



ROYCE

Downsizers discover breath of fresh air at White Rock's new landmark

By Janine Mackie

Sitting on her white couch with hot pink toss cushions, Arlene Richards could be the poster child for the benefits of downsizing.

"I donated all my stuff to a women's shelter and treated myself to brand new furniture," she says with excitement.

This spring Arlene mustered up the courage to sell her family home of 53 years — the home where she raised five children and tended a beautiful garden. Soon after, she invested in a two-bedroom-and-den suite overlooking the garden at Royce, Forge Properties' new 80-unit condo development at the corner of Everall St. and Thrift Ave. in White Rock.

"It was time and there's no looking back," she says, unpacking the last of her boxes. "Things in that house needed

fixing and replacing, and I felt guilty asking my children, who now have their own families, to help me."

Arlene says she's thankful she acted on the advice of her son-in-law, who, she divulges mid-interview, "knows a lot about quality construction and the different builders, being the CEO of the Greater Vancouver Home Builders' Association."

MODERN WEST COAST ARCHITECTURE: **Inspired vision began with the view**

A definite head-turner, the five-storey building designed by local Crescent Beach firm Ankenman Associates Architects Inc., is a contemporary interpretation of West Coast design with tall wood columns made of hand-selected Squamish cedar, galvanized metal accents and nautical porthole windows.





“Royce is ‘out of the box,’ absolutely,” says architect Mark Ankenman of AAAI, who was inspired by the view opportunities of this site. “It hasn’t been done before in wood-frame,” he says, citing the building’s modern use of materials and unique U-shape which follows the east-to-west stretch of the property. Homes are oriented south and terraced “to create not only a street-friendly facade, but also incredibly large decks to take advantage of the views of the Pacific Ocean and provide outdoor living opportunities.”

Now 70-per-cent sold, there’s a commonality amongst buyers, says Royce’s project manager, Eaman Rezvani, as he provides a site tour.

“They’re buying to live at Royce themselves, and it’s their first transition to a condo from their large family home,” he says. “People are really proud to move here and have a real joy they’ve chosen to live in this new White Rock landmark.”

Priced from \$399,900, the final selection of one-bedroom plus den, two-bedroom, two-bedroom plus den, three-bedroom homes and stellar penthouses are move-in ready, and provide that desirable lock-and-go lifestyle with secure restricted fob-entry and pre-wired security.

Three show suites staged by Sam Muller of Kleen Designs open homeowners’ eyes to the creative possibilities in their own home, and hint that Royce isn’t just for empty-nesters. Smiles are contagious when you enter the first show suite with its colourful art and media room — a throwback to days of LPs, rotary phones and turntables. The beach-themed suite is a favourite with its nostalgic White Rock photography and cottage-inspired wood-plank walls. But then of course, there’s no denying if I had \$1.6-million, I’d relocate in an instant to the penthouse home with its amazing kitchen and wrap-around deck, so huge it can fit three full-size patio sets!



FIVE STAR FINISHES: Quartz countertops and Carrara marble backsplash

Finishes in each home rival the finest five-star hotel with nine-foot ceilings and luxurious spa bathrooms with quartz countertops and heated marble tile floors.

Admiring her dazzling white kitchen complete with stainless steel appliances, custom cabinetry, Carrara marble backsplash

and engineered hardwood, Arlene describes her new surroundings as “freeing,” with more time to spend with her 14 grandchildren, and enjoy the finer things in life like fish and chips on Marine Drive. “I love my new lifestyle — the air is so refreshing here and I can sit on my deck and get a beautiful breeze off the water.”



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