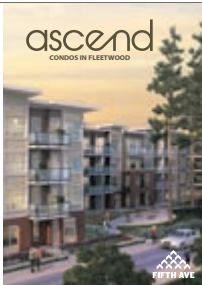


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SATURDAY, AUGUST 25 | 2012 | EDITOR BARBARA GUNN 604.605.2179 | HOMES@VANCOUVERSUN.COM

NEW-HOME PROJECT PROFILE



Show and tell

Doors open to a new display home at Morgan Heights in South Surrey Page G2-4

RIC ERNST/PNG

ONLINE

Ready when you are

Visit vancouver.sun.com/homes for the latest in design innovation and new-home project show homes.

INSIDE | G6

Real Estate Matters

Bob Ransford chats with a prominent Vancouver architect, who feels this city's design is influenced more by style, and less by substance.

INSIDE | G2

Sold (Bought)

A North Shore home with hardwood floors, high ceilings and a nanny or in-law suite sells in eight days for close to the asking price.



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NEW-HOME PROJECT PROFILE

Development eschews cookie-cutter approach

Homeowners are invited to customize units and make the most of varying lot sizes and plans

MORGAN HEIGHTS

Project size: 101 single-family homes
Residence size: Three to four bedrooms; 2,000 — 2,200 sq. ft. plus 850 — 1,000-sq.-ft unfinished basement
Price: From \$836,900 including net HST
Sales Centre: 16092 — 28A Avenue, South Surrey
Hours: Noon — 5 p.m., daily
Telephone: 604-560-1053
Email: morgan@qualico.com
Developer: Morgan Foxridge Homes, a Qualico Company
Interior Design: First Impression Design
Web: www.morganheightsliving.ca

BY FELICITY STONE

“This is our fun level,” says Diane Zarola, sales and marketing manager at Foxridge Homes. “Everybody just has a ball down here.” She is referring to the design centre in the new show home that just opened at Morgan Heights in South Surrey.

“The really fun things that our buyers get to do is pick every colour that goes into their home from the outside in,” she explains. The showhome’s basement and garage have been converted to a showroom stocked with samples of everything from flooring, countertops, tiles and cultured stone to cabinet doors, stair rails, mirror frames, lighting, door handles and paint chips. “We have a nice big work area for people. They end up bringing all these different samples to the table and laying it all out with our guidance.”

Homeowners start by choosing stone for the exterior and building the paint colours.

“There’s lots of different choices so that the community is not cookie cutter,” Zarola says. Exterior colours and stonework cannot be identical within five houses. “Every house is different,” says Zarola. “Two homes could be exactly the same floor plan and you’d never know it walking into them because it just looks so different from one to the other.”

At Morgan Heights, the 101 lots vary in size — from less than 3,000 square feet to more than 7,000 — shape and topography, so Foxridge designs every home individually. Although plans are reused, each is customized to make the most of the lot and maximize views by, for example, changing the location of the master bedroom to overlook the view.



The showhome at Morgan Heights in South Surrey has a front porch that wraps around two sides of the house. French doors open to that porch. RIC ERNST/PNG

CONTINUED ON PAGE G4

SOLD (BOUGHT)

North Vancouver home sells in eight days close to listing price

Three-level house has far-reaching views, open interior layout that accentuates sense of place and proximity to Lonsdale shops

2728 Mahon Ave., North Vancouver

Type: Five-bedroom, four-bathroom detached

Size: 2,440 sq. ft.

B.C. Assessment, 2012: \$1,061,000

Listed for: \$1,299,000

Sold for: \$1,295,000

Sold on: July 10

Days on market: 8

Listing agent: Bernadette Dunnigan at RE/MAX Crest Realty

Buyer’s agent: John Powers at Prudential Sussex Realty

The big sell: One of the advantages of living on the North Shore is that many of the properties enjoy water or city skyline views due to the gradient of the land. This three-level home is one such example, with partial Lions Gate Bridge and water vistas from its south-facing patio and balcony. It was built in 2000 in Upper Lonsdale. The interior has clean lines throughout, with hardwood floors on the main level that create a natural flow between the rooms, and high ceilings and an open layout that accentuate the sense of space. There is radiant heat on all levels, gas fireplaces in both the living and family rooms, an ensuite bathroom off the master bedroom with tiled flooring and a double vanity, and a nanny/in-law suite with a kitchenette and a separate entrance in the basement. The house has a double garage, sits on a corner lot and has a flat and fully fenced garden.

North Delta home combines old with new

11058 South Fuller Cres., North Delta

Type: Five-bedroom, two-bathroom detached

Size: 2,293 sq. ft.

B.C. Assessment, 2012: \$446,200

Listed for: \$524,900

Sold for: \$521,000

Sold on: July 14

Days on market: 5

Listing agent: Tom Edwards at RE/MAX Performance Realty

Buyer’s agent: Monica Romey at HomeLife Benchmark Titus Realty

The big sell: Listing agent Tom Edwards says this 1962 North Delta home combines old character charm with plenty of modern concepts. The architecture is post and beam, with a split entryway that leads up to bedrooms and the main reception rooms, and down to a lower floor that has additional bedrooms, a laundry room, utility room and 25-by-12-foot recreation room. The home’s original features include hardwood floors and gently vaulted ceilings, but kitchen updates include new cabinets and upgraded appliances, and to the main bathroom, which now has a soaker tub. The roof is about seven years old, and the exterior has a large covered deck that overlooks the garden that — at nearly 10,000 square feet — has abundant space for green thumbs.

Vancouver condominium offers the ‘suite life’

804-535 Smithe St., Vancouver

Type: Two-bedroom, two-bathroom apartment

Size: 884 sq. ft.

B.C. Assessment, 2012: \$602,000

Listed for: \$678,000

Sold for: \$610,000

Sold on: June 30

Days on market: 99

Listing agent: Frida Bolotski at Sutton Group — West Coast Realty

Buyer’s agent: Faisal Qureshi at RE/MAX Select Properties

The big sell: The Symphony Place development in downtown Vancouver was built by Solterra in 2010 and was



This home at 2728 Mahon Ave. in North Vancouver sold for \$1,295,000 — close to its listing price of \$1,299,000.

the recipient of several Georgie Awards the following year. It comprises two towers — Dolce and Vita — set amid the city’s rich arts and culture scene with the Orpheum, Queen Elizabeth Theatre, the Centre for Performing Arts and the Vancouver Art Gallery a short walk away. This eighth-floor condo is in Dolce and has two bedrooms and two full bathrooms, one being an ensuite off the master bedroom. It also has two balconies and an in-suite laundry, and one parking stall. Interiors feature wide-plank hardwood floors, European-style kitchens, and spa-inspired bathrooms with marble countertops, soaker tubs, and rain-head showers. Of note to investors is that the strata allows rentals.

These transactions were compiled by Nicola Way of BestHomesBC.com and AssignmentsCanada.ca. Realtors — send your recent sales to nicola@besthomesbc.com



The backyard at 11058 South Fuller Cres. is nearly 10,000 square feet.

NEW-HOME PROJECT PROFILE | CONTINUED FROM PAGE G2

Customers like neighbourhood, quality of construction

Morgan Heights slopes downhill to the north looking towards the North Shore mountains and designated green space. The current show home is designed for an uphill slope like many of the latest lots coming on the market. Since the first Morgan Heights show home opened in April, there have been more than 10 different plans available.

More than 20 Morgan Heights homes have already been sold, six of them to repeat buyers like Raymond and Barbara Lee. The Lees moved into a two-storey three-bedroom home, their third from Foxridge, at the end of July after living in Ontario for five years.

"I like the neighbourhood and I like the quality," Ray says. "It's a very solidly built home." He also likes the layout of Foxridge homes. "The space always feels much larger than the actual square footage," he says.

Many repeat customers are moving to Morgan Heights because of the neighbourhood, Zarola says. "It's a little upscale, has all the amenities, the beaches, access to the highway into the city, out of the city, across the border — it's all right here." Most buyers are moving up; others are downsizers looking for a more manageable-size property.

The new Ridgewood-style showhome is a typical Foxridge design: just over 2,000 square feet on two levels, plus an unfinished basement. The Craftsman-style home is entered from a front porch that wraps around both sides of the house. The sunken foyer leads to 12-by-13-foot flex room that can be used for anything from a home office to a formal dining room. A great room, dining area and kitchen stretch across the back of the house overlooking the landscaped backyard and outdoor kitchen. The main floor feels spacious and airy thanks to the open plan, 10-foot ceilings and large and numerous windows. Foxridge Homes signature features. "We put in the biggest windows everywhere we can," Zarola says. The high ceilings accommodate transom windows for additional light. There is even a transom window over the powder room door and a window in the laundry room off the kitchen. Windows in the stairwells are frosted to afford privacy without sacrificing light.

Upstairs are three bedrooms, plus another flex room; other plans have four bedrooms. The 13-by-15-foot master bedroom has a vaulted ceiling and french doors onto a balcony overlooking the view. The ensuite with walk-in shower, soaker tub and double sinks is flooded with natural light from a good-sized window. The walk-in closet is so large it could be called a dressing room.

The flex room — a.k.a. family lounge area — is set up as a TV room, but, says Zarola, people use them for various purposes, including



The show home's main floor has an open plan and 10-foot-high ceilings. Hardwood flooring is standard on the main floor, as are gas fireplaces.

PHOTOS: RIC ERNST/PNG

homework room, craft room or piano room. Buyers are asked if and where they plan to hang their TV, so the cable and the electrical can be installed at a height to accommodate it.

"We think about those kinds of things," says Zarola. "We'll go, 'Can we do that better? Can we do that differently?'" Some modifications are inspired by comments from buyers, like a major window change in the master bedroom of one of the house plans a few years ago. "This homeowner had actually bought the house, and he said, 'You know, I really, really wish that there was a big window on this side wall.' I brought everybody out, and we looked at it and said, 'You know what? He's right.' And so we changed the plan, and every time that house was built from there on in, including his house, we had a different window design in that master bedroom."

Special to The Sun



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An outdoor kitchen and extended patio give buyers a sense of what can be done with their outdoor spaces.



Clockwise from bottom left: The flex room off the front entrance; master bedroom ensuite; the open living room and dining area, and the laundry room, which has a large pantry and window.