



B C C O N D O S . N E T



LIVING
CLEAN

KIM DAVIS | K10

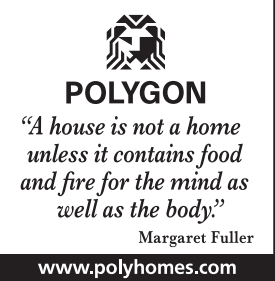
SQUAMISH
MATTERS

BOB RANSFORD | K10



WESTCOAST HOMES

SECTION
K
C



A BLACK-LAWN AFFAIR | K2

THE VANCOUVER SUN

A TRIUMPH OF TRUSSES | K8

EDITOR MICHAEL SASGES 604-605-2467

SATURDAY, OCTOBER 29, 2005

E-mail homes@png.canwest.com

HOME THOUGHTS

GROWING THROUGH ARCHITECTURE

The architect as parent, model parent even, might be the theme of a new exhibit from the profession's governing body.

"Often as city inhabitants, we're not aware that the growing pains of a city can be defined through its architecture," the "Model City" exhibit announcement from the Architectural Institute of B.C. says.

Some of the firms contributing project models to the exhibit are Marceau Evans Johnson Architects; Acton Ostry Architects; Busby Perkins + Will Architecture; Larry McFarland Architects; ARTIFACT Architecture; Stuart Howard Architects; Formwerks; and Hewitt + Kwasnicky Architects. That's H + K's Melville below.

The show opened this week at Architecture Centre Gallery, 100 - 440 Cambie (at Pender), Vancouver.



Edgy dwellings

SURREY | Less than
500 square feet
on offer
in 16 Whalley
apartments

The cool sensibility of a proprietary floorplan-scheme warmed by the joie de vivre of the "d'light" and "d'lish" colour schemes champion the d'Cor new-home project in Surrey as the newest window on the possibility you can live large in a small space.

Further, the listing price of \$99,900 on the smallest of the 16 smallest apartments nominates d'Cor as the latest window on new-construction affordability in the Lower Mainland.

In the apartments, ceiling and floor decisions by the developer were intended to introduce into the Whalley neighbourhood "a little bit of the downtown [Vancouver] feel."

The ceilings will be nine feet off the floors. The floors will be finished in ceramic tile in the entries, kitchens, bathrooms and storage rooms and hardwood laminate in the living-dining areas.

The d'Cor project profile, K4/5



BRICK-A-BRAC

Every group, it seems, has an award to bestow. This one comes from the Brick Industry Association, which this week announced one of the winning projects for the 2005 Brick in Architecture Awards is the University of B.C.'s Life Sciences Centre, designed by Diamond and Schmitt Architects.

The awards honours innovative use of clay brick in four categories: commercial, institutional, residential, and "special feature" applications. The UBC Life Sciences Centre is a 565,000-square-foot research-academic building, home to the UBC Medical School.

TURN DOWN THE HEAT IS WORD FROM CMHC

The CMHC's webpage (cmhc.ca) is often touted on these pages as being a wonderful source of information for homeowners. Did you know, for instance, that you can save money by simply turning down the thermostat three degrees at night to 17 degrees. Better yet, replace your outdated thermostat with one that does the work automatically for you.

BURNABY | More than 5,000 square feet on offer in seven cul-de-sac residences



The more than 60 years of building, buying and selling homes behind Preston Fisk (left) and Nick Noort are the figurative foundations of the million-dollar-plus Winsford Court residences in Burnaby.

To pose the real estate agent and the developer in the kitchen of the one finished home is just so appropriate to the story here: This is a home for a big family with big appetites.

There are four bedrooms up and, in the kitchen, the restaurant attributes of two pantries, a commercial range and "miles" of marble, with nook and dining room the seating choices.

The Fisk-Noort collaboration stands as an anecdotal contribution to the frequently heard, but rarely recorded, existence of developer "groupies."

"... I have met many people who have purchased a townhome or a single-family-detached home from Noort Homes, and when they are in the position to upgrade, they seek out Noort to build them a new home or to purchase a completed property, as they were so happy with their first homes," Preston Fisk reports.

PHOTOS BY PETER BATTISTONI/VANCOUVER SUN

The Winsford Court project profile, K6/7

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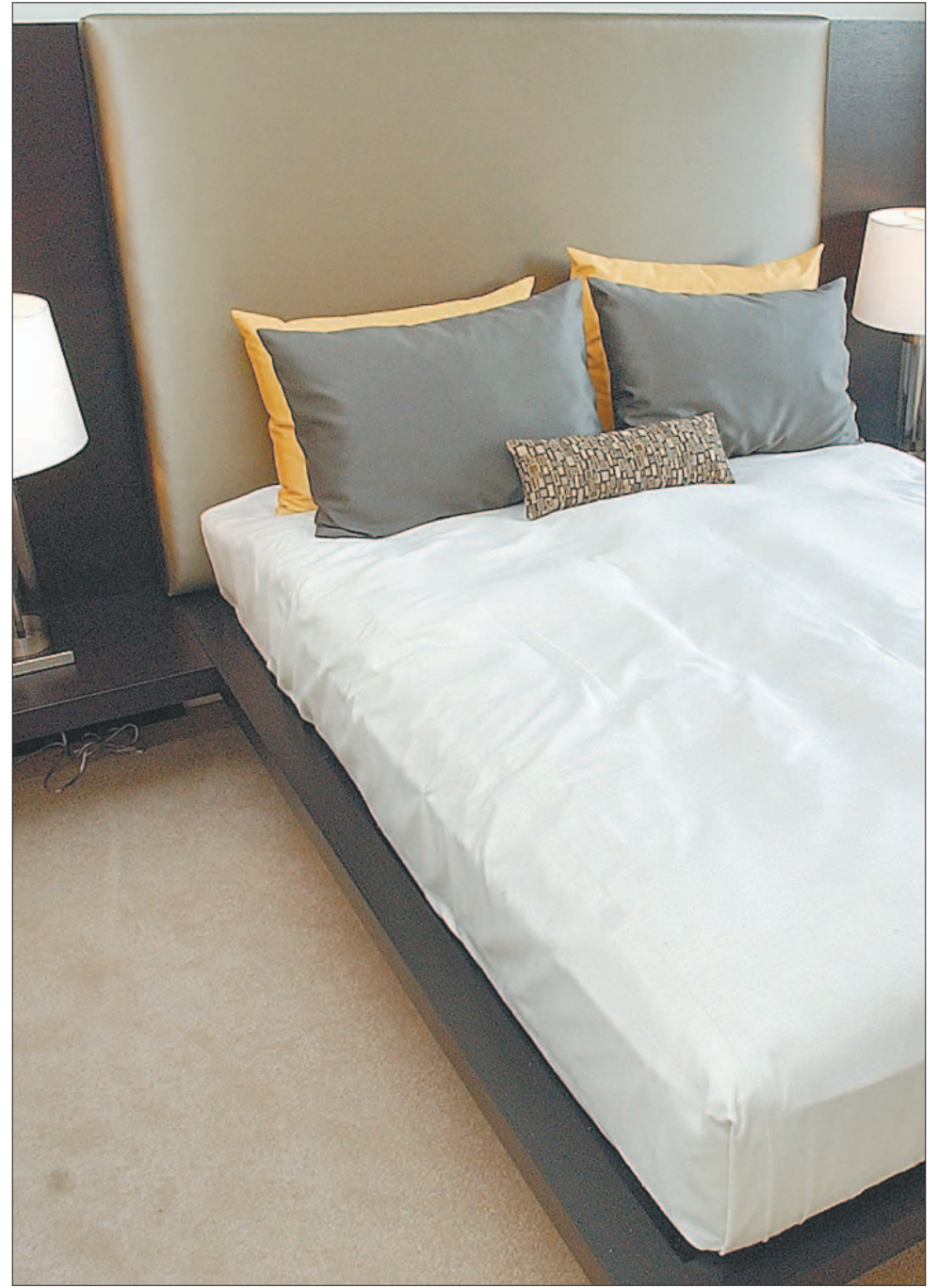
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PHOTOS BY PETER BATTISTONI/VANCOUVER SUN

Small — but smart — at d'Cor of affordability

Most affordable new homes in Greater Vancouver, at \$99,000, cater 'to a first-time buyer with a budget mindset' in a revitalized neighbourhood

NEW HOMES PROJECT PROFILE

d'Cor in Whalley

Location: Corner of 104th Avenue and 134th Street, Surrey
Telephone: 604-580-3267
Website: dcor.ca
Developer: Newgen Developer
Architect: Focus Architecture
Interior design: Portico Design
Project size: two four-storey buildings, 120 apartments
Residence size: 423 sq. ft. - 913 sq. ft.
Prices: \$99,900 to \$230,000
Construction: Wood frame
Warranty: St. Paul Guarantee

That \$99,900 asking price on the smallest apartments at d'Cor make these homes the most affordable new homes in the Lower Mainland.

Interest in the new-home project has been more than satisfying, reports George Wong of Platinum Project Marketing Group, Macdonald Realty Ltd. His pre-registration campaign, in three weeks, recorded more than 1,000 telephone inquiries.

That response has him wondering if he will sell out on the first day of selling and if he needs a presentation centre.

A proprietary floor plan is a critical component of the small-apartment offer at d'Cor.

"Every square foot has been analysed so there is no wasted space," Wong says.

"The Smart Plans® we're using are extremely efficient. That's why we are able to offer the lowest-priced condo in the Lower Mainland. The closest one-bedroom [on the market] in Surrey is \$150,000."

Wong explains the plans designed for this specific project were registered so

others in the field cannot copy their "exclusive" design.

"Smart Plans is a key word for efficiency. No wasted corridors and no wasted square footage. We've arrived at a product that is ultra efficient," he says.

Wong and Platinum are not small-space neophytes. He sold for-their-time small spaces at 1188 Richards in Vancouver 11 years ago, and homeowners there found the living space adequate.

"It [the 423-square-foot apartment] is not as good as a 650-square-foot condo but it costs \$50,000 more for that extra 200 square feet," says Wong. "We're catering to a first-time buyer with a budget mindset."

Of the 120 d'Cor apartments, 16 offer less than 500 square feet of living space and 12 offer less than 900 square feet, but more than 800 square feet.

Some perspective on these numbers, from the annual PriceWaterhouseCoopers Greater Vancouver Condominium Market Review: Between five and 10 per cent of buyers want an apartment with

The intention of the d'Cor show home is to project a bit of downtown Vancouver into distant Surrey and to demonstrate the relationship of space well used to affordability.

less than 500 square feet of living space and more than 20 per cent want an apartment with less than 900 square feet, but more than 700 square feet.

The square-foot asking prices range from about \$236 to \$259. Here again the PriceWaterhouseCoopers Review offers some perspective: In the second quarter of this year, the last in the review year, "north Surrey" square-foot asking-prices pushed \$200.

Location in the building determined the various square-foot asking prices, Wong reports.

"We factor in elements such as noise,

orientation. The \$236-per-square-foot [home] faces the main street. The nice courtyard-view condos are the higher priced ones," he says.

Each building will have a central courtyard, with extensive landscaping planned for the site. Parking will be underground. Each building will also have a 2,400-square-foot amenity room, with a fitness centre, fully equipped kitchen, lounge with a games area. The rooms will also feature a pool table and a large-screen plasma television.

See DEVELOPER AIMS K19

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Mansion or modest digs, Platinum sales

In the fall, Whalley; in the spring, Coal Harbour . . . Then, George Wong's Platinum put Two Harbour Green on the market, with selling prices of up to \$1,000 a square foot, more or less, making the Vancouver-waterfront homes some of the most expensive in the country. The d'Cor assignment in Whalley demonstrates his organization — represented at the d'Cor model by Wong and (from left) Patricia Glass Grace Sartori and Lily Korstanje — possesses the capacity to deal with both 'ends of the spectrum,' he says. It certainly has the capacity to generate sales for developers; YTD, Platinum has sold about \$500 million worth of new real estate, Wong reports. 'The Whalley project addresses the need for affordable prices for a lot of our younger buyers so d'Cor was created, whereas Two Harbour Green was conceived and created for a more financially resourceful target market.'



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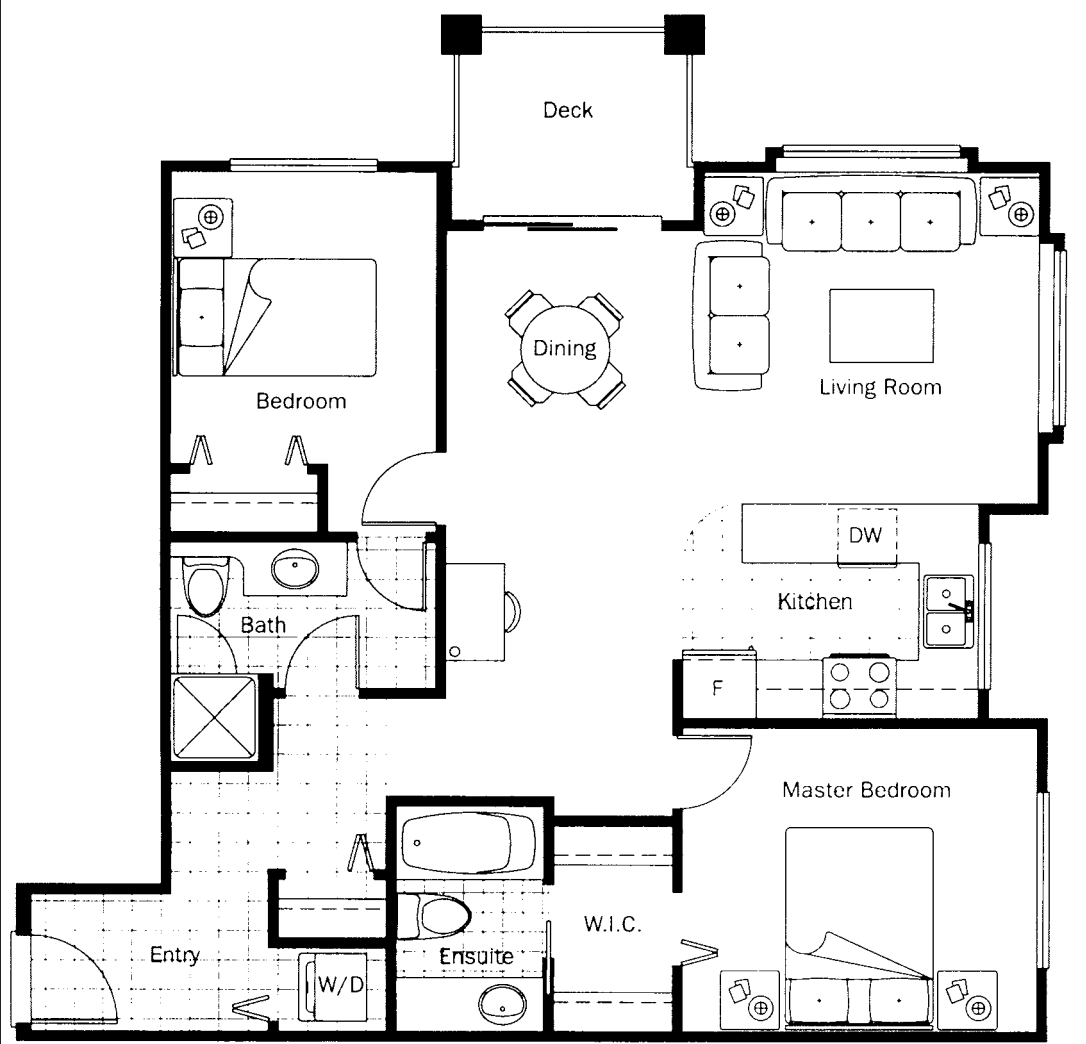
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Developer aims to introduce downtown feel in Surrey project

From K4

In the apartments, even the smallest, volume is on offer, with ceilings nine feet above the floors.

Ceramic tile will be underfoot in the entries, kitchens, bathrooms and storage rooms. Either a dark or light hardwood laminate will dress up the living-dining areas. Wall-to-wall carpeting will be on the floors in the bedrooms, dens and walk-in closets.

"We're trying to take a little bit of the downtown [Vancouver] feel and put it into Surrey," says Grace Sartori, the project's marketing coordinator.

There are no shoji screen or glass partitions but pocket doors will ensure bedroom privacy in some of the smaller apartments.

A seven-appliance package is part of the purchase price. Frigidaire is supplying the stacking washer-dryers, the fridges, the stoves and dishwashers; Panasonic, the microwaves.

The appliance package includes one of the few upgrades, to stainless from white or black.

Other upgrades include slab countertops instead of laminate finish countertops and an electric fireplace.

D'cor is just a 10-minute walk away from a SkyTrain station, prompting Sartori to note homeowners have the convenience of using SkyTrain without the aggravation of living too close.

The project is also just a short walk away from the new Simon Fraser University campus, Surrey public library and recreation centre, with plenty of shopping near-

by, she says.

Sartori feels Whalley is poised to become the next real estate "hot spot" in the Lower Mainland because Surrey council has already committed itself to backing its transformation.

The project's name, d'Cor, is a play on the phrase "the core," which is an appropriate description of the project's location in Surrey, George Wong reports. "This location is very centrally located in Surrey, close to shopping and schools."

The city began a "Whalley and Surrey City Centre Revitalization Strategy" in 2003 and the area has already seen the addition of the Central City complex, along with new residential and commercial developments.

Continued NEXT PAGE

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THE VANCOUVER SUN
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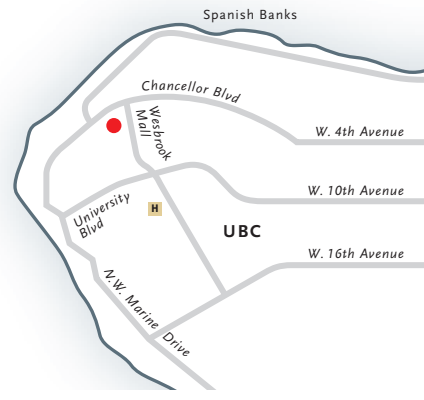
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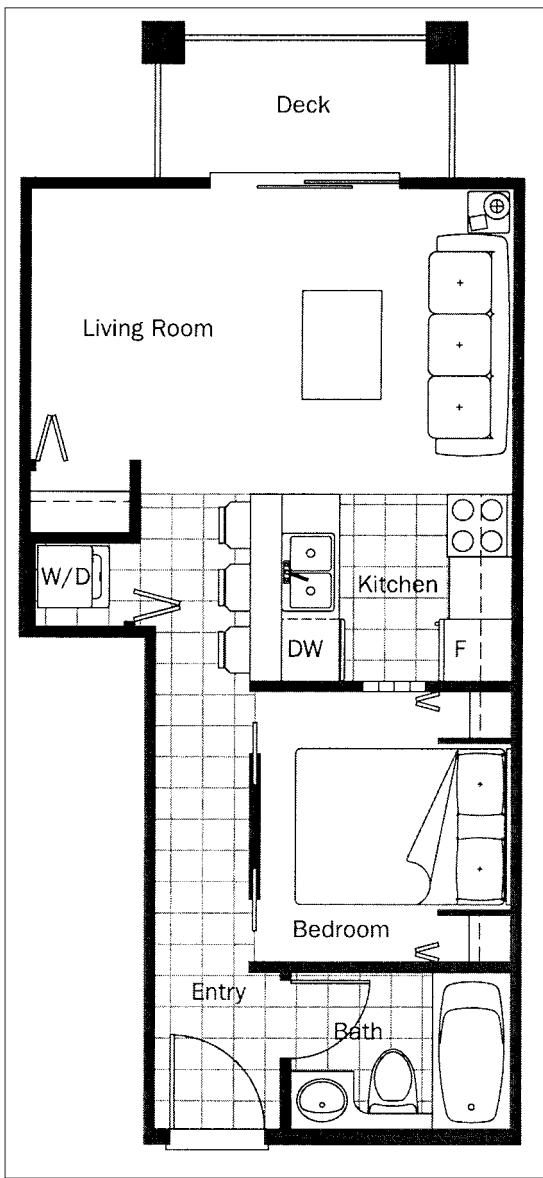


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Making maximum use of space

Of the 120 d'Cor apartments, 16 offer between 400 and 500 square feet of living space and 12 offer between 800 and 900 square feet. The smallest of the small is the 423-square-foot E1 plan, a one-bedroom apartment (left). The largest of the large is the 888-square-foot F2 plan, a two-bedroom apartment (facing page). 'Every square foot has been analysed so there is no wasted space,' comments George Wong, the Whalley development's marketer.

From K18

"Our commitment to rejuvenating Whalley is unwavering," Mayor Doug McCallum said in a news release Platinum distributed in announcing the d'Cor project.

"We believe in the potential of this area and we will do whatever is within

our power to stimulate positive change."

The two buildings are phase 1 of the d'Cor project. In the second phase the developer plans to build a 20- to 25-storey tower, with about 200 homes in it. However, a development application for phase two has not yet been submitted to the city of Surrey.

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Survey of Mortgage Rates

SOURCE	CLOSED 1st MORTGAGES								OPEN 1st MTGS	
	6 MTH	1 YR	2 YR	3 YR	4 YR	5 YR	7 YR	10 YR	6 MTH	1 YR
BANK OF MONTREAL	4.70	4.40	4.60	4.99	5.34	5.44	6.45	7.15	6.99	6.85
CANADIAN WESTERN TRUST	5.25	5.15	5.30	5.45	5.70	5.90			7.05	7.25
CIBC	5.20	5.25	5.55	5.70	5.85	5.90	7.20	7.45	7.20	7.10
CITIZENS BANK	4.65	5.25	5.30	5.50	5.85	5.90	6.90		6.70	6.70
COAST CAPITAL SAVINGS	5.35	5.05	5.35	5.50	5.75	5.90	6.85	7.45	7.00	7.05
COMMUNITY SAVINGS	5.20	5.25	5.35	5.50	5.75	5.90			7.00	7.20
CONCENTRA FINANCIAL	5.20	5.25	5.40	5.50	5.85	5.90	6.90	7.15	7.10	7.35
ENVISION CREDIT UNION	5.20	5.25	5.35	5.50	5.75	5.90	6.85	7.30	7.10	7.20
FIRST NATIONAL FIN. CORP.	4.90	5.25	5.30	5.35	5.60	5.90	6.20	6.75		
FIRSTLINE MORTGAGES	5.20	5.25	4.92	4.90	4.96	4.87	5.10	5.35		
G&F FINANCIAL GROUP	5.20	5.05	5.15	5.45	5.75	5.90	6.85		7.00	7.00
HSBC BANK CANADA	5.20	5.15	5.25	5.55	5.70	5.80	6.75	7.15	7.10	7.05
ING DIRECT		4.00		4.25		4.50		5.10		
INVESTORS GROUP	5.25	5.05	5.35	5.50	5.85	5.90	6.90	7.30	7.00	7.15
LAURENTIAN BANK	5.10	4.95	5.25	5.40	5.75	5.80	6.75	7.15	6.85	7.05
MCAP Mortgage Corp.	5.00	4.75	5.05	5.35	5.60	5.75	6.35	7.20		6.85
NATIONAL BANK	5.05	5.05	5.45	5.60	5.85	5.95	6.90	7.15	7.00	7.20
NORTH SHORE CRED.U.	5.05	5.00	5.25	5.50	5.80	5.80	7.00	7.30	7.05	7.15
PROSPERA CREDIT UNION	5.20	5.25	5.35	5.50	5.75	5.90			7.00	7.20
ROYAL BANK	5.30	5.20	5.30	5.55	5.95	6.00	6.90	7.05	7.10	7.35
SCOTIABANK	5.25	5.05	5.35	5.50	5.75	5.90	6.85	7.00	6.55	6.95
TD CANADA TRUST	5.05	5.35	5.40	5.45	5.70	6.00	6.30	6.75		7.35
VAN CITY CRED.U.	5.20	5.25	5.35	5.50	5.75	5.90	6.85	7.30	6.95	6.95
WESTMINSTER SAVINGS		5.00	5.15	5.40	5.65	5.80	6.75	7.30	7.00	7.20
AMBRO & ASSOCIATES MORTGAGE	4.65	3.90	4.05	4.25	4.35	4.50	4.80	5.05		

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Whalley is getting a new, attractive look

WELL-PRICED: Area is sprucing up and these units are convenient and affordable

Quick facts

D'Cor

What: 148 one- and two-bedroom condominiums in two four-storey, low-rise buildings in Whalley

Where: 134th Street at 104th Avenue, Surrey

Developed by: Platinum Project Marketing

Price: \$160,900-\$222,900

Open: Noon to 5 p.m. daily except Friday

BY JEANI READ
STAFF REPORTER

Once upon a time, Whalley was the kind of spot you might avoid: industrial, a bit tacky and in need of all kinds of repair.

Well, the repairs started several years ago, the way now-hip spots like Yaletown and Crosstown once started. And sharp new projects like d'Cor are suddenly making the place alluring to Lower Mainland buyers.

We asked Platinum Project's sales marketing co-ordinator Grace Satori what makes d'Cor, which changed an ugly-duckling piece of land into a noted project, so sweet.

What's great about the town?

"The whole area is transforming with city



D'Cor's units are small but sweet and efficient. WAYNE LEIDENFROST — THE PROVINCE

backing and the funds and plans in place. The big-box stores are already out there, the restaurants. It's the next up-and-coming hot spot."

The location?

"We're close to the Central Surrey Skytrain station and it's a five-minute walk to 90 per cent of the places you need — Safeway, restaurants, stores, banks, fitness clubs, Sears,

Shoppers, Staples, the SFU campus. Also important is that it has a residential feel with tree-lined streets. It feels tucked away, not aggravated by busyness."

Who's buying?

"First-time home owners, young couples starting their first home together, some investors. People with the foresight to get in on a ground-floor investment. People have

responded very well to the price point. It's the best price point in all of the Lower Mainland."

What about floor plans?

"The floor plans, by Focus Architecture, are amazingly efficient for their size. I've never seen plans that utilized every square foot to such maximum capacity. Hallways are minimized, nine-foot ceilings create an open feel and several fourth-floor units have vaulted ceilings. The developer is even trademarking them as Smart Plans."

Upgrades?

"We don't offer a lot of upgrades because we have very nice finishings. The hardwood-look floor in the living and dining area is wide-plank laminate, there are wedge cabinets, ceramic tiles in the kitchens and bathrooms, and seven appliances. Because of the location we called d'Cor "car-free, care-free" but there is double-gated parking — and an amenities room with lounge, fitness and game rooms and kitchen. The upgrades that are available are granite kitchen counters, stainless steel appliances, and extra parking available."

Occupancy?

"The first building will be finished by July and we anticipate October for the second. We started construction before selling. It's a huge selling feature."

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MOVE IN THIS SUMMER!

You can now own a 1 or 2 bedroom condo in the core of Central Surrey. It's true. Quality built homes by Kerkhoff Construction designed with Smart Plans® for maximum space. Why rent when you can own?

Conveniently Located, Affordable, Quality Homes

STYLE	PRICED FROM	MONTHLY MORTGAGE
1 bedroom	\$160,900	\$749
Junior 2 bedroom	\$201,900	\$940
2 bedroom	\$222,900	\$1,038

*O.A.C. CMHC Financing insurance is a standard cost associated with high ratio mortgages. The insurance amount with 20% down is 1%. Monthly payments are based on a 3-year fixed term mortgage rate of 4.9% and 25 year amortization OAC. All calculations do not include GST and PTT and are approximate. E.&O.E. Rates subject to change w/out notice.

constructed by
kerkhoff

developed by
NEWGEN
WHALLEY
PROPERTIES INC.

marketed by
PLATINUM
PROJECT MARKETING GROUP

THIS IS NOT AN OFFERING FOR SALE. E.&O.E.

Visit the Presentation Centre located on the corner of 104th Avenue and 134th Street
OPEN DAILY 12 - 5 EXCEPT FRIDAYS
visit www.dCor.ca or call 604 580 dCor (3267)

d·Cor

of Central Surrey

A NEW ERA OF LIVING



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100% **sold out** phase I, II

the second building is ready for occupancy
from March 15!



the third phase, a high rise building
is coming soon!

PRE-REGISTER NOW for **d·Cor îze**



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○○○ Site Construction

Building A | Thursday, Sept. 14 12:00 pm



Building B | Thursday, Sept. 14 12:00 pm





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○○○ d'Cor Renderings



Rendering East View

[download](#)



Rendering West View

[download](#)



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○○○ *A Place to Hang*

Each of d'Cor's buildings has a bright and versatile amenities room, equipped with a full-sized kitchen, lounge, fitness centre and games room with pool table."



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○ ○ ○ A New Era of Living

d·Cor is one of the first residential communities to enter a new era of living envisioned by Surrey's Mayor, Doug McCallum. With an unwavering belief in the potential of Whalley, Mayor McCallum is committed to doing whatever possible to stimulate positive change in the area.



●●● [Click here to see enlarged map of d·Cor](#)

●●● [Click here to see the interactive map of d·Cor neighbourhood.](#)





TRANSIT TRAVEL TIMES

- 5 minute walk from d'Cor
- 10 minute walk
- 15 minute walk



ESSENTIALS

- 1 CIBC
- 2 Fruiticana
- 3 HSBC
- 4 Kin's Farm Market
- 5 London Drugs
- 6 Rogers Video
- 7 Safeway
- 8 Save-On-Foods
- 9 Royal Bank
- 10 Scotiabank
- 11 TD Canada Trust

LIFESTYLE AND RECREATION

- 1 BC Lions Practice Facility
- 2 Fit For Women Gym
- 3 Fitness World
- 4 SFU Campus
- 5 Surrey Public Library & Recreation Centre

RESTAURANTS AND CAFÉS

- 1 Big Olive Taverna
- 2 Boston Pizza Restaurants
- 3 Blenz Coffee
- 4 Central City Brewery Company
- 5 Starbucks
- 6 Tokachi Japanese Restaurant
- 7 White Spot

SHOPPING

- 1 Canadian Tire
- 2 Central City
 - Best Buy
 - Sears
 - Shoppers Drug Mart
 - Source by Circuit City
 - Sport Mart
- 3 Future Shop
- 4 Pharmasave
- 5 Staples
- 6 The Brick





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○○○ *More for Less*

Better basics and quality standard finishes. That's what makes d'Cor a great value. Wood laminate flooring, brushed stainless fixtures, 9-foot ceilings and a 5-piece Frigidaire appliance package. Sound nice? It is.

●●● [download the full list of Features](#)



d'Cor

of Central Surrey

A NEW ERA OF LIVING

by Bill Kimmett

HOMES WE ALL CAN AFFORD

- WE ARE USED TO HEARING THE GOOD NEWS AND THEN THE BAD NEWS; BUT HERE IT IS ALL GOOD...NO BAD NEWS HERE. BUY A
- QUALITY BUILT CONDO STARTING FROM \$99,900 CONVENIENTLY
- LOCATED IN THE CORE OF CENTRAL SURREY. HARD TO BELIEVE, BUT A DREAM COME TRUE FOR EVERYONE WHO HAS EVER DREAMED OF BEING A HOMEOWNER!

George Wong of Platinum Macdonald Realty spoke right to the point. "With the use of Smart Plans, we are able to offer extremely efficient floor plans. This is important for buyers because they won't pay for space they won't use. At d'Cor, every square foot has been analyzed to ensure it is logical, functional and useable. This combined with the amazing opportunity of buying in this up-and-coming area means we are able to offer Lower Mainland's best-priced condominiums today. By maximizing space, each home expands into light and open interiors. The nine foot ceilings and oversized windows certainly help.



There is no compromise on quality at d'Cor. Renowned builder Kerkhoff Construction, with 35 years of building experience brings their usual meticulous level of detailed construction to this project. Designed by award-winning Focus Architecture, d'Cor is a winner. Not to forget the interior design touch of Portico Design Group with their distinctive cutting-edge style. What a combination, and I keep thinking: at prices starting below \$100,000.

The location at 104th Avenue. and 134th Street is as convenient as it gets. Steps from the bounty of shopping and services located in the Surrey City Centre. Relish shopping until you really will want to drop, jump on the SkyTrain and head off to Vancouver, or relax in the lush greenery of many parks. Surrey, is of course titled City of Parks. d'Cor offers true convenience, affordability and superb quality. A place to experience a new era of living.

At these amazing prices you will also enjoy seven appliances including a washer and dryer. The choice of two colour schemes; d'light and d'lish highlight the light-hearted nature of d'Cor. Light in everything including the price, but serious about the quality. Relish the black walnut hardwood-style laminate flooring in living and dining areas. I am just in the process of ripping out my carpet and replacing with similar flooring, so I can appreciate and anticipate similar elegance. Hardwood-style flooring does add a bur-nished appeal to any home. Gourmet kitchen, sparkling bathroom and elegance. All courtesy of d'Cor.

For construction buffs, d'Cor offers double wall, insulated construction between suites, in addition to a concrete layer between floors to provide acoustical privacy. Nothing is left to chance here. Peace of mind is paramount, from the secured double-gated underground parking to the 2-5-10 Third Party Warranty by St. Paul Guarantee Insurance Company.

Each of the two residential buildings boast a common amenities room with a bright sunny skylight. In the 2,400 sq. ft. club room residents will relish a fitness facility, fully equipped kitchen, lounge with plasma TV and pool table. Lush landscaped grounds add nature's touch to d'Cor.

Construction is already underway with completion estimated for Summer/Fall 2006.

Individuals can pre-register on the project web site, at www.dcor.ca and are invited to attend the grand opening on November 5th.



Life has never been this good and at hard to believe prices.

QUALITY CONSTRUCTION

- Quality Kerkhoff Construction
- Architectural design by award-winning Focus Architecture
- Contemporary interior design by award-winning Portico Design Group
- Rainscreen technology building envelope
- Quiet double-wall insulated construction between suites
- Sound resilient bar and concrete layer between floors

SMART PLANS®

- Suites designed using Smart Plans® for open and efficient floor plans, maximizing space and light
- 9-foot ceilings throughout
- Double entry balcony/patio (some plans)
- Horizontal blinds for windows and vertical blinds with valances for patio doors
- Choice of two designer colour schemes: d'light & d'lish

KITCHEN

- Pionite laminate finish countertops
- Wood grain laminate cabinet doors
- Brushed aluminum door with frosted glass insert
- Double glazed windows
- Contemporary brushed aluminum cabinet door pulls
- Splash accent wall tiles (2" x 8")
- Single handle sink faucet with pull-out Gourmet® spray
- Pendant lighting
- Seven appliances including:
 - Frigidaire range and self-cleaning oven in Designer White
 - Frigidaire frost-free refrigerator in Designer White
 - Frigidaire Ultra Quiet dishwasher in Designer White
 - Panasonic Over the Range microwave/vented hood fan
 - Frigidaire stacking washer & dryer
 - In-sink food disposal

BATH

- Designer laminate vanity countertop
- European-style single handle faucet & sink
- Wood grain laminate cabinet doors
- Large wall mirror
- Durable Delta fiberglass tub
- Ribbed white porcelain wall tiles
- Tub surround wall tile (10" x 13") (Main)
- Tub/Shower ceramic surround wall tile (4" x 16") (Ensuite)
- Stylish inset glass/metal wall tile

FLOORING

- Black walnut hardwood-style laminate flooring (d'lish) in living area and dining
- Gunstock oak hardwood-style laminate flooring (d'light) in living area and dining
- Wall-to-wall carpeting in bedrooms, dens, and walk-in closets
- Contemporary (12" x 12") ceramic tiles in entry, kitchens, bathrooms, and storage rooms

UPGRADES

- Natural, solid granite slab kitchen countertops
- Frigidaire stainless steel appliances
- Electric plug-in fireplace

PEACE OF MIND

- 2-5-10 Third Party Warranty insurance by St. Paul Guarantee Insurance Company
 - 2 years coverage for materials, workmanship, and major systems
 - 5 years coverage for the building envelope
 - 10 years coverage for structural defects
- All suites include in-suite security system
- Enterphone at main lobby to pre-screen visitors
- Single-gated visitor parking and double-gated resident parking
- Monitored fire sprinklers in all homes and common areas
- Hard-wired smoke detectors in all homes
- Storage & bicycle lockers

AMENITIES

- Fully-equipped kitchen
- Exercise facility
- Lounge with plasma TV and pool table



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building B

○○○ Floor Plans



d'Cor building_B



d'Cor building_A



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Plan A1(A2)
582 sq ft (576 sq ft)
One Bedroom

Plan A3
567 sq ft
One Bedroom

Plan A5
664 sq ft
One Bedroom & Den

Plan B3
763 sq ft
One Bedroom & Den

Plan C
574 sq ft
One Bedroom

Plan D1(D2)
640 sq ft (651 sq ft)
One Bedroom

Plan E2
447 sq ft
One Bedroom

Plan E4
487 sq ft
One Bedroom

Plan F1
835 sq ft
Two Bedroom

Plan F2(F4)
888 sq ft (913 sq ft)
Two Bedroom

Plan F5
829 sq ft
Two Bedroom

d·Cor



BUILDING A FIRST FLOOR



BUILDING A SECOND FLOOR



BUILDING A THIRD FLOOR



BUILDING A FOURTH FLOOR

building A



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○○○ building_B

Plan A1(A2)
582 sq ft (576 sq ft)
One Bedroom

Plan A3
567 sq ft
One Bedroom

Plan A4
619 sq ft
One Bedroom

Plan A5
664 sq ft
One Bedroom & Den

Plan B1
670 sq ft
One Bedroom

Plan B2
668 sq ft
One Bedroom

Plan B3
763 sq ft
One Bedroom & Den

Plan C
569 sq ft
One Bedroom

Plan D1(D2)
640 sq ft (651 sq ft)
One Bedroom

Plan E1
446 sq ft
One Bedroom

Plan E2
447 sq ft
One Bedroom

Plan E3
423 sq ft
One Bedroom

Plan E4
487 sq ft
One Bedroom

Plan F1
835 sq ft
Two Bedroom

Plan F2
888 sq ft
Two Bedroom

Plan F3
856 sq ft
Two Bedroom

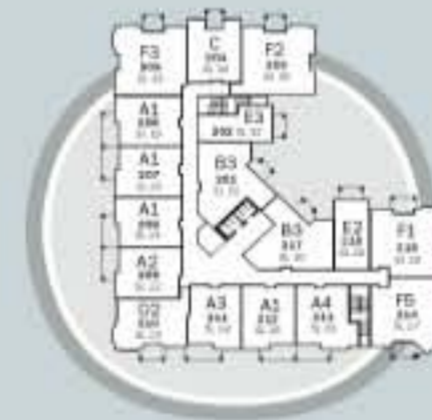
Plan F5
829 sq ft
Two Bedroom

Floor Plates

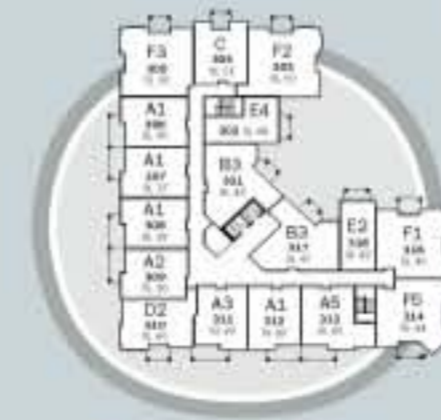
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BUILDING B FIRST FLOOR



BUILDING B SECOND FLOOR



BUILDING B THIRD FLOOR



BUILDING B FOURTH FLOOR

building B
Building B



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Plan A1(A2)
582 sq ft (576 sq ft)
One Bedroom

Plan A3
567 sq ft
One Bedroom

Plan A4
619 sq ft
One Bedroom

Plan A5
664 sq ft
One Bedroom & Den

Plan B1
670 sq ft
One Bedroom

Plan B2
668 sq ft
One Bedroom

Plan B3
763 sq ft
One Bedroom & Den

Plan C
569 sq ft
One Bedroom

Plan D1(D2)
640 sq ft (651 sq ft)
One Bedroom

Plan E1
446 sq ft
One Bedroom

Plan E2
447 sq ft
One Bedroom

Plan E3
423 sq ft
One Bedroom

Plan E4
487 sq ft
One Bedroom

Plan F1
835 sq ft
Two Bedroom

Plan F2
888 sq ft
Two Bedroom

Plan F3
856 sq ft
Two Bedroom

Plan F5
829 sq ft
Two Bedroom

Floor Plates



BUILDING B FIRST FLOOR



BUILDING B SECOND FLOOR



BUILDING B THIRD FLOOR



BUILDING B FOURTH FLOOR

d·Cor
Plan A1 (A2 similar)
582 sq ft (576 sq ft) 1 bedroom



download full version of floor plan

In our effort to improve the project, the developer reserves the right to make modifications and changes to plans, specifications, and prices without notice. Plans may be substituted with similar features at the developer's sole discretion. Drawings are an artist's conception only. For square footage see specifications. Please refer to Schedule B, 1 & 2.





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- Focus Architecture
- Portico
- Platinum Project Marketing

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Team Developer: Newgen

Headquartered in Burnaby , Newgen Whalley Properties Inc. was founded specifically to fulfill the vision of developing quality and affordable residences in Central Surrey . Newgen has coordinated, invested in and provided professional management consultation for numerous projects in British Columbia since 1997. Founder and president, Soon Kim, a Chartered Accountant with diverse business experience, is coordinating a team of experts to ensure that d'Cor reflects the vision of a new era of Whalley.



NEWGEN
WHALLEY
PROPERTIES INC.



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○ ○ ○ *Builder: Kerkhoff Construction*

At the heart of the d'Cor team is Kerkhoff Construction Ltd. For more than 35 years, Kerkhoff has been on the leading edge of building construction and project development throughout the Fraser Valley and Lower Mainland. Bill Kerkhoff, president, has a solid reputation for reliability, quality and cost efficiency, taking complex and diverse projects from conception to completion.





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Architect: *Focus Architecture*

With decades of proven experience and three Georgie awards in architecture and land planning, Focus Architecture has created a strong reputation in building design and land planning throughout the Fraser Valley and the Lower Mainland. Led by Carson Nofle, the Focus team is committed to designing buildings that start with a clear vision and end in outstanding architecture.



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Interior Designer: Portico Design Group

Award-winning Portico Design Group is a Vancouver-based full service interior design company that is well-known both nationally and internationally for their interior design expertise in real estate development. Founded in 1992 by Tara Wells, Portico Design now employs 14 interior designers and 6 technical and administrative staff . With over 23 years of experience in the interior design industry, Tara Wells has established high standards for quality of design and cutting edge style.



portico
design group



BC CONDOS . NET





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○○○ News & Photos



Vancouver Sun October 29



New Home Buyers Guide



Lined up down the block!



d'Cor Site Model



d'Cor on CITY TV NEWS!



The Province March 5, 2006



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Fax: 604-580-3266
Email: info@dCor.ca



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