THE VANCOUVER SUN

OUT OF TOWN PROPERTIES: HEADING TO SOOKE **» G10**









WESTCOASTHOMES

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

NEW-HOME PROJECT PROFILE



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



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INSIDE | G8

House Beautiful

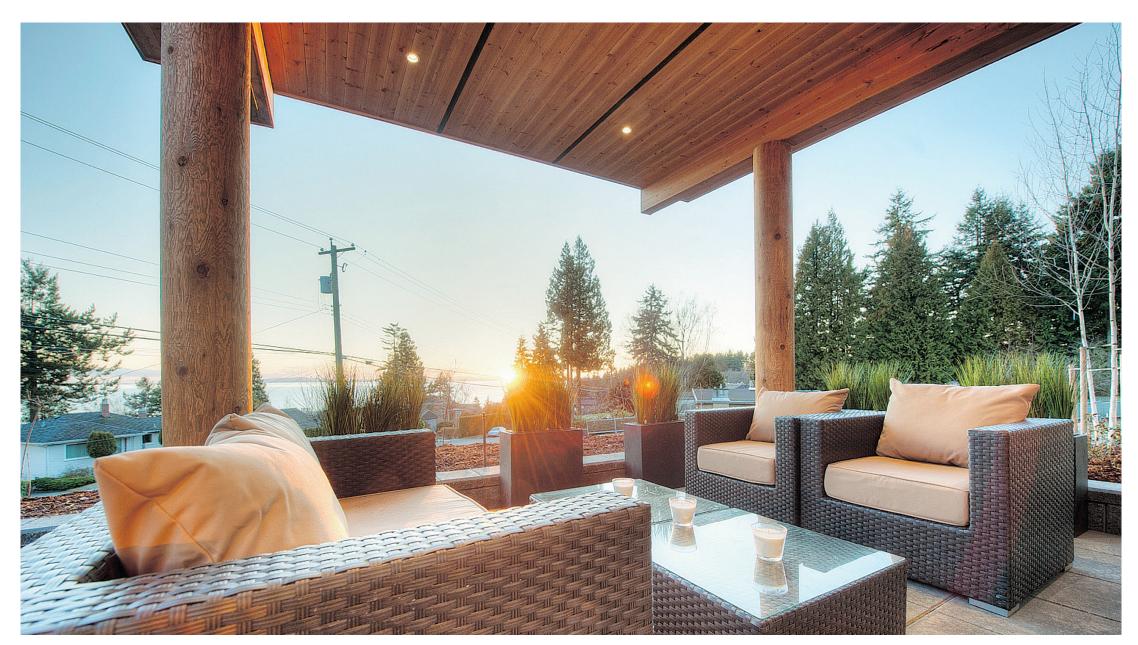
A couple from Calgary who opted to retire in B.C. spent years looking for a place to live before ultimately deciding to build their dream home.

INSIDE | G6

Sold (Bought)

A three-bedroom townhome in the vibrant Lower Lonsdale neighbourhood of North Vancouver sells for just below its asking price.





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.,

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 **CONTINUED ON G4**

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

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

"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."



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

GREATER VANCOUVER WATERFRONT









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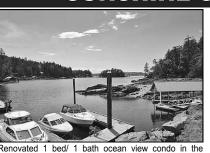
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SUNSHINE COAST



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 floorto-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 shakerstyle 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 green space. All 87 homes will to do just steps from home.



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

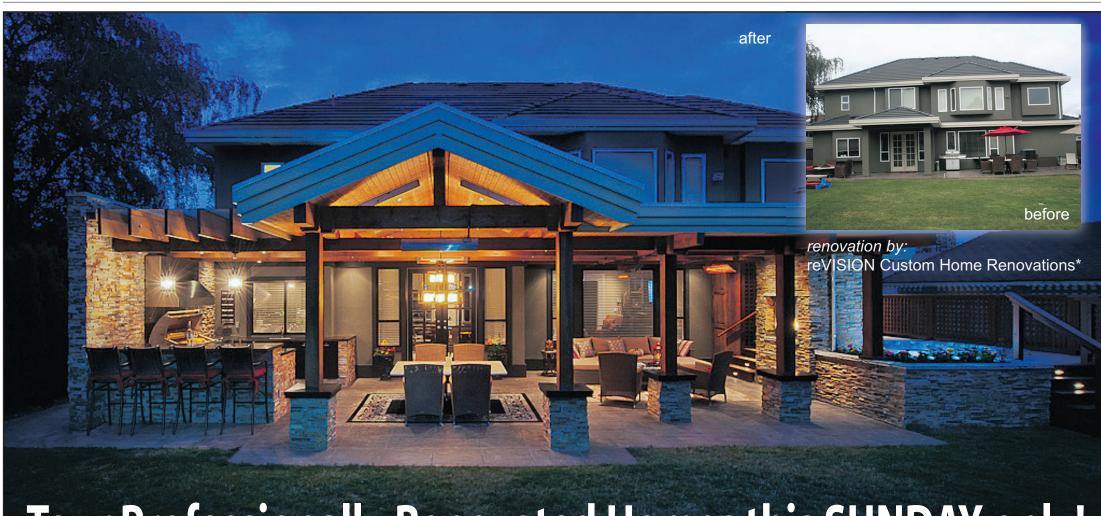
In every suite, both the great room and master bedroom have huge terraces, and pop-up have balcony access.

"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

face south towards the ocean. The homes at the very front will roofs mean some rooms in topfloor homes will have 12-13foot 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 fireside 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





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PARADE OF

Renovated HOMES Sunday, June 9 | 10 a.m. - 4 p.m.

You are invited to tour 11 professionally renovated homes on the Greater Vancouver Home Builders' Association's (GVHBA) 20th annual Parade of Renovated Homes this Sunday, from 10 a.m. - 4 p.m. For only \$10, you will be inspired by the latest in home design, construction and products as you walk through the homes. Talk to professional renovators on-site.

Visit www.gvhba.org for full Parade details.





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