating smart technologies, strengthening their internal capabilities like Timmerwerk, and expanding their collaborative network of architects and artisans and giving back to the local community. Yet the company's greatest ambition isn't scale but stewardship: to remain a trusted partner to homeowners and to be considered synonymous with craftsmanship and care—for generations to come. ■

For information, call 508.896.3505 or visit their website at capedreamsbd.com.





PHOTOGRAPHY: Mike Crane

PROJECT: West Yarmouth, Cape Cod, MA – A challenging project captures sweeping Lewis Bay views.

BUILDER: Cape Dreams Building & Design

ARCHITECT: A3 Architects, Allison Alessi

PROJECT MANAGER: Allen Furman, VP

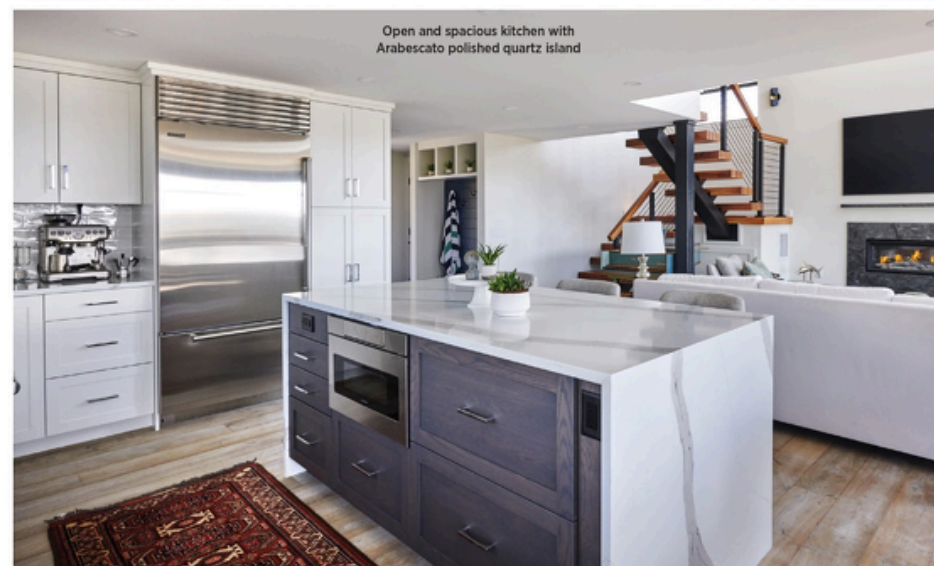
"It was among the most technically demanding projects that Cape Dreams has undertaken, requiring structural ingenuity, relentless coordination and precise execution. Piers had to be driven 54 feet into the water table to support the building. With no basement permitted due to environmental restrictions, mechanical, electrical and plumbing elements had to be cleverly redistributed throughout the home. Since the homeowner also requested a third story, the home's ceiling heights were compressed. Every inch was considered, every challenge addressed with a tailored solution. The result is a home that feels airy, seamless and unburdened—despite the technical rigor behind its construction," says VP and Project Manager Allen Furman.

The architect's vision made full use of the extraordinary site, capturing sweeping ocean views from nearly every vantage point—even from within the showers. Cape Dreams executed the project with their signature attention to detail, bringing the architect's vision to life with custom millwork, refined material selections and subtle yet expressive craftsmanship. This home isn't just built—it's composed, balancing the raw demands of the site with a warmth and elegance that feels entirely effortless.



A double switchback staircase, with its sculptural mix of powder coated steel stringers and warm walnut treads, acts as a focal point and feat of both form and function. Beneath one of its landings lies a concealed mechanical closet—a testament to the team's ability to hide complexity within beauty.

PHOTOGRAPHY: MIKE CRANE



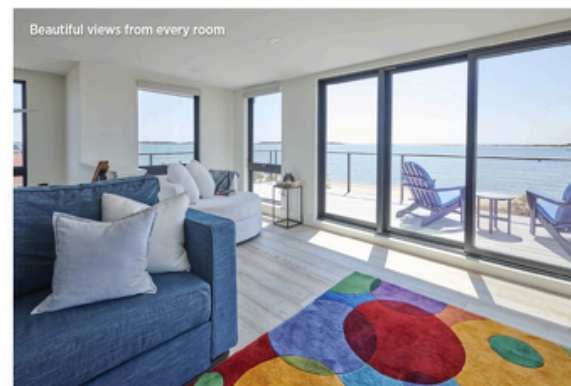
Open and spacious kitchen with Arabescato polished quartz island



Homeowner designed custom built-in bunk beds



Primary bath



Beautiful views from every room

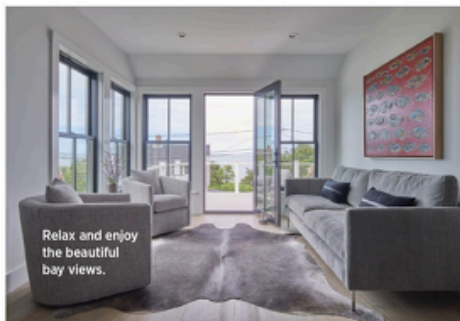


PHOTOGRAPHY: MIKE CRANE



PHOTOGRAPHY: Damianos Photography & Mike Crane
 PROJECT: Brewster, Cape Cod, MA – Architecturally, the home strikes a graceful balance of contemporary and Cape vernacular.
 BUILDER: Cape Dreams Building & Design
 ARCHITECT: Doyle Coffin
 PROJECT MANAGER: Allen Furman

Though it was Allen and the homeowners first collaboration, it proved seamless, and the home quickly became one of Allen's favorite projects. Architecturally, the residence strikes a graceful balance: contemporary in tone, yet comfortably rooted in the Cape vernacular. Clean lines, a light-filled layout, and thoughtful materiality give the home a fresh, modern sensibility—without feeling out of place among the weathered shingles and quiet landscapes of Brewster. It's a home that feels both considered and contextual.



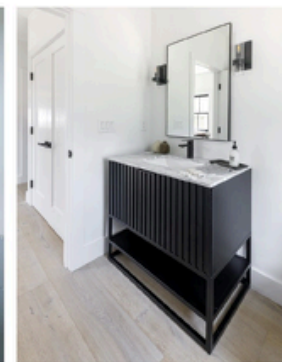
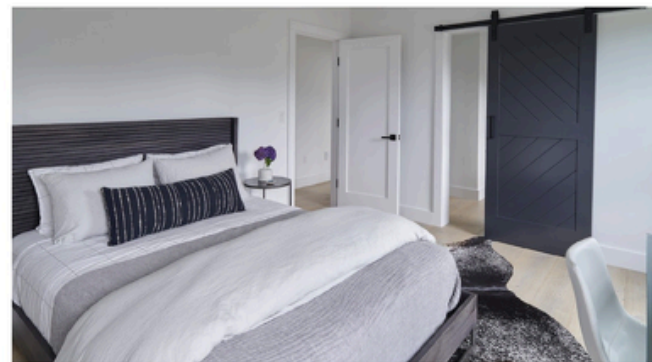
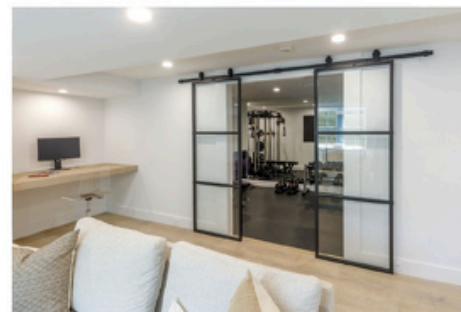
Relax and enjoy the beautiful bay views.



Sawyer Mason flooring from Stonewood was installed on the ceiling of the dining room and floors.

"We worked with Allen and his team from Cape Dreams for our tear down/rebuild project in Brewster. We could not have been happier with the results. Allen was very patient, always took the time to answer our questions, and was very organized. He always paid attention to our wishes and expectations. He made very certain that he understood our vision. Their quality of work is exceptional and they stayed true to budget. Allen's subs were also great. They were friendly, on time, and kept a very clean worksite. I cannot say enough about Allen and his team. I would highly recommend Cape Dreams and we would definitely use them again for future projects."

—ALLISON S.





PROJECT: West Yarmouth, Cape Cod, MA – A new custom traditional Cape home in a strict environmental area.
BUILDER: Cape Dreams Building & Design

ARCHITECT: Peter McDonald, AIA
INTERIOR DESIGNER: Cathy Kert Interiors.
PROJECT MANAGER: Allen Furman
LANDSCAPE: Sorbello Landscaping, Inc.

In a coastal neighborhood governed by strict environmental codes and FEMA flood zone regulations, Cape Dreams partnered with architect Peter McDonald to deliver a home as functionally inventive as it is architecturally elegant. The site's limitations were considerable. Only a crawl space was permitted, making the placement of mechanical systems particularly challenging. Yet, the Cape Dreams team, in close coordination with their mechanical contractors and the homeowner, turned constraint into opportunity. With the basement off-limits, the team made the strategic decision to relocate the mechanical systems to the attic. This shift freed up square footage on the main floor—space originally allocated for utilities—which was then transformed into a serene, light-filled office off the primary bedroom. Two precisely positioned skylights frame sweeping water views from the desk, while a playful porthole window, linking interior rooms, subtly recalls the nautical surroundings just beyond the walls.

The house is filled with moments like these—refinements and reinterpretations that elevate the home's character while responding to the homeowner's evolving vision. One such example came with the fireplace. Originally designed as a clean, flush element, the client requested a more pronounced, dimensional presence in the room. Accommodating this change required a rethinking of venting logistics and a custom surround, all of which were handled deftly by the Cape Dreams team. In a setting defined by its limitations, Cape Dreams constructed not just a compliant structure, but a deeply personal, high-performing home designed to last through seasons, storms, and generations.

"We worked with Cape Dreams and Allen for our tear down/rebuild project in West Yarmouth. We couldn't have been happier with the results. Cape Dreams is a first-class organization that uses top-notch talent with both their direct employees and their select subcontractors. Project Manager Allen personally adopted this project and his efforts led to not just a trouble-free project but the construction of our beautiful home."

—Paul Bervilleau, West Yarmouth



PHOTOGRAPHY: MIKE CRANE



PHOTOGRAPHY: MIKE CRANE



PHOTOGRAPHY: MIKE CRANE



The porthole was the client's design idea that was taken one step further by Allen Furman. He added one-way mirrored glass for privacy in the office space without taking away the view out to main living area.

PHOTOGRAPHY: MIKE CRANE



PHOTOGRAPHY: MIKE CRANE

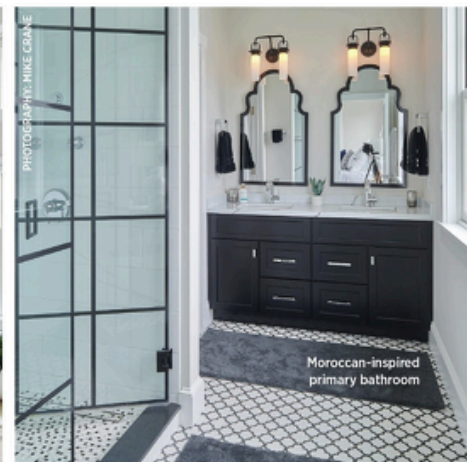
The kitchen is large, and an L-shaped pantry door can be closed with a pocket door.



PHOTOGRAPHY: MIKE CRANE



PHOTOGRAPHY: MIKE CRANE



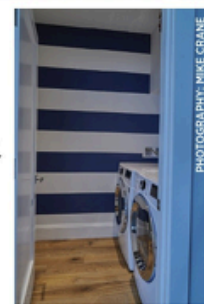
PHOTOGRAPHY: MIKE CRANE

Moroccan-inspired primary bathroom



PHOTOGRAPHY: MIKE CRANE

A small home office was built for the owner in a space location that was originally earmarked for mechanicals. The addition of the skylights and porthole added natural light.

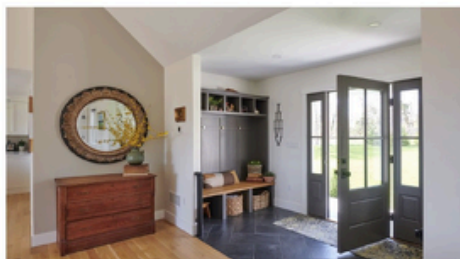


PHOTOGRAPHY: MIKE CRANE



The putting green in the yard with bay views

PHOTOGRAPHY: DAVIDSON PHOTOGRAPHY



PROJECT: Eastham, Cape Cod, MA – Reimagining a childhood home into a multi-generational home for a repeat client
BUILDER: Cape Dreams Building & Design
ARCHITECT: Bernadette MacLeod, Ryder & Wilcox
PROJECT MANAGER: Jon Buck

A renovation and addition. Cape Dreams was entrusted with this deeply personal renovation and addition project. The house had belonged to the client's parents and served as a gathering place that brought together relatives and their children. Her parents passed, she returned—not just to the property but to the roots it represented—with a desire to honor its history while making it a place her children and grandchildren could continue to call home. Paul's team was asked to reimagine a home already rich in memories, converting it into a multi-generational retreat filled with meaning and modern comfort.

The original structure was completely gutted and renovated, but the goal was never to erase the past. Rather, it was to preserve its essence.

"There was a lot of nostalgia wrapped up in the planning and design," recalled Jon Buck.

The layout remained largely intact, a deliberate choice to retain the home's familiar rhythm. Select elements—such as parts of the original flooring and the core of the living room—were preserved and carefully woven into the updated framework. New insulation and Sheetrock throughout gave the old bones new life, while respecting their form.

The addition brought fresh energy and functionality to the home. A new kitchen anchors the living space, opening into a vaulted-ceiling great room that serves as the home's vibrant heart. A two-car garage was added, with a future studio space roughed in above—anticipating future needs with the foresight that defines every Cape Dreams project. Outdoor living was also a priority, and the team created a large screened-in porch and expansive rear deck that overlook a quiet marsh, offering both privacy and a profound sense of place. Personal touches were embedded throughout. The homeowners salvaged a character-rich antique fir door that was original to the home and tasked Cape Dreams with retrofitting it to the pantry. The rails of from a distant relative's 1800's rope bed were repurposed, through some tricky and skillful joinery, into a custom fireplace mantle—preserving not just material but memory.

Even the laundry room received thoughtful attention, reflecting the owner's desire for functionality without sacrificing aesthetics. Every decision, from layout to materials, was rooted in intentionality and care—creating a space where legacy and modern living coexist. In the end, this was a homecoming—an act of reclamation and reinvention. A space that now serves the same family, in a new chapter, with the same warmth it always held. For Cape Dreams, it was an honor not just to build, but to listen—and to translate memory into architecture that endures.



"We are extremely pleased and fortunate to have had Paul, Jon and the Cape Dreams team remodel and build an addition to our home. From start to finish we were kept informed on what to expect in each part of the process. And if there were surprises, which there inevitably are when renovating an old home, they gave us options in order to stay on budget. Jon, we appreciated your knowledge and experience as well as the way you were able to trouble shoot and seek answers to all our questions, big and small. You made us feel at ease if any issues arose, and we trusted your opinion in everything from exterior siding to door knobs. The end result was absolute beautiful craftsmanship from a highly skilled team. All the outside contractors hired by Cape Dreams were true professionals with the highest of standards as well. Ken and I are so pleased to be living in such a beautiful home that will be enjoyed by our family for generations to come."

—Erica Taber



PROJECT: Orleans, Cape Cod, MA
BUILDER: Cape Dreams Building & Design
PROJECT MANAGER: Allen Furman
ARCHITECT: Landing Studio
INTERIOR DESIGN: Ashley Bradford Interiors

For some projects, the home begins not with blueprints, but with a conversation about meaning.

In this distinctive new build, the clients approached Cape Dreams with a personal request: Repurpose the trees that had to be removed from the property.

The felled trees were milled and seasoned, then transformed into a collection of heirloom-quality pieces. A grand dining room table, gaming tables and an entry bench—crafted from the tree that once stood at the front of the property—now live on as functional works of art throughout the home. The fireplace mantle was salvaged from a nearby historic project—another nod to continuity and craftsmanship. The bright and spacious entryway showcases fine joinery and custom woodwork that set the tone for the home's quiet elegance from the moment you walk in.



Forward-thinking design was also a priority. The primary bathroom was intentionally designed to support aging in place, incorporating full wheelchair accessibility with a layout and material palette that feel both practical and refined.

PROJECT: Orleans, Cape Cod, MA – New custom home
BUILDER: Cape Dreams Building & Design
ARCHITECT: Bernadette MacLeod, Ryder & Wilcox
PROJECT MANAGER: Paul van Steensel



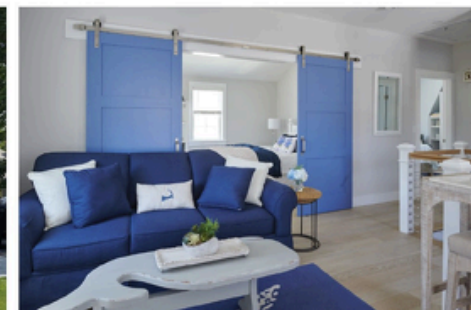
The new custom-built home sits on beautifully landscaped land with a pool, pool house and a second garage for a future accessory dwelling unit (ADU). An outdoor shower is also a feature.



A beautiful entrance



PROJECT: Chatham, Cape Cod, MA – Whole-house renovation with second floor addition transformed into a Nantucket-style cottage
BUILDER: Cape Dreams Building & Design
ARCHITECT: Bernadette MacLeod, Ryder & Wilcox
PROJECT MANAGER: Peter Martinez



Project Manager:
Peter Martinez

Pocket door at bottom closed off the second floor.



"We are writing to express our utmost satisfaction with Pete Martinez from Cape Dreams Building & Design in Brewster, MA. He recently completed a major renovation project on our home. Pete transformed our one-story ranch into a stunning two-story Nantucket cottage, and the results have exceeded all of our expectations. From day one, Pete demonstrated exceptional professionalism and dedication. One of Pete's standout characteristics is his commitment to quality. He holds himself and his subcontractors to the highest standards. His attention to detail and insistence on excellence ensured that every aspect of our renovation was executed to perfection. Additionally, Pete was mindful of our budget and worked diligently to save us money whenever possible without compromising on quality. His honesty and resourcefulness were greatly appreciated."

—MAUREEN & JOHN, CHATHAM, MA



Outdoor living was a priority for this family.





PROJECT: Brewster, Cape Cod, MA (Red Wing)
BUILDER: Cape Dreams Building & Design
ARCHITECT: SV Design
PROJECT MANAGER: Allen Furman
INTERIOR DESIGN: Ashley Bradford Interiors

Like many of the firm's clients who live abroad or in another state, these London-based clients entrusted Cape Dreams with the full execution of their vision. They collaborated across time zones with the whole team, including project architects and McKenzie Engineering for structural design. Cape Dreams carefully adapted an antique mantle (sourced by the homeowner), modifying the existing fireplace to meet current building code requirements.

"We had to check the specifications to ensure proper separation from combustibles," recalled Allen Furman. "Then, we stripped the original unit and rebuilt around the piece the owners had found."

The result is a focal point that tells a story—one of restoration, craft and client-centered design.

(Not shown) The dining room underwent a key design shift mid-process. Originally designed with double doors and flanking center windows, the layout was reimagined to allow for a dramatic, oversized center window and a relocated door—maximizing natural light and view alignment.

One of the home's most inspired architectural gestures is the exterior courtyard. Sheltered from coastal winds that sweep off the bay, this private garden space offers a year-round connection to nature. To fulfill the owners' wish for integrated greenery, Cape Dreams constructed a waterproof, irrigated trough that allows for permanent plantings—eliminating the need for cumbersome movable planters while supporting a lush, low-maintenance landscape experience.



Custom built-ins conceal a delightful surprise: a bookcase that glides open to reveal a hidden basement bedroom, equal parts whimsy and precision.



Material continuity also became a hallmark of the home. In the bunk room Cape Dreams Building & Design used oak for the flooring, bunk faces and stair treads, creating a warm, seamless visual language throughout the space.



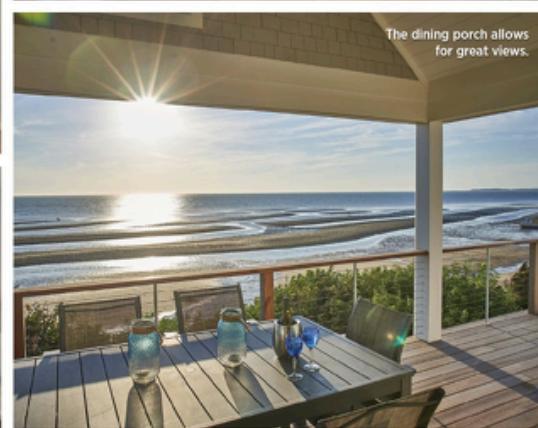
PHOTOGRAPHY: Mike Crane
 BUILDER: Cape Dreams Building & Design
 ARCHITECT: Peter McDonald
 PROJECT MANAGER: Paul van Steensel
 INTERIOR DESIGNER: Ashley Bradford Interiors
 Landscaping: Sorbello Landscaping, Inc.
 PROJECT: Eastham, Cape Cod, MA Creating new memories in an "upside down living" home.

Perched along a scenic stretch of Eastham's waterfront, this home marked the beginning of what was a defining chapter for Cape Dreams Building & Design. Designed by architect Peter McDonald, the residence was the one of five Cape Dreams homes eventually built along the same road—each tailored to its own site, yet all sharing the firm's signature craftsmanship and attention to context.

The homeowners were a dream to work with—collaborative, clear in their vision and deeply engaged throughout. The design was developed to take full advantage of the setting with an upside-down layout: Living spaces and the kitchen were positioned on the second floor to maximize the coastal panorama. Accessibility and long-term livability were also part of the plan. The home includes a residential elevator—seamlessly integrated into the layout—to ensure that all levels remain usable and comfortable for decades to come.

"Cape Dreams built my dream Cape house. We learned about Cape Dreams from a neighbor who was very satisfied with their experience. We toured several homes built by Cape Dreams and loved the quality and craftsmanship. Paul at Cape Dreams worked with us throughout the process. He was very good at letting us know what was happening, and we were always able to reach him and discuss any issues. We are very satisfied with our experience with Cape Dreams. Our house was completed on time."

—M. Mensel, Eastham MA



The dining porch allows for great views.



PHOTOGRAPHY: Richard Gayle
PROJECT: East Orleans, MA (Gosnold)
BUILDER: Cape Dreams Building & Design, LLC
ARCHITECT: Steven Hayes
PROJECT MANAGER: Paul van Steensel
INTERIOR DESIGN: Melinda Headrick, Interiors
LANDSCAPE DESIGN: Sorbello Landscaping, Inc.

PROJECT: Orleans, Cape Cod, MA Breathtaking views from one of the last buildable waterfront lots in Orleans, and this one in the coveted Pochet Association.

With views stretching out over the sands of Nauset Beach, this East Orleans home occupies a spectacular—yet highly restricted—parcel of land. Conservation regulations imposed tight limitations on the buildable area, resulting in a narrow, triangular footprint that would challenge any design team. Cape Dreams finds that constraint often sparks creativity.

The architecture was sculpted to work within the land's boundaries without sacrificing comfort or function.

"The site was extremely tight," recalled Paul van Steensel. "But we were able to work closely with the client to integrate features that maximized every inch of the allowable footprint."

The house features extensive built-in cabinetry and custom bedroom storage tailored to the home's spatial geometry—all crafted to feel seamless and intentional.



Custom build beds by Cape Dreams Building & Design
 Timmerwerk Fine Custom Cabinetry.



"Very pleased with our Cape Dreams custom house. Paul listened carefully to our wishes and communicated frequently about progress, costs and expectations. His foreman became like family to us during the project. Their vendors were terrific people and very responsive. We are particularly pleased with the custom wood working elements in our home, many of which were executed with great skill. We would enthusiastically recommend Cape Dreams."

—THOMAS FLYNN, ORLEANS, MA



PHOTOGRAPHY: Damianos Photography
PROJECT: Orleans, MA
BUILDER: Cape Dreams Building & Design



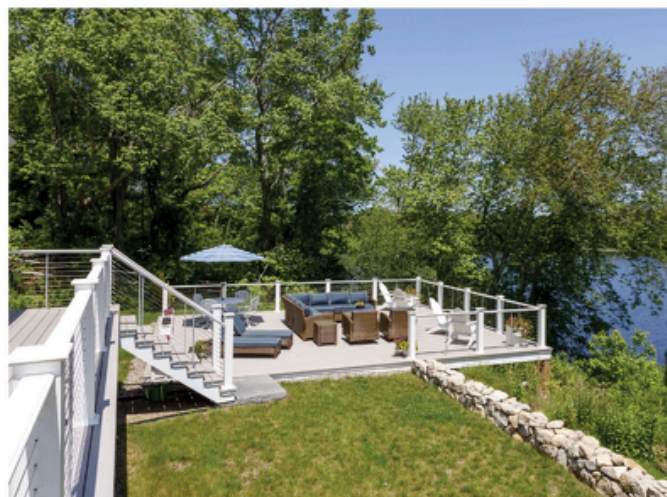
PROJECT MANAGER: Paul van Steensel
ARCHITECT: Bernadette MacLeod,
Ryder & Wilcox

This beautiful home shows the craftsmanship of Cape Dreams and features a beautiful deck overlooking the water.



"We used Cape Dreams to build our new house. Having used them for the renovation of our previous home, we knew we would have a good experience, which we did. Paul van Steensel provided detailed information on costs associated with the construction, working with us to ensure we made the wisest decisions. The project moved along smoothly, with someone on the site working virtually every day—there were no significant gaps in work, so the house was completed in a timely manner. Paul was always available to answer questions in a timely manner. Most importantly for us, there were no surprises. If there was a cost increase for something, it was because we discussed it and made the decision to do something different or additional. We highly recommend Cape Dreams."

—John Smith, Orleans MA





"We had very high, probably unrealistic, expectations for our house that was being built by Cape Dreams. They not only met but actually exceeded what we hoped was possible. We interviewed several builders prior to deciding on Cape Dreams, and it rapidly became clear that Cape Dreams was the only choice. Paul van Steensel is an amazingly knowledgeable builder who is "hands on" in every aspect of the process. His subcontractors were all pleasant, professional and meticulous in their work. The framing, finished carpentry and painting were all extraordinary. Thanks to Paul, we are now living our own Cape Dream."

—GARY SABLE, EASTHAM, MA





PHOTOGRAPHY: Damianos Photography
 BUILDER: Cape Dreams Building & Design
 ARCHITECT: Peter McDonald
 PROJECT MANAGER: Paul van Steensel

This meticulously built home offers a perfect blend of luxury, privacy and nature. Outdoors and seating area with a firepit.



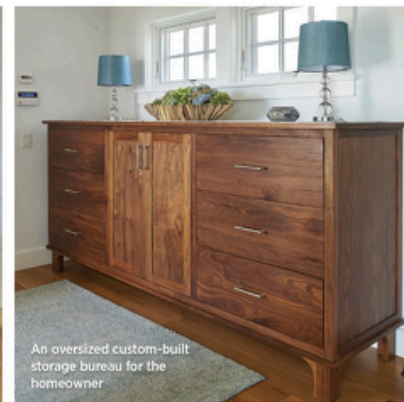
**FINE CUSTOM
 TIMMERWERK
 CABINETRY**

Collaborative. Detailed. Experience.

Our craftsmen and their years of experience are the reason for our success.

We work collaboratively with our clients, architects, designers and contractors to create design solutions that enhance, inspire and complement each project.

Custom furniture, built-in cabinetry, entertainment centers, fireplace and mantle surrounds, and more.



An oversized custom-built storage bureau for the homeowner

PROJECT: Orleans, MA protected by woodlands
 BUILDER: Cape Dreams Building & Design
 ARCHITECT: Ryder & Wilcox
 INTERIOR DESIGNER: Ashley Bradford Interiors
 LANDSCAPING: Sorbello Landscaping, Inc.
 HARDSCAPE MATERIALS: Stonewood Products

PHOTOGRAPHY: MIKE CRANE PHOTOGRAPHY



Custom built home with panoramic views across Pleasant Bay to Chatham and the Atlantic Ocean, the home was bound by a deed restriction that limited the home's total square footage to 3,000 square feet.

"The biggest challenge was making every detail calibrated for functionality," says Paul van Steensel, President of Cape Dreams. "The home is protected by woodlands."

PHOTOGRAPHY: DAMIANOS PHOTOGRAPHY



What further distinguishes Cape Dreams is its deeply collaborative leadership. Steering the ship alongside President Paul van Steensel, is Vice President Allen Furman, Jon Buck and Peter Martinez, all Project Managers.

(Left to right) Allen Furman, VP and Project Manager, Peter Martinez, Project Manager, Paul van Steensel, Founder/President, and Jon Buck, Project Manager.

Allen has a MA CSL License, a degree in Construction Engineering & Project Management, and a certified LEED AP. Awarded the BRICC Award for Best Project Manager, Allen has been recognized for his entrepreneurial spirit. For his part, he really appreciates the intimacy this work fosters with the clients.

"We are often brought into the family fold, during the construction phase," Allen said, and that is truly the greatest compliment and testament of trust.

Peter has constructed notable projects in Boston and Cape Cod including a 4,000-square-foot elliptical art studio in Duxbury, MA. He is dedicated to quality and holds himself and his subcontractors to the highest standards.

Paul founded Cape Dreams on the belief that honesty, quality and professionalism make a lasting impression and truly distinguishes us from our competitors.

Jon's career in craftsmanship began early in life, building alongside his father in Chatham. Jon is skilled at ensuring the client's vision can be manifested, utilizing his CAD experience, diverse construction expertise and careful eye for detail.

"When we help a client achieve their vision, there is a deep gratification in creating a home built to last generations," Jon says.

With a craftsman's eyes and a client-first philosophy, the team is recognized for the enduring relationships they foster.