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SATURDAY, JUNE 8 | 2013 | EDITOR BARBARA GUNN 604.605.2179 | HOMES@VANCOUVERSUN.COM

NEW-HOME PROJECT PROFILE

Optimal outlooks



White Rock’s **Royce** to offer its occupants grand ocean views **Page G2**



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<p>Ready when you are</p> <p>Visit vancouver.sun.com/homes for the latest in design innovation and new-home project show homes.</p>	<p>House Beautiful</p> <p>A couple from Calgary who opted to retire in B.C. spent years looking for a place to live before ultimately deciding to build their dream home.</p>	<p>Sold (Bought)</p> <p>A three-bedroom townhome in the vibrant Lower Lonsdale neighbourhood of North Vancouver sells for just below its asking price.</p> <div></div>



All 87 homes in the Royce development face south towards the ocean. In every suite, both the great room and master bedroom have balcony access.

NEW-HOME PROJECT PROFILE

An incentive to downsize

Light airy designs, spectacular views among the attractions of White Rock development

Royce
Project size: 87 condos
Address: 14855 Thrift Ave., White Rock
Residence size: 1 bedroom + den, 2 bedrooms, 2 bedrooms + den, 3 bedrooms; 717 — 1,501 square feet
Prices: Starting from \$332,300
Developer: Forge Properties
Architect: Ankenman Associates Architects
Interior Design: Kleen Design
Sales Centre: 14855 Thrift Ave., White Rock
Hours: noon — 5 p.m., Sat. — Thurs.
Telephone: 604-583-8028
Website: www.royceliving.com
Warranty: 2/5/10 Travellers Warranty
Occupancy: End of 2014

FELICITY STONE
SPECIAL TO THE SUN

When Louise Hutchinson first visited Royce, Forge Properties’ new boutique condominium project on Thrift Avenue in central White Rock, she wasn’t even thinking of moving, let alone buying a condo. A White Rock city councillor, Hutchinson simply wanted to take a look at the project, having been out of town for the Royce groundbreaking in April.

“Mark Ankenman, the architect, has been a longtime supporter of

White Rock, and I’ve always enjoyed his designs,” explains Hutchinson. “I wanted to go and see the design because I had approved it at council; I really endorsed it saying, if Mark Ankenman’s designing it, you can be sure it’s going to be top quality and it will be a real addition to the community.”

As she walked around the Royce display suite — 1,135 square feet with two bedrooms, two baths and a den — Hutchinson found herself thinking that if it were a bit bigger, she could live there. “I’ve never been in a condo where I’ve felt that way,” she says. “It’s because it’s quite angular, it’s not straight, and it’s very light, and it’s airy.” The building will form a horseshoe with units jutting out diagonally to optimize views and privacy.

Hutchinson was also influenced by the thought of two friends who recently had to suddenly downsize due to a spouse’s death or illness. She and her husband, Don, have lived in a three-storey house on the beach since 1987.

“My husband and I are both over 70, and when I went in there I’m just thinking of what if one of us has a stroke or what if one of us died, the other’s going to be left with a house full of junk,” says Hutchinson. “How nice to downsize while we’re healthy and live in a brand new place.”



CONTINUED ON G4

The rooms are quite angular to optimize the views and privacy.

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ROYAL LEPAGE
SUNSHINE COAST

FROM PAGE G2

Buyers tend to be local

Having just returned from six weeks of travelling, she was also reminded of how much less maintenance there would be in a condo.

The Hutchinsons chose a unit with three bedrooms, two baths and a large covered deck that could double as a work space for Don, a potter and sculptor. Louise also liked knowing that the project is the work of a local architect and developer. “It’s people who understand the community,” she says. “They’re not outsiders coming in. They’re people who actually live here.”

Buyers also tend to be local and, like the Hutchinsons, downsizing from larger homes, says Royce sales rep Adriana Cikojevic. “They have a lot of things and a lot of stuff so cabinet space is very important.” In the display suite, one entire wall of the kitchen is filled with cabinets stretching from the floor to the nine-foot ceiling. In fact, all the kitchen cabinets are full height. Built-in storage either side of the dining area is a custom option.

“The world’s your oyster here,” says Cikojevic. “Everybody that’s coming here, everybody has different taste, everybody has different needs, and we really try to accommodate that. The developer will really go above and beyond just to make sure the home is how the owner would like it.”

One buyer requested a floor-to-ceiling shoe rack in the master walk-in closet. Two adjacent suites could even be combined to make one larger home.

There are two design choices: contemporary, with flat panel wood-grain cabinets, and classic, with white-painted shaker-style cabinets. The contemporary finish can be seen in a stand-alone display kitchen, while the classic finish is used in the full display suite. For both kitchen styles, the pendant lighting, under-cabinet lighting, quartz countertops and marble backsplash are



The Royce’s ‘classic’ kitchen option includes full-height, white-painted shaker-style cabinets. The bath, below, includes a glass-enclosed shower.

standard.

In every suite, both the great room and master bedroom have balcony access.

“The walkout is one thing the developer really wanted to encompass,” Cikojevic says. “From every room, they really tried to get as much ocean view from every angle as possible.” The site, almost two acres, slopes from east to west and north to south, surrounded by single-family homes with a maximum height of 25 feet.

The Royce building will curve around the perimeter of the site with a 120-foot landscaped courtyard in the centre separating the east and west wings — 58 per cent of the site will be green space. All 87 homes will

face south towards the ocean.

The homes at the very front will have huge terraces, and pop-up roofs mean some rooms in top-floor homes will have 12-13-foot ceilings.

Because of the way the site slopes, the west wing will be five storeys and the east wing four, with underground parking, storage lockers, car wash, pet wash, and a room for bikes and scooters. There will also be several outlets for electric cars. Amenities will include a fire-side lounge with a library and kitchenette, and a fitness room with yoga studio, plus with the beach just down the hill and downtown White Rock around the corner, there will be plenty to do just steps from home.



after

before

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