

[MAIN](#)

[HOMES](#)

[AMENITIES](#)

[TEAM](#)

[BLOG](#)

[CONTACT](#)

JUNE 7, 2011

### Sequoia In the News

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MAY 16, 2011

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## Sequoia's natural setting is only part of the story.

2 + 3 bedroom townhomes in Panorama, Surrey

NOW  
SELLING



Like the beautiful West Coast setting that surrounds it, Sequoia will come alive this spring. Here, you'll find fenced yards off the main level and floorplans tailored to suit real life. The Creekside Clubhouse is complete with lounge, fitness studio, guest suite and outdoor play area. Plus, Panorama's convenient shopping and amenities are only minutes away!



Sales Centre:

1 – 14838 61st Ave, Surrey, BC  
(Corner of 61st Ave & 148th Street)  
Open 12–5pm daily, except Fridays  
or by appointment

[Get Directions](#)



MAIN

HOMES

[SITE PLAN](#)

[FLOORPLANS](#)

[RENDERINGS](#)

[FEATURES](#)

[PHOTO GALLERY](#)

AMENITIES

TEAM

BLOG

CONTACT

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### Sequoia Phase 1 Site Plan

Please call the Sales Centre at **605.575.7366** for the latest pricing and availability.

- Aspen | A1 | 2 Bedroom
- Balsam | B1 | 3 Bedroom
- Balsam | B2 | 3 Bedroom
- Cypress | C | 3 Bedroom
- Cypress | C\* | 3 Bedroom



MAIN

HOMES

SITE PLAN

FLOORPLANS

RENDERINGS

FEATURES

PHOTO GALLERY

AMENITIES

TEAM

BLOG

CONTACT

Sales Centre:  
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[Get Directions](#)

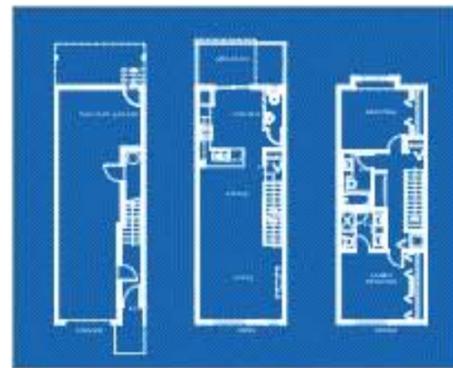


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ASPEN | A1 | 2 BEDROOM

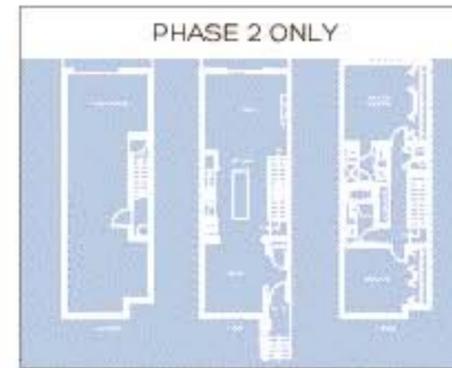


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ASPEN | A2 | 2 BEDROOM

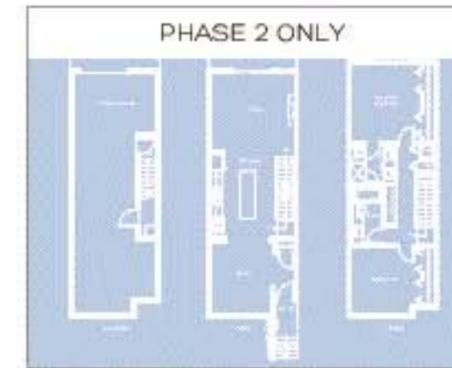


MAY 12, 2011

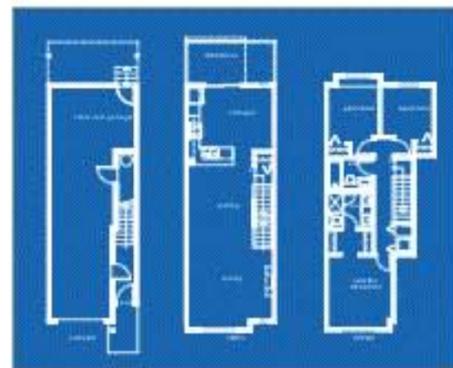
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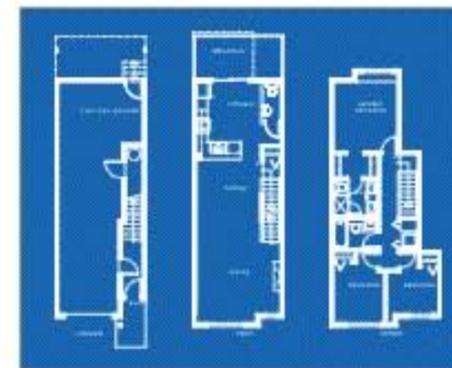
ASPEN | A3 | 2 BEDROOM



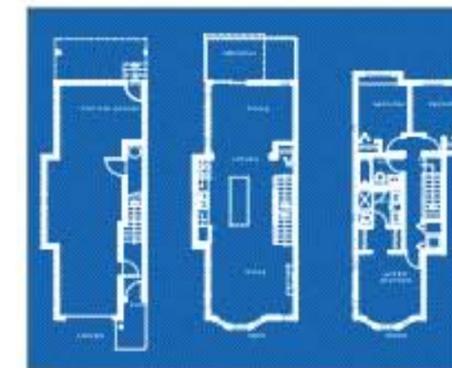
BALSAM | B1 | 3 BEDROOM



BALSAM | B2 | 3 BEDROOM



CYPRESS | C | 3 BEDROOM



MAIN

HOMES

SITE PLAN

FLOORPLANS

RENDERINGS

FEATURES

PHOTO GALLERY

AMENITIES

TEAM

BLOG

CONTACT

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[Prev](#) | [Next](#) (1 of 2) Sequoia's welcoming front porches adjoin every home.



[MAIN](#)
[HOMES](#)
[SITE PLAN](#)
[FLOORPLANS](#)
[RENDERINGS](#)
[FEATURES](#)
[PHOTO GALLERY](#)
[AMENITIES](#)
[TEAM](#)
[BLOG](#)
[CONTACT](#)

Sales Centre:

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### Features

#### Natural Surroundings

Our one-of-a-kind setting is more than just a pretty parcel of land; it's peaceful, too. Sequoia sits on a quiet side street, its private cul-de-sac guiding you inside, where Mother Nature has indeed been kind. Find a protected creek to the north, connecting footpaths and a gentle rise framing snow-capped views of the North Shore.

This is Sequoia — a pocket of picture-perfect West Coast living in Panorama, Surrey.

#### Craftsman Architecture

Naturally, Sequoia's 91 townhomes have been designed to harmonize with their surroundings. Created in the Craftsman architectural style, this look emphasizes a hand-crafted feel and simple lines. Brick and board-and-batten accents are found throughout, as are true bay windows, pitched roofs, dentils and corbels. Sequoia's welcoming front porches adjoin every home; your front door signals arrival, in every sense of the word.

#### Thoughtful Design Details

At Sequoia, choose from two- or three-bedroom layouts. Whichever suits you best, there's room for your growing — and visiting (!) — family.

Upon closer inspection, layouts reveal intelligent design details, in harmony with the way you want to live. Depending on which home you choose, these include:

- Double-bay windows
- Window seats
- Kitchen pantries
- Linen closets
- Built-in, upper-level workspaces
- Double garages, many with additional storage
- Entries off the main

Additionally, Sequoia offers the 'new home perks' you've come to expect: two designer colour schemes, new home warranty peace-of-mind, open-concept floorplans, gourmet kitchens with granite countertops and more.

#### Outdoor Living Space

Each and every home at Sequoia provides plenty of outdoor living space. Host a barbeque, kick back in a lawn chair, throw a ball for the dog... whatever your heart desires, there's a grassy, fenced yard at your disposal. And depending on where your townhome is situated, you'll enjoy a walkout yard off the main level or a spacious, full-width deck.

MAIN

HOMES

SITE PLAN

FLOORPLANS

RENDERINGS

FEATURES

PHOTO GALLERY

AMENITIES

TEAM

BLOG

CONTACT

Sales Centre:  
1 - 14838 61st Ave, Surrey, BC  
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### Photo Gallery

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MAIN

HOMES

AMENITIES

NEIGHBOURHOOD

CREEKSIDE CLUBHOUSE

TEAM

BLOG

CONTACT

JUNE 7, 2011

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### Creekside Clubhouse

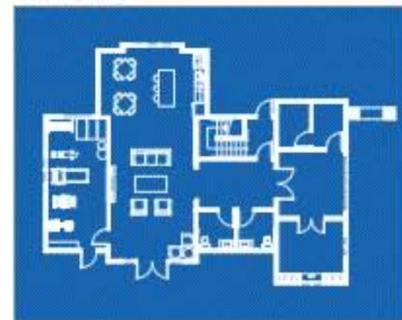
The Creekside Clubhouse greets residents as they arrive, uniting the Sequoia community both geographically and in spirit. Within this 2,900 square foot clubhouse, you'll find a central lounge with hearth, fitness studio, multi-purpose flex room, guest suite and a south-facing patio, which opens out to a 6,500 square foot green space (football, anyone?). Beyond, a nature-inspired children's play area beckons, where lifelong friendships will surely take root.

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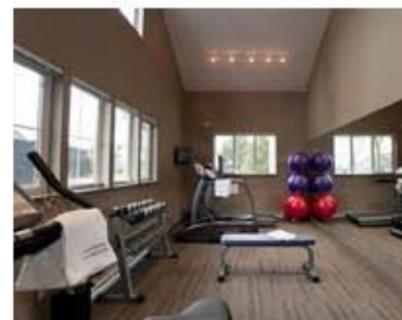
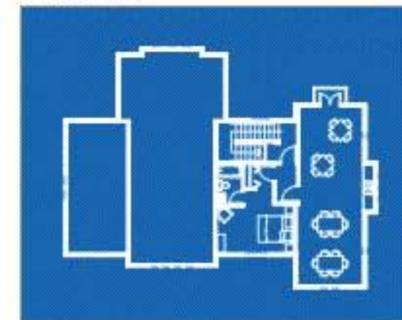
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LEVEL ONE



LEVEL TWO



[MAIN](#)
[HOMES](#)
[AMENITIES](#)
[NEIGHBOURHOOD](#)
[CREEKSIDE CLUBHOUSE](#)
[TEAM](#)
[BLOG](#)
[CONTACT](#)

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### Panorama, Surrey

If you haven't already fallen for the coniferous streets and mountain views that Surrey's Panorama provides, you're in for a surprise. It's perfectly 'West Coast' here, and particularly pedestrian-friendly at and around, Sequoia. Within our community, discover a little network of natural footpaths, one of which leads directly to the neighbouring Cambridge Elementary School. As well, the Panorama Village Shopping Centre, the Tong Louie Family YMCA, numerous schools and City parks are just some of the many conveniences only minutes away.

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#### Shopping/Services

#### Restaurants

#### Schools

#### Recreation/Entertainment



MAIN

HOMES

AMENITIES

NEIGHBOURHOOD

CREEKSIDE CLUBHOUSE

TEAM

BLOG

CONTACT

JUNE 7, 2011

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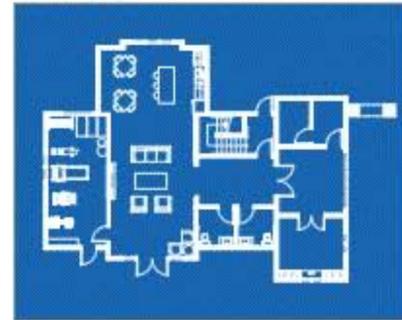
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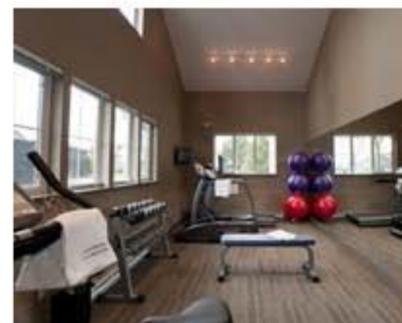
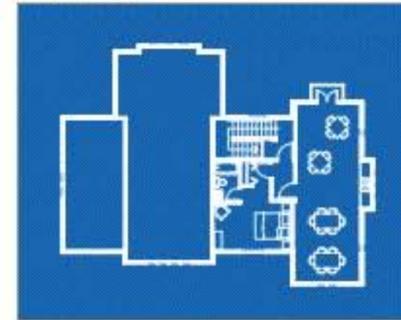
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(Corner of 61st Ave & 148th Street)  
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[Get Directions](#)

LEVEL ONE



LEVEL TWO



MAIN

HOMES

AMENITIES

TEAM

HOME BUILDER

ARCHITECT

LANDSCAPE ARCHITECT

BLOG

CONTACT

Sales Centre:

1 – 14838 61st Ave, Surrey, BC  
(Corner of 61st Ave & 148th Street)  
Open 12–5pm daily, except Fridays  
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[Get Directions](#)



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### Fairborne Homes

At Fairborne Homes, we are passionate about how you want to live. We are committed to bringing real value to the areas in which we believe and support – creating living spaces that are both functional and desirable for you and your family, and community designs that enable you to connect with your neighbours and grow roots in your neighbourhood.

Winner of Urban Development Institute's 2005 Award for Excellence in Urban Development, Fairborne Homes was originally founded as Fairmont Pacific Development in 1996. The popular North Vancouver communities Piermont, Sky, Q and the award-winning Time are examples of our home building track record. We are also proud of our commitment to public art and have been recognized with a Public Art Recognition Award from City of North Vancouver. > [www.fairborne.com](http://www.fairborne.com)



MAIN

HOMES

AMENITIES

TEAM

HOMEBUILDER

ARCHITECT

LANDSCAPE ARCHITECT

BLOG

CONTACT

JUNE 7, 2011

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### Formwerks Architectural

In their twenty years of practice, Formwerks Architectural has developed a reputation for sensitive, user-friendly architecture. Their buildings reflect a public mood for comfort and tradition without the cold and austere qualities found in much of today's architectural mainstream. James Bussey, a founder of Formwerks Architectural, has grown the company into a versatile architectural firm with a long list of interesting residences and happy clients. Their residential experience and expertise spans from single-family homes to townhome and apartment communities. > [www.formwerksarchitectural.net](http://www.formwerksarchitectural.net)

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(Corner of 61st Ave & 148th Street)  
Open 12–5pm daily, except Fridays  
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[Get Directions](#)



MAIN

HOMES

AMENITIES

TEAM

HOME BUILDER

ARCHITECT

LANDSCAPE ARCHITECT

BLOG

CONTACT

Sales Centre:

1 – 14838 61st Ave, Surrey, BC  
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Open 12–5pm daily, except Fridays  
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[Get Directions](#)



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### Durante Kreuk

Durante Kreuk is an award winning landscape architectural firm with over thirty years experience in the private and public realm of design and development. Their broad perspective and diverse thinking is the key to creating a wide range of sustainable, people-focused urban places. Over the years, Durante Kreuk has developed a keen sense of clarity and practicality, which helps them reliably deliver even the most challenging and unique solutions.

Working together with several different architects, Durante Kreuk were actively involved in the green initiatives used throughout the Vancouver Olympic Village private parcels. They played the lead role in the design of the water features, rain harvesting systems, green roofs and the design of both the hard and soft landscape, integral to the design of the buildings. > [www.dkl.bc.ca](http://www.dkl.bc.ca)



MAIN

HOMES

AMENITIES

TEAM

BLOG

CONTACT

Sales Centre:  
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[Get Directions](#)



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MAY 6, 2011

### Building a Community III: The Design Process

This is the fourth installation in our blog series, "Building a Community". Last week, we discussed site planning, and now... home design! This is one of the most exciting phases in the evolution of a community...



MARCH 18, 2011

### Surrey, City of the Future

The City of Surrey recently changed its motto from "City of Parks" to "The Future Lives Here". It must have been a tough call for a community with such a surprising number of green spaces, but officials...



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APRIL 28, 2011

### Building a Community II: Site Planning

This is the second of a series dedicated to the development process (a topic rather close to our hearts!) After carefully choosing a site (see our "Finding the Land" post from March 11, 2011), the next step...



MARCH 14, 2011

### Suite Set-Up

The best thing about moving into a brand new home (warranty aside) is that you can spend your time and money on the 'fun stuff', not repairs. There's nothing like moving into a fresh, new home: it...



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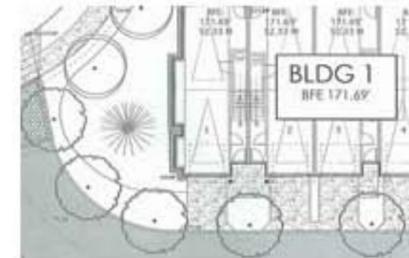
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APRIL 26, 2011

### Meet our Sequoia expert!

This is our one and only Linda Maynes, and she knows everything there is to know about Sequoia and the Panorama neighbourhood. Linda was raised in Surrey, where she still resides with her two daughters, Mandy and...



MARCH 11, 2011

### Building a Community

This is the first part of a series dedicated to the development process, a topic close to our hearts and not as dry as one might imagine. Especially when we're framing on a rainy day! Naturally, the first step...

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[MAIN](#)

---

[HOMES](#)

---

[AMENITIES](#)

---

[TEAM](#)

---

[BLOG](#)

---

[CONTACT](#)

---

---

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It's exciting to see visitors from all over the Lower Mainland coming to check us out. With the Panorama area growing into the new Surrey hot spot, Sequoia has attracted people from Richmond to North Vancouver, and Delta to Surrey. Everyone wants to see what all the excitement is about in this new up and coming area.

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MAIN

HOMES

AMENITIES

TEAM

BLOG

CONTACT

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The moving trucks are en route with gorgeous furnishings for the display homes and Creekside Clubhouse, pavers are being carefully laid, and landscaping is going in... including grass, shrubs and trees for the 6,500 square foot central green.

We are also applying the finishing touches to the sales centre, from paint touch-ups to the installation of the colour scheme boards and ultra-fun children's play area. (We think your kids will love it, based on the fact that we can't keep our sales team out of there!)

Would you like a sneak peek? Check out Sequoia's "Finishing Touches" photos on Facebook, which will be updated throughout the week.

However, there's no better way to see Sequoia than in person — home buying is a big decision — please join us for our Grand Opening this Saturday, May 14th at noon. Come see our designer display homes and completed Creekside Clubhouse, and sample locally catered culinary treats.

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MAIN

HOMES

AMENITIES

TEAM

BLOG

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Sales Centre:

1 – 14838 61st Ave, Surrey, BC  
(Corner of 61st Ave & 148th Street)  
Open 12–5pm daily, except Fridays  
or by appointment

[Get Directions](#)



JUNE 7, 2011

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Suite Set-Up

The best thing about moving into a brand new home (warranty aside) is that you can spend your time and money on the 'fun stuff', not repairs. There's nothing like moving into a fresh, new home: it's a blank canvas for creativity.

But, before you rush out to buy that sofa you've been coveting, take some time to consider the big picture. What is the overall look you're trying to achieve? Start by collecting images of rooms that you like. Interior design blogs are a great source of inspiration; some of our favourites include [Remodelista](#) and [Design\\*Sponge](#).

Once you've established the look you like, think about how you can recreate that feeling within your own four walls.

Paint is a great place to start — check out [Style at Home](#), another great online resource. This month's article on [2011 paint colour trends](#) is just what the decorator ordered. Colours reminiscent of sorbet are hot this year, as are pale, smoky shades and intense teals and pinks.

IMAGE COURTESY OF STYLE AT HOME



IMAGE COURTESY OF STYLE AT HOME



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**Sales Centre**  
 #1 - 14838 61st Ave, Surrey BC V3S 2P3  
 t 604.575.7366 f 604.575.7331  
[info@sequoialiving.ca](mailto:info@sequoialiving.ca)  
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[Meet our Sales Manager](#)



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 (Corner of 61st Ave & 148th Street)  
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**Get on the list!**

Please take a few moments to fill out the information below so that we can help you learn more about Sequoia. Please note that fields marked with "\*" are required for registration.

TITLE

FIRST NAME\*  LAST NAME\*

EMAIL\*  HOME PHONE

CELL PHONE\*  WORK PHONE

ADDRESS\*

CITY\*  PROV/STATE\*

POSTAL/ZIP\*  COUNTRY\*

HOW DID YOU HEAR ABOUT SEQUOIA?

WHAT ARE YOU LOOKING FOR?

WHAT IS YOUR CURRENT LIVING SITUATION?

DO YOU CURRENTLY LIVE IN A:

WHY ARE YOU LOOKING TO PURCHASE A HOME?

WHEN WOULD YOU LIKE TO BUY?

WHAT PRICE RANGE WOULD WORK FOR YOU?

WHAT IS YOUR AGE GROUP?

IF YOU ARE A REALTOR, WHAT IS YOUR BROKERAGE NAME?

IF YOU ARE WORKING WITH A REALTOR, WHAT IS HIS OR HER NAME?

COMMENTS

This is not an offering for sale. Any such offering can only be made with a disclosure statement. E.&O.E. By registering for Sequoia information, I am permitting the Fairborne family of companies to use my contact information for marketing purposes. I consent to receive communication via email, post or telephone even if I am or may be registered on the National Do Not Call List.

[SUBMIT](#)

# Sequoia, 91 townhouses, Panorama, Surrey

Creating that feeling of serenity **Michelle Hopkins**

Province

*Sunday, October, 16, 2011*



Sequoia has a coastal feel, and Surrey homes were designed around the theme.

Photograph by: Nick Procylo – PNG, For The Province

## THE FACTS

Project: Sequoia

What: 91 townhouses (27 sold)

Where: Panorama, Surrey

Developer: Fairborne Homes

Residence sizes: Two and three bedrooms,  
from 1,268 - 1,352 sq. ft.



Photograph by: Nick Procylo - PNG, For  
The Province



Prices: From low \$300,000s

Sales Centre: 61st Avenue and 148th Street,  
Surrey;

Hours: Noon - 5 p.m. Sat - Thur, or by  
appointment

It's often said that art imitates life. Many interior designers are going for hues that evoke feelings of calm, serenity and peacefulness to counter the busy lives many of us lead.

Both showhomes at the Sequoia new-home project in Surrey are decorated and painted in an earthy palette that aims to create a real sense of balance and a return to basics.

"I have used natural elements and warm rich welcoming colours to try and create a sense of refuge, which is really what Sequoia's location is," says Erin Kenwood, interior designer with Fairborne Homes.

Kenwood created two distinctive, but contemporary display homes. One has an organic West Coast feel, while the second has a slightly more elegant feel, she adds.

"The architect also envisioned a return to social living with family interaction a priority, so the main level of living is the focus in our homes at Sequoia," says the seasoned interior designer, adding both main levels offer open plans. "It was actually a breeze to showcase the very open spaces on our main levels - it's easy for homebuyers to picture fun family get-togethers in our display homes, whether it's just daily catch-up time over dinner or a big turkey feast."

Kenwood generally avoids going for whatever is currently trendy, preferring to go with pieces that endure the test of time.



Designers for Sequoia tried to develop a sense of refuge in the showhomes.  
Photograph by: Nick Procajlo - PNG, For The Province



Designers tried to avoid going for whatever is trendy, preferring timeless pieces instead. Photograph by: Nick Procajlo - PNG, For The Province



The living spaces in the Sequoia showhomes have both a classical elegance and an 'organic West Coast feel.' Photograph by: Nick Procajlo - PNG, For The Province



"Like fashion, the new and trendy are often adaptations from past classic styles, like the walnut woodwork and lighter organic wood and pottery pieces which I have used in the West Coast display home," she says. "Classic chair styles are quite popular right now and I have used an Eames moulded wood chair and a Wegner wishbone chair in the West Coast display home as well."

In the slightly more formal display home, she went for casual elegance. Some of its interesting pieces include the small Murano glass vases and chandelier in the master bedroom.

Meanwhile, Fairborne Homes has built a reputation for its innovations in building neighbourhoods that are sensitive to transit issues and landscape protection. There's a slow running creek to the north of Sequoia, wooded trails and a protected green space on the east side of the property.

Sequoia is a project with a coastal feel, which is what inspired its name, says Rosalin Wang-Foong, general manager at Fairborne Homes.



Articles are from various sources and courtesy to [The Vancouver Sun](#), [The Vancouver Province](#), [The Vancouver Courier](#), [USA Today](#), and others. Info below is compiled by Les Twarog - Re/Max Crest Realty (Westside), Vancouver, BC, Canada. Contact; 604-671-7000 [les@6717000.com](mailto:les@6717000.com) // [www.6717000.com](http://www.6717000.com) // [www.lestwarog.com/map\\_floors.html](http://www.lestwarog.com/map_floors.html) (interactive Vancouver area Real Estate maps). **"Looking for an article in the Vancouver Sun or Province? See bottom of this page"**

## SEQUOIA Panorama, Surrey by Fairborne Homes

Trees, trails and creeks are proving to be a big draw for buyers at the Sequoia development

Mary Frances Hill

Sun

Saturday, June, 11, 2011



SEQUOIA Project Location:  
Panorama, Surrey Project size: 91  
townhouses Residence sizes: Two  
and three bedrooms, from 1,268 to  
1,352 square feet Prices: From  
\$314,900 Sales Centre: 61st  
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Hours: Noon -5 p.m. Sat -Thur, or  
by appointment Telephone:  
604-575-7366 Email:  
info@sequoialiving.ca Web:  
www.sequoialiving.ca Developer:  
Fairborne Homes Architect:  
Formwerks Architectural Interior  
Designer: in house Occupancy:  
August 2011 The tall trees  
outside the showpiece townhouse  
at Surrey's Sequoia neighbourhood  
sway beautifully in a late spring  
breeze. So who can blame a  
potential homebuyer when he or  
she asks the most obvious  
question: Will those trees stay  
as development continues?  
"Forever," answers Rosalin  
Wang-Foong. "Forever and ever."



Photograph by: Nick Procylo, PNG,  
Special To The Sun



Photograph by: Nick Procylo, PNG,  
Special To The Sun



Wang-Foong -general manager for Fairborne Homes, the firm behind the townhouse and clubhouse development in Surrey's Panorama neighbourhood -gets that query all the time. It's a rare thing to find a 1,300-square-foot townhouse with a double garage and a community clubhouse just steps from the front door, -priced at less than \$350,000 -that is surrounded by protected green space. That green space, and the trails and creeks that will grace the land, have been a big draw for many buyers and interested browsers who tour Sequoia. Forty-one townhouses in Phase 1 of the project will be complete by the end of August. That completion date proved to be perfect timing for Sequoia townhouse buyer Andrew Charleton, who with wife Michiko has just registered his children, aged seven and 11, at nearby Cambridge elementary school. For the kids, the new community could be a taste of luxury. The Charletons bought a three-bedroom home



Photograph by: Nick Procylo, PNG, Special To The Sun



Photograph by: Nick Procylo, PNG, Special To The Sun



Photograph by: Nick Procylo, PNG, Special To The Sun

measuring more than 1,300 square feet that backs out on to a south-facing patio. The decision to settle in Sequoia was an easy one for the family, Andrew Charleton says. When a co-worker who lived in the Panorama neighbourhood extolled the area's virtues, he found himself attracted to an open house at the Sequoia site. The family took a tour of the homes, the surrounding green space and the community clubhouse, and they were sold. "For us, No. 1 was affordability. No. 2 was the affordability of something new," Charleton says. For a family looking to stay within their means, home hunting proved to be frustrating. "We beat that horse to death, looking in North Vancouver, Burnaby and Coquitlam for something bigger, but anything brand new in North Vancouver is twice the price [of Sequoia]," he says. Though the North Vancouver area his family lives in now is lovely, Andrew says their location at Lonsdale and 3rd is busy and noisy, and they've long outgrown their 750-square-foot apartment, a tight squeeze for a family of four. The Charletons' life will literally be transformed when they move to Sequoia. The main floor of the two-and three-bedroom homes includes an open-concept dining area, kitchen with breakfast bar/island, and a living room area. Every dining room comes equipped with a patio and greenery. The open-concept kitchen comes with standard Frigidaire appliances. Generous wall space in the dining and living rooms provide a palette for either millwork or entertainment centres. Living rooms and master bedrooms come with bay windows, and master bedrooms include walk-through closets and ensuite bathrooms. Wang-Foong says the sales team has seen more downsizers expressing interest in the properties than expected -mostly between the ages of 40 to their 60s, and what she calls "move-up buyers" -couples and small families who want to leave the smaller confines of a condominium. "What's driving the choice now is location," says Wang-Foong. "Do you want a south-facing yard off



the main level, or do you want to look out on green space that is protected forever? After that, it's the price point question that's important." Strata fees (most in the \$160-permonth range) include landscaping, property management, a children's outdoor play area, and full-time access to the Creekside Clubhouse at the centre of the neighbourhood. The clubhouse provides a guest suite, kitchenette, spacious lounge area with fireplace, an activity room and a gym. Neighbourhood amenities in the wider neighbourhood of Panorama have also attracted buyers, says Wang-Foong. A Marketplace IGA, Wired Monk café, Shoppers Drug Mart, Brown's Social House, the Big Ridge Brew Pub, the Tong Louie Family YMCA and the Bell Centre for the Performing Arts are all within a five-minute drive. It may come as no surprise that the North Vancouver-based Fairborne Homes is behind the Sequoia development. The company has won respect for its innovations in building neighbourhoods that are sensitive to transit issues and landscape protection. Wang-Foong says the development is much like a little pocket of North Vancouver in Surrey. "The community definitely has a coastal feel, and that's what inspired the name Sequoia." © Copyright (c) The Vancouver Sun

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The moving trucks are en route with gorgeous furnishings for the display homes and Creekside Clubhouse, pavers are being carefully laid, and landscaping is going in... including grass, shrubs and trees for the 6,500 square foot central green.

We are also applying the finishing touches to the sales centre, from paint touch-ups to the installation of the colour scheme boards and ultra-fun children's play area. (We think your kids will love it, based on the fact that we can't keep our sales team out of there!)

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## Building a Community, Part I: Finding the Land

*This is the first part of a series dedicated to the development process, a topic close to our hearts and not as dry as one might imagine. Especially when we're framing on a rainy day!*

Naturally, the first step in building a community is finding land to suit it, whether it's low- or high-rise apartments, townhomes or detached, single-family homes. In some cases, multiple pieces of land need to be purchased and 'assembled', hence the industry term "land assembly".

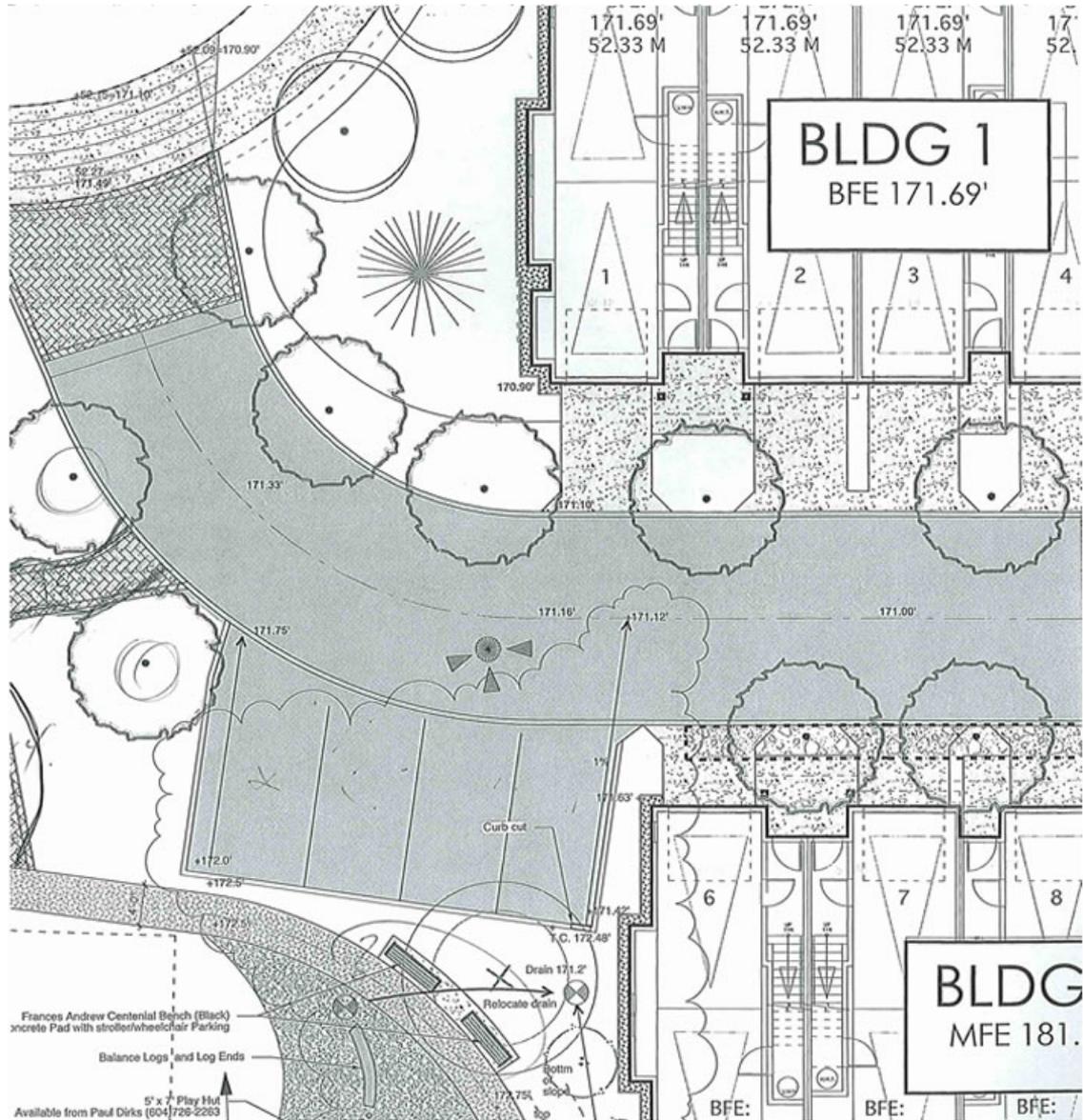
A number of lifestyle factors are considered during this selection process; the most important question is, "Who wants to live in this community and what do they value? Will they want to be close to schools for their children, or a just short drive or walk from shops and amenities?" Some value being able to hop onto public transit with ease, and others place emphasis on outdoor space and nature.

During the land acquisition process, the builder works very closely with the city to determine if it is feasible to build what the city envisions for that neighbourhood. What the city has envisioned is outlined in the Official Community Plan for the neighbourhood, which is developed in collaboration with both the public and city planners, and is updated every several years.

At Sequoia, Fairborne Homes took great care to choose a site with idyllic natural qualities including a protected creek, plenty of trees and a gentle rise, enhancing the quality of homeowners' lives. The fact that shopping and amenities are so close by — including Cambridge Elementary School (just a footpath away) — is by no means coincidental! These were all important considerations.

Please stay tuned for Part II in this series!





## Building a Community II: Site Planning

*This is the second of a series dedicated to the development process (a topic rather close to our hearts!)*

After carefully choosing a site (see our “*Finding the Land*” post from March 11, 2011), the next step in building a community before designing the homes is planning how that site will best be used. At this crucial stage, Fairborne Homes’ aim is to maximize space while retaining all of the land’s significant natural features. Our efforts to protect the natural integrity of a site aren’t only to be eco friendly; we want to improve the quality of life for our homeowners, too.

At Sequoia, natural features are significant and plentiful. The property is graced by both coniferous and deciduous trees, which create a sense of forested privacy (they smell really good, too). And we’ve made sure to protect the pretty, trickling creek that runs north of the community as well as allowing for parkland and connecting footpaths.

We then made it our mandate to design each and every home to take advantage of these natural assets; whether they back on to green space, feature a main floor walk-out yard, or take advantage of the natural rise of the land to have a street-level entrance onto the main level. All homes have fenced yards for extra privacy.

Another part of the site planning process involves deciding on the amenities for a community and whether or not space will be allocated for that purpose. At Sequoia this was integral to the kind of community Fairborne Homes wanted to create; the site plan includes design for a central gathering space — in this case, the vibrant Creekside Clubhouse, the heart of the community. Not only does it house a fitness studio, guest suite and lounge, but it will also provide homeowners with even more outdoor enjoyment with the large central green space and nature-inspired children’s play area.

With a site plan this good, the bar is set pretty high for the design of the homes themselves. And we think that’s part of the fun of homebuilding!

*Please stay tuned for part III in the series. Yes, you guessed it: the Design Process!*





## Surrey, City of the Future

The City of Surrey recently changed its motto from “City of Parks” to “The Future Lives Here”. It must have been a tough call for a community with such a surprising number of green spaces, but officials’ desire to showcase The City’ s forward-thinking initiatives is definitely warranted.

For starters, Mayor Dianne Watts [is heading a mission](#) to match Surrey businesses with their counterparts overseas, an initiative to boost local jobs and revenue, and one of the most significant in local government history. She’ s also been named [Fourth Best Mayor in the World](#), impressing judges with her decision to forgo a run at Premier in lieu of the betterment of her beloved city.

Most ambitiously, Metro Vancouver’ s Livable Region Strategic Plan has designated Surrey as “the next metropolitan core of the region” . [Upscale projects in the works](#) include a new library and a variety of community centres and recreation facilities… to start.

And, because The City of Surrey values its beauty regardless of its motto, it has established [The Community Enhancement Partnership Program](#). This endeavour provides grants for projects and activities that beautify and celebrate Surrey streets and public spaces. A resident-city partnership? Now that’ s forward thinking.



## Building a Community III: The Design Process

This is the fourth installation in our blog series, “*Building a Community*”. Last week, we discussed site planning, and now... home design! This is one of the most exciting phases in the evolution of a community (for those of us who live and breathe the home building process, anyway!), as our vision begins to take shape on paper, in the form of floorplans and renderings.

First, we select an architect. For *Sequoia*, we asked Formwerks Architectural to join our team, based on their reputation for user-friendly architecture and an attractive approach to townhome design.

Next, we collaborate with the architect to create basic layouts, as homes are designed from the inside out. Although we pay a lot of attention to exterior architecture - because it creates the first impression, sets the tone for the community, and small nuances create a hand-crafted rather than cookie-cutter feel - functionality is the first priority.

With functionality in mind, we deliberate smart features that create added utility and value once the basic layouts have been designed; it's our mandate to create smart spaces designed for real life.

Examples of these design details are found throughout Sequoia, including:

- L-shaped kitchens with flex spaces, which can be turned into breakfast nooks, arts and crafts stations, or children's play areas
- Bay windows, which bring in more natural light and add visual interest outside
- Kitchen pantries, linen closets and other storage solutions, maximizing space and reducing clutter
- Built-in workstations with task lighting and data ports on the second floor of the two-bedroom homes for a convenient place for the home office

Finally, we turn our eyes to the exterior style. Formwerks proposed a Craftsman-inspired architecture for Sequoia, due to its approachability and warmth. This style has been well received by all as this look harmonizes perfectly with Sequoia's natural surroundings.

Articulations like bay windows, pitched roofs, dentils and corbels are featured in their design, always congruent with floorplan functionality. La pièce de résistance? Sequoia's welcoming front porches, which adjoin each and every home, signaling an arrival... in every sense of the word.

