

THE RIDGE

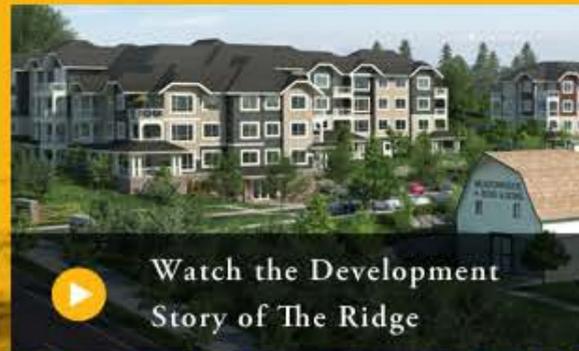
AT BOSE FARMS
— Est. 1892 —

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Bold New Country Condos

— NOW SELLING —

The Ridge at Bose Farms is a collection of bold new country condos on an old Surrey landmark – the historic Bose Family Farm.



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— INTRO HISTORY VISION RESTORATION —

121 YEARS IN THE MAKING

You and The Ridge. Made for Each Other.

Introducing The Ridge at Bose Farms. A collection of bold new country residences on an old Surrey landmark: the historic Bose Family Farm. This is the true heartland of Surrey, and of the whole Lower Mainland. The Ridge was designed with a healthy respect for the past, and a clear focus on the years ahead. Steeped in rural heritage, the community is centred around three well-loved, iconic landmarks – the Meadowridge barn, dairy shed, and Bose family farmhouse. These fully restored heritage buildings will feature brand new upgraded amenities, right at the heart of this community. This is a country modern lifestyle you simply won't find anywhere else.

Past. Future. Right now. The Ridge. It's a story 121 years in the making.
And now it can be yours.



▶ Watch the interview
of Roger Bose

ROGER BOSE,
GRANDSON OF HENRY BOSE

"I feel that history is very important and that any new resident moving into this area would appreciate knowing something about where they are living."



Mr. & Mrs. Henry Bose, 1901





121 YEARS IN THE MAKING

A Storied Farm. With a View to Tomorrow. Inspired by The Bose Family Legacy.

The Bose Family Farm stands for three generations of farming and community building. Henry Bose helped to shape Surrey's early pioneer identity, with state-of-the-art farming techniques that made this area an agricultural leader. Later Bose generations helped to shepherd its growth into a modern city. This proud legacy will be preserved here, for a brand new community with the soul of the land – and a clear view to the legacy to come.



PACKED TO THE RAFTERS

Inside, the exposed gambrel roof will instill an unmistakably authentic barn character to this soaring community gathering space.

604.888.5514 info@theRidgeAtBoseFarms.com
16390 64 Avenue, Surrey BC

RDG THE REAL DEVELOPMENT GROUP
FIFTH AVE TRAVELERS
Sales and Marketing by



BC CONDOS.NET

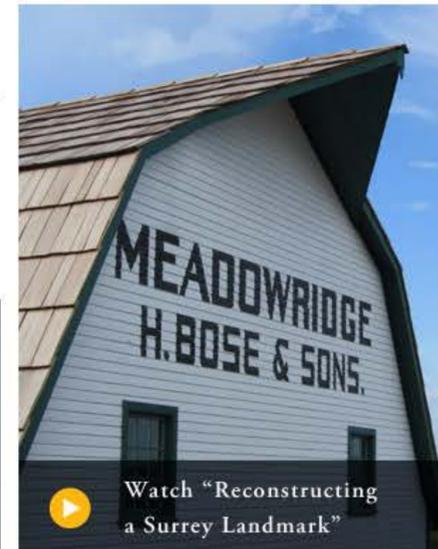




121 YEARS IN THE MAKING

A Proud Surrey Landmark.

The iconic roadside barn has been restored using advanced methods of heritage preservation. The barn anchors The Ridge property, and will stand as a gathering place at the heart of the community. Surrounding this, the old Bose Family Farmhouse will also be restored, as will the dairy building, just off the gardens. Next to these, a stunning new amenity centre will be constructed. All to combine the proud history of this farm with living heart of the community.



MORE THAN 75 YEARS

This Meadowridge barn has stood for more than 77 years in this location, a monument to the agricultural heritage of this region. Today, it stands for a whole new generation.



— FLOOR PLANS INTERIORS ARCHITECTURE AMENITIES —

INTERIOR DESIGN

Country & Modern

The Ridge was designed to complement this serene natural countryside. The interior aesthetic balances classic rural and modern urban tastes seamlessly. This balance extends indoors, where owners will have a choice of two colour schemes: Country Classic or Urban Modern.

COLOUR SCHEMES

Country Classic

This traditional country interior scheme glows with comfortable and casual ambience. Large island inspires family and friends to gather in the heart of the home. Distressed wide plank flooring gives an antique ranch feel, while shaker doors blend smartly with contemporary quartz countertops in the kitchens. Bathrooms are appointed with modern sleek finishes. Altogether, the effect offers plenty of country soul, with absolutely no compromise of contemporary style.

[FEATURES LIST \(PDF\)](#)

THE CREATIVE DESIGNWORKS

The beautiful suites were designed by Mae Suffron, principal of The Creative DesignWorks, a multi-talented, award-winning team. This Vancouver-based interior design firm is known for attention to detail and innovative design.

Urban Modern

This forward-thinking scheme blends current materials with a few character vintage elements, for functional, inspired interiors. High gloss and rich wood grain cabinetry achieve a sophisticated urban feel. Schoolhouse pendants offer an eclectic accent into sleek kitchens. Over-height cabinetry bestows a strong sense of luxury. Large bathroom are fitted as Zen-like retreats, with clean lines and oversized imported tiles. The result is a sophisticated and modern home, with plenty of warmth and character.





— FLOOR PLANS INTERIORS ARCHITECTURE AMENITIES —

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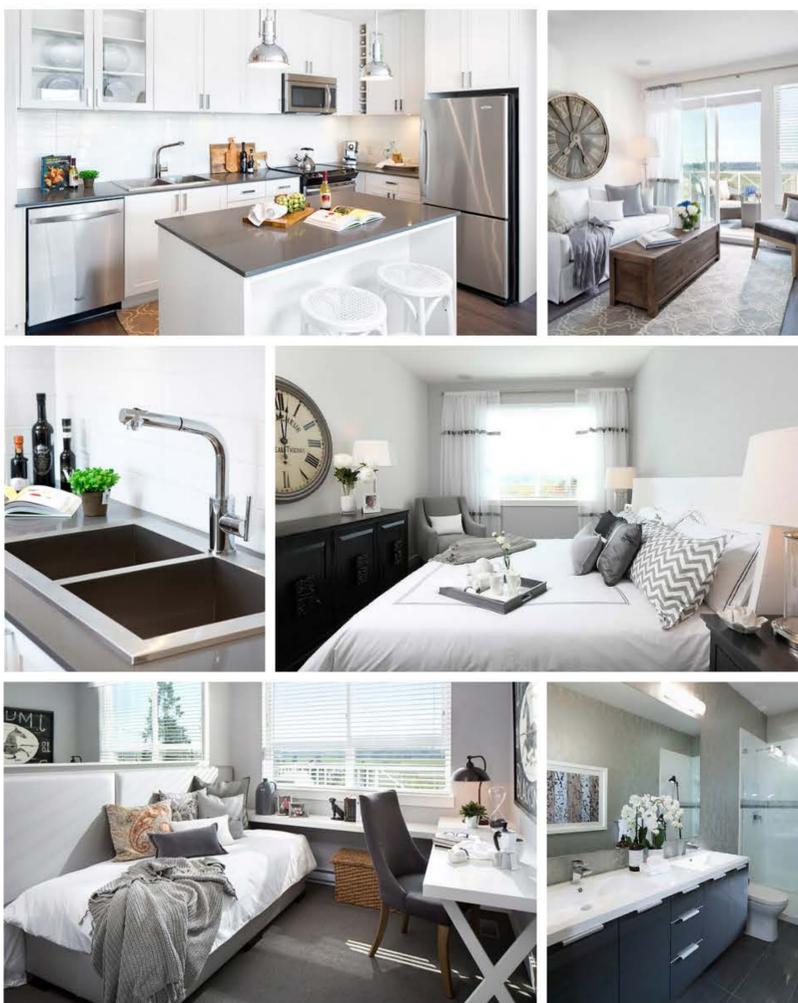
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— FLOOR PLANS INTERIORS ARCHITECTURE AMENITIES —

THE RIDGE COMMUNITY

Home & Garden

Among many people today, there is a wish to get back to a simpler life, more connected to the land. Yet we all want access to the most modern of amenities. Welcome to The Ridge. That's the whole idea here.

Take a moment, and enjoy this eternal vista from The Country Clubhouse viewing deck. Get your hands in the soil at the herb garden – just next to the restored heritage dairy building – or plant your own vegetables in the garden plots. (You can cook what you grow here, almost like a real farm!) Clear your head on the maintained trails of the Bose Heritage Forest, or just take a moment for a short walk (or a nap!) on the landscaped grounds. There are lush green spaces everywhere, and even an outdoor kids area for the little ones to blow off some steam.

And when the weather's no good? Head inside to the fitness centre and yoga studio in the private Country Clubhouse, or just crack a good book in the library. When guests are here, the Bose Family Farmhouse – complete with kitchen – is there to accommodate. Plus, there's a 16-seat theatre for movies or game night, and a spacious lounge with a fireplace and full kitchen facility for hanging out with neighbours and friends.

Each day at The Ridge brings something new – an opportunity to relax, and reconnect with yourself and those around you. That's a value that you don't find these days.



COUNTRY CLUBHOUSE & AMENITIES

- Historic Farmhouse (Restored)
- Heritage Dairy Building (Restored)
- Heritage Potato Barn (Restored)
- Community Garden Plots
- Tot Lot
- Open Lawn Area
- Herb Garden
- Viewing Platform
- Bose Heritage Forest
- Landscaped Trails
- Seating Areas
- Professional Landscaped Grounds
- Yoga Studio
- Fitness Centre
- Media Theatre
- Fireside Lounge with Kitchen
- Library / Meeting Room
- Viewing Deck
- Crafts Room
- Guest Suites





— FLOOR PLANS INTERIORS ARCHITECTURE AMENITIES —

YOUR HOME

Old Landmark. New Life.

The new masterplan for The Ridge creates a central heart of the community – a place for residents to connect, converse, and build meaningful friendships with their neighbours as they enjoy this land.



A THE RIDGE RESIDENCES

The homes at The Ridge will be built to make the most of this beautiful natural landscape – and endless panoramic views of the Serpentine River Valley, North shore mountains and the surrounding countryside and forest.

B THE BOSE POTATO BARN

This barn has been meticulously restored back to its original specifications. It will be available to The Ridge community to enjoy. Its high vaulted ceilings, spacious interiors, and historic character will build many new memories here.

C DAIRY BUILDING

Another carefully restored original building that once was used as the dairy shed. This amenity will be used as a potting studio for the herb garden and garden plots.

D THE COUNTRY CLUB

This private, exclusive Clubhouse features a fully equipped fitness centre, a yoga studio, a 16-seat theatre for movie and game night, library / meeting room, crafts room, a spacious lounge with a fireplace and a full kitchen facility, and a viewing deck.

E THE HERB GARDEN

This central herb garden and seating area is on the original foundation of the dairy barn. It is based on timeless principles of the medieval monastic herb garden. Sure to be a gourmet chef's delight.

F GARDEN PLOTS

Get to know your neighbours by digging in the soil and planting vegetables in individual garden plots. (You can cook what you grow here, almost like a real farm!) Next to the plots, there is an outdoor kids area for the little ones to blow off some steam.

B BOSE FAMILY HOME

Have family or friends visiting? There aren't many better guest houses than this heritage farmhouse, carefully restored with modern conveniences.

H PRESERVED FOREST

This 12-acre heritage forest has uniquely precious local flora and fauna, including significant grey owls and barn owls, as well as swallows, hawks, squirrels, and other animals. Ride, run, or walk quietly – and clear your head every day.



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Features

Lasting First Impressions...

- Arrive at the unparalleled location and enter the lush, impeccably landscaped courtyard where country meets modern
- A one-of-a-kind location with spectacular northwest views over the Agricultural Land Reserve to the North Shore Mountains
- 62 acres of the original 82 acre Bose family farm will remain in the ALR, in addition over 12 acres of native forest have been dedicated to the City of Surrey as the Bose Heritage Forest
- The residential architecture respects the history of the site and recalls the exterior architecture of the original farmhouse
- By contrast The Ridge Clubhouse is pure West Coast modern, to emphasize its current place in time
- Over 2 acres of the community have been reserved as green space for the enjoyment of the residents as walking paths, herb gardens, community garden plots and landscaping
- Three heritage structures are being fully restored and preserved as community amenities for residents: The Bose family farmhouse, the potato barn and the dairy shed
- A beautiful pastoral setting, yet centrally located to all the amenities that Surrey has to offer

Living in Style...

- Two Designer Colour Schemes, Country or Modern, by Award Winning The Creative DesignWorks
- Enter through the painted wood entry door with elegant chrome hardware by Taymor
- Rich 7 1/2" wide plank laminate hardwood flooring
- 4 1/2" baseboards throughout
- West End Collection Berkley style interior and closet doors by world renowned Masonite
- 9' ceilings in all homes
- 2" white faux wood blinds
- Convenient lever style door handles
- Decora Rocker style switches
- Closet organizers included in all walk-in master bedroom closets
- Expansive decks and patios for enjoying the scenic setting

Chef's Delight...

- Stunning floor-to-ceiling cabinets in shaker or high gloss panel style depending on scheme
- Complimenting quartz stone counter tops with coordinated ceramic backsplash
- Elegant chrome single handle pull-out spray faucet by Danza
- Deep square double compartment stainless steel sink
- Whirlpool Stainless Steel Appliance Package featuring
 - Spacious refrigerator with bottom freezer
 - Sleek slide in counter top range with ceramic glass cooktop
 - Space-saving over-the-range microwave hood fan
 - Energy saving Ultra-Quiet dishwasher with stainless steel tub
- Elegant pot lighting with vintage style schoolhouse or stainless steel marine pendants
- Gentle self-closing doors and drawers
- Convenient under cabinet task lighting

Pamper Yourself...

- Elegant floating mirrors with custom one piece vanities in main bathrooms
- Spa inspired ensuites with low profile counter with integrated his and her sinks by Acritec (most homes)
- Single lever faucets by Gerber
- Elegant ensuites with frameless glass shower (2 bedroom homes)
- Water-saving dual flush toilets
- Gorgeous coordinating ceramic tile floors and surrounds
- Ensuites featuring glass accent tiles or a mix of marble and glass mosaic depending on scheme
- Stylish recessed pot lighting and wall-mounted light sconces
- Luxurious and contemporary accessories by Taymor

Welcome Home Technology Package by TELUS

- A TELUS Welcome Home Kit that includes:
 - One Year Free Rental of TELUS HD Digital PVR
 - Free Installation
 - One Year Free Optik TV
 - One Year Free High Speed Internet with WIFI

- TELUS Media Panel – The hub will be accessible by the homeowner allowing you to move TV or internet locations by moving the patch cord to different data ports on the hub
- Fiber optic cable to your home
- 24/7 365 days a year technical support

Convenience and Peace of Mind

- Quality development by RDG Ridge Development Ltd.
- Backed and insured with the comprehensive third party warranty by the industry leader Traveler's Guarantee
 - 2 years on Workmanship and Materials
 - 5 years Water Penetration
 - 10 years Structural Defects
- Rainscreen Technology System
- Envelope of durable vinyl and vinyl cedar shake siding, wood trim and stone veneer
- 30 year warranty on laminated asphalt shingles on sloped roofs and 10 year warranty on 2-ply torch on flat roofs
- Energy saving double glazed thermally broken vinyl framed windows and patio doors
- Double 2x4 inch insulated party wall with 1 inch air space and staggered studs
- 1 1/2" concrete topping between floors
- High efficiency Whirlpool Duet front loading stacking washer and dryer (most homes)
- Convenient baseboard heating
- Sturdy 2x6 inch exterior wall construction with R20 insulation
- Central high efficiency domestic hot water boiler
- Gated and brightly lit underground parking with video surveillance
- Video enter-phone outside main lobbies for pre-screening visitors with your own TV
- Restricted FOB system access to common area, underground parking and elevator level access
- All homes fully pre-wired for in-home security system of your choice
- Hardwired smoke detectors and sprinklers in all homes and common areas
- Convenient recycle, compost and garbage centre
- Ample and convenient surface level visitor parking



The Ridge Private Community Amenities

The Ridge Clubhouse

- Full Chef's Demonstration Kitchen for large meal gatherings, wine tasting, or book a chef for private lessons with your friends
- Fireside Entertainment Lounge with reclaimed flooring featuring bar and billiards table
- Expansive outdoor deck to take advantage of the sunsets over the peaceful farmland
- Convenient Craft room where your inspirations can come to life
- Full Fitness and Yoga facilities to stay fit and feel good
- Media Room fully equipped to take in the latest blockbuster or this season's game!

Historic Bose Barn

A Proud Historic Asset to The Ridge Community

- A large two level seasonal space featuring large screening area, where the limits are your imagination
- Please see our Historic Highlights for more details on this heritage facility

Bose Potting Shed

Original Bose Dairy Shed

- Now a place to store pots, soil, tools and more while making beautiful pots for your patio or balcony. The perfect storage place for all garden tools for the herb garden and individual plots.
- Please see our Historic Highlights for more details on this heritage facility

Herb Gardens

- Designed in the shape of the original Dairy Barn you will experience the aromatic scents and convenience of fresh herbs for daily cooking

The Ridge Homestead

A Historic Amenity for the Everyday

- Featuring 2 convenient guest suites for those out of town visitors
- Relaxing library for quiet escapes
- Cozy fireside lounge with country kitchen for more intimate gatherings
- Please see our Historic Highlights for more details on this heritage facility

Garden Plots

- Sloping down from The Ridge homestead are a multitude of individual garden plots to be enjoyed by owners of The Ridge at Bose Farms. Grow fresh veggies or try your hand at the latest in floral designs.



THE RIDGE

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The Ridge at Bose Farms Historic Highlights

Potato Barn

The original 1936 Potato/Machinery Barn has been retained and restored as a key amenity resource for the residents of the community.

It has been carefully restored to its original appearance, except for a dynamic new contemporary feature on the south elevation: the upper level (machinery floor) will be entirely glazed, allowing views into the original gambrel roof framing and new timber plank floor from the breezeway between the barn and the new amenity building. The steel seismic framing and the overtly contemporary butt-glazing will provide a dramatic counterpoint to the beautifully restored wood frame barn. A glazed door in the glass wall and a wood frame stair/ramp system will provide direct access to the potato barn second floor from the amenity building breezeway deck. This level of the restored Potato/Machinery Barn will be ideal for movie or game nights, TV viewing events and traditional 'barn dance' or afternoon socials.

The ground floor of the Potato/Machinery Barn has also been restored and could lend itself well to a woodworking shop, a general craft space or storage for residents amenity spaces.

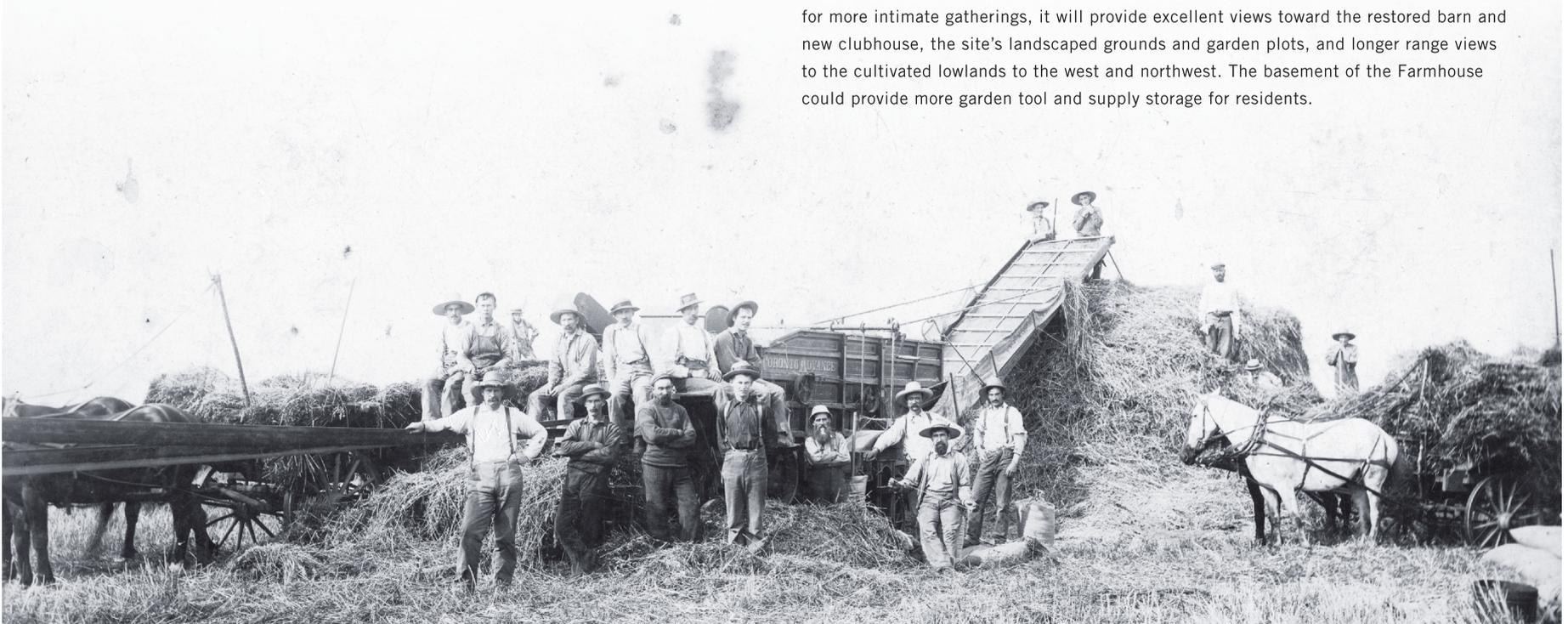
Dairy Shed

The original Bose Dairy Building has been restored and re-purposed as a potting shed and garden implement storage area in support of one of the site's principal features: an extensive herb garden for use by the residents, directly adjacent to the Dairy Building within the original footprint of the Dairy Barn.

This will also be a great space for storage for the next great resident feature - the garden plots located to the South of this building for use and enjoyment of the residents of the community.

Original Bose Farmhouse

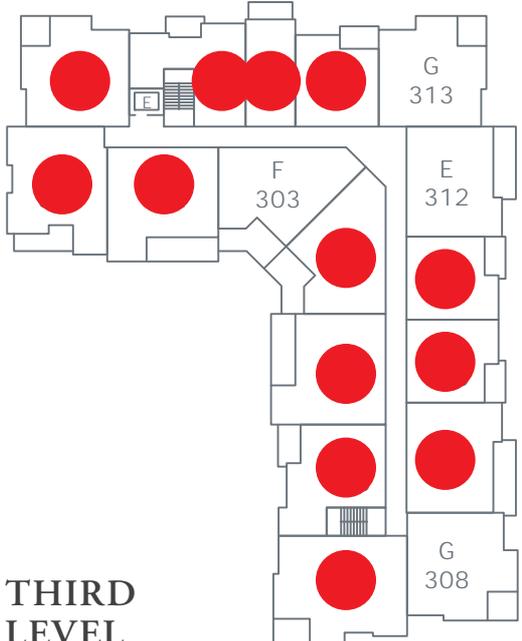
Now called the The Ridge Homestead, the original Bose Farmhouse is a beautiful craftsman style farmhouse with original muntined windows that has been restored and re-purposed as a guesthouse/amenity building. Two self-contained suites upstairs will serve the residents as a visitor guest rooms. The remainder of the main floor, including the original living room with fireplace, will be available as a country kitchen and lounge for more intimate gatherings, it will provide excellent views toward the restored barn and new clubhouse, the site's landscaped grounds and garden plots, and longer range views to the cultivated lowlands to the west and northwest. The basement of the Farmhouse could provide more garden tool and supply storage for residents.



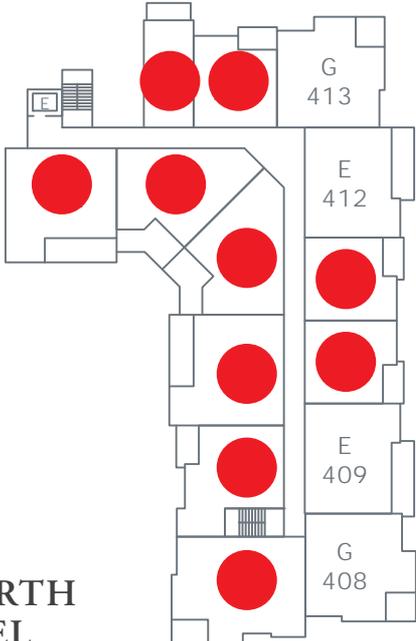
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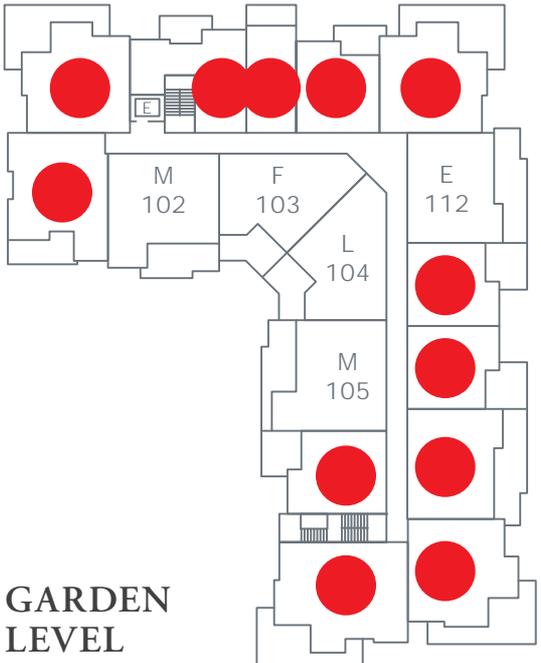
Building 1



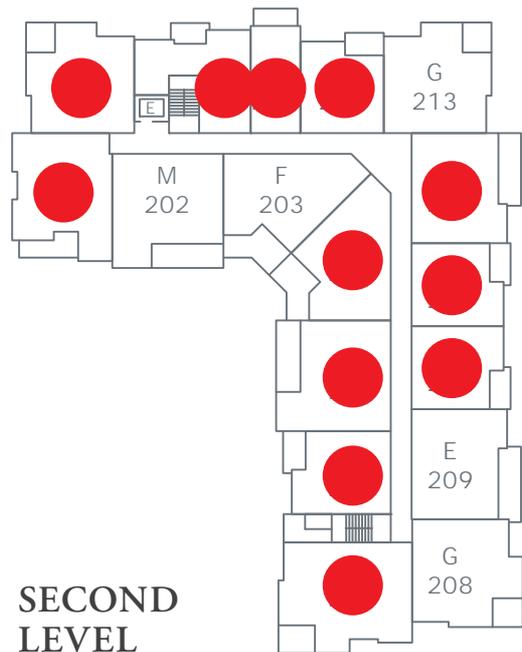
THIRD LEVEL



FOURTH LEVEL



GARDEN LEVEL



SECOND LEVEL

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Plan A

JR. ONE BEDROOM
ONE BATH

444 SQ FT

Open concept with galley kitchen.
Featuring extra length deck.



SOLD OUT

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Plan B

ONE BEDROOM
ONE BATH

591 SQ FT

Open concept with beautiful country kitchen, perfect for entertaining.
Full walk-in closet with his & her sinks in bath.



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Plan C

ONE BEDROOM
ONE BATH & DEN

639 SQ FT

Open concept with beautiful country kitchen, perfect for entertaining. Full walk-in closet with his & her sinks in bath. Den perfect for home office.



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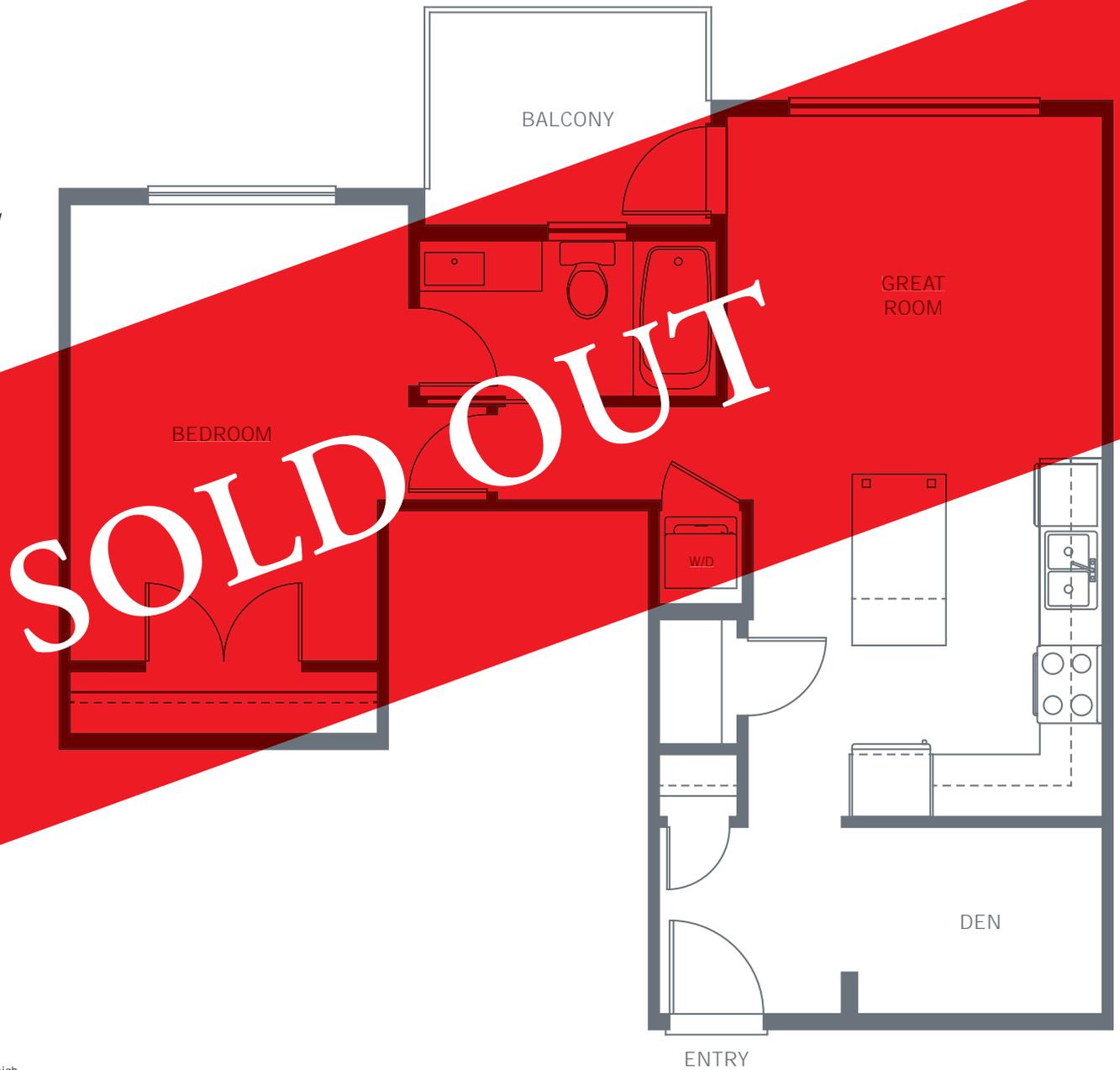


Plan D

ONE BEDROOM
ONE BATH & DEN

701 SQ FT

Open concept with beautiful country kitchen featuring a huge pantry for extra storage. Full walk-in closet. Den perfect for home office.



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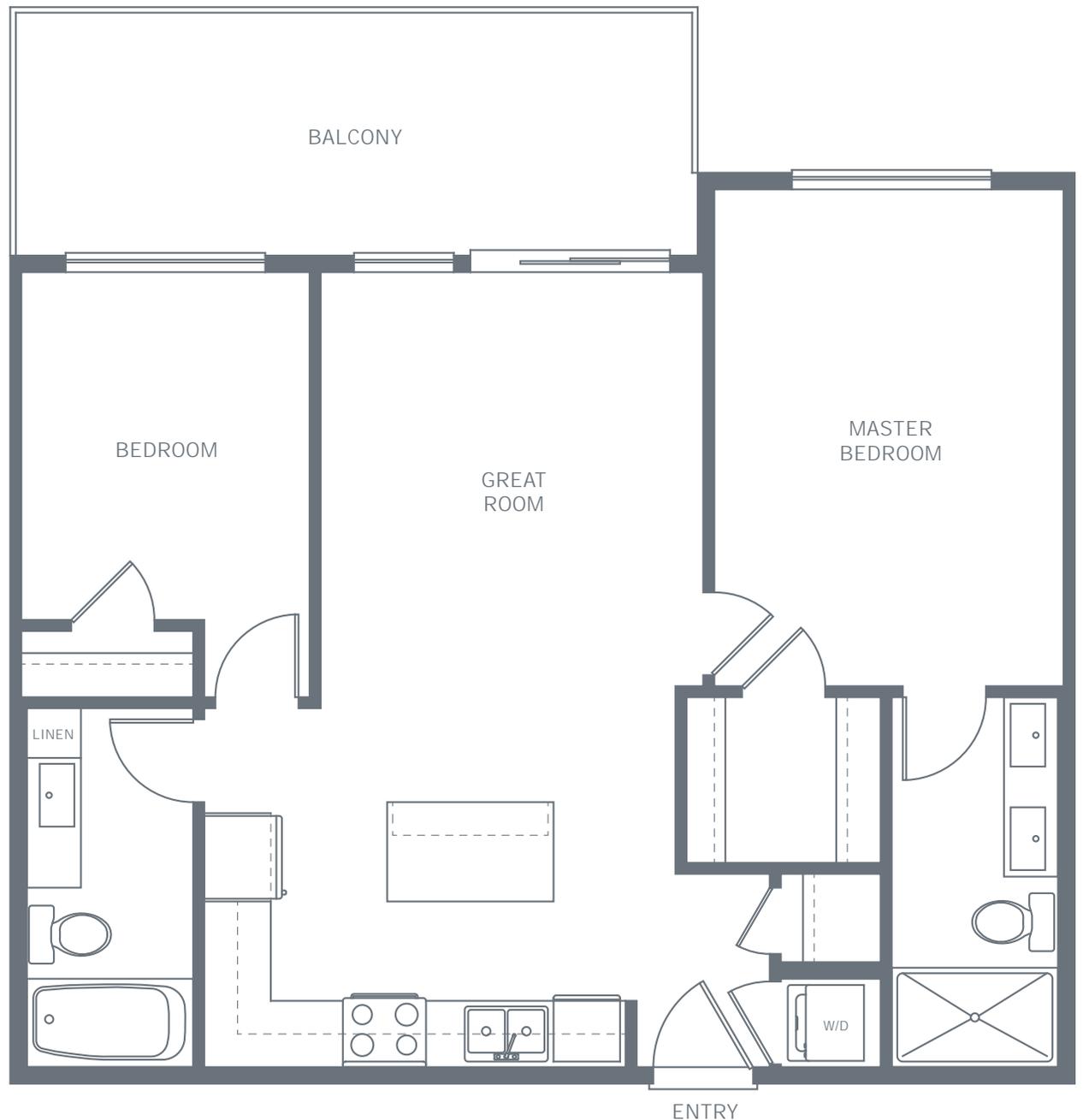
Plan E

ONLY 5 REMAIN!

TWO BEDROOM
TWO BATH

828 SQ FT

Open concept with gorgeous country kitchen featuring enormous deck for outdoor living. Full walk-in master closet with his & her sinks in ensuite.



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Plan F

ONLY 3 REMAIN!

TWO BEDROOM
TWO BATH

840 SQ FT

Open concept with gorgeous country kitchen featuring large deck for outdoor living. Full walk-in master closet with his & her sinks in ensuite.



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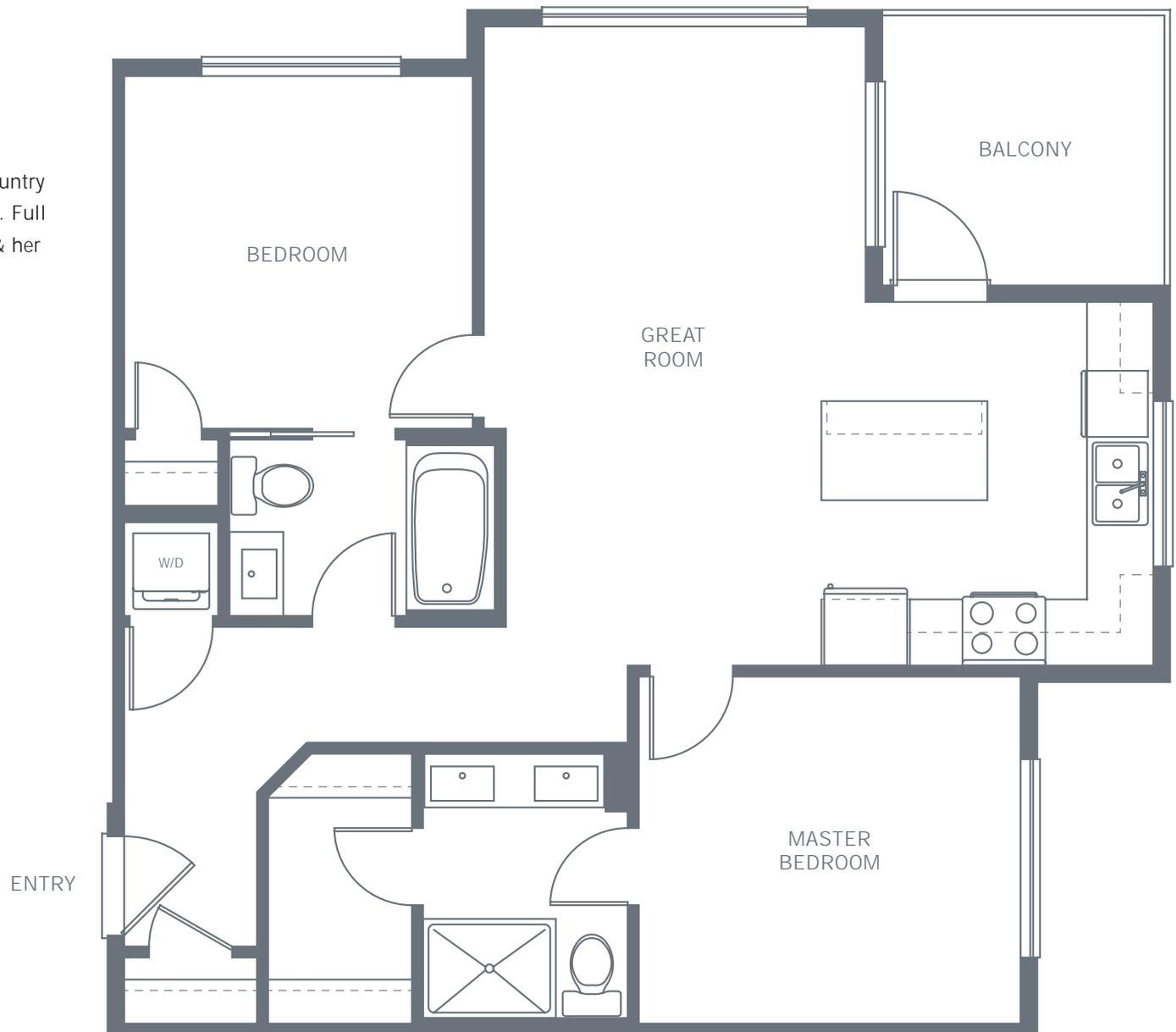
Plan G

ONLY 6 REMAIN!

TWO BEDROOM
TWO BATH

857 SQ FT

Open concept with gorgeous country kitchen perfect for entertaining. Full walk-in master closet with his & her sinks in ensuite.



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Plan J

TWO BEDROOM
TWO BATH

886 – 928 SQ FT

Open concept with gorgeous country kitchen perfect for entertaining.
Enormous deck for outdoor living.
Full walk-in master closet with his & her sinks in ensuite.

Please note: Building 4 unit numbers 104, 204, 214, 304, 314, 404, 414 & 506 have a slightly different entry layout and entry closet. Please see architectural plans for exact layout & size if important to you.

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SOLD OUT





Plan K

JR. TWO BEDROOM ONE BATH & DEN

756 – 818 SQ FT

Open concept with beautiful country kitchen perfect for entertaining. Full walk-in master closet with his & her sinks in ensuite. Den perfect for a home office.

Please note: Units of this plan type in buildings 3 and 4 have a slightly smaller 2nd bedroom and closet size. Please see architectural plans for exact layout & size if important to you.



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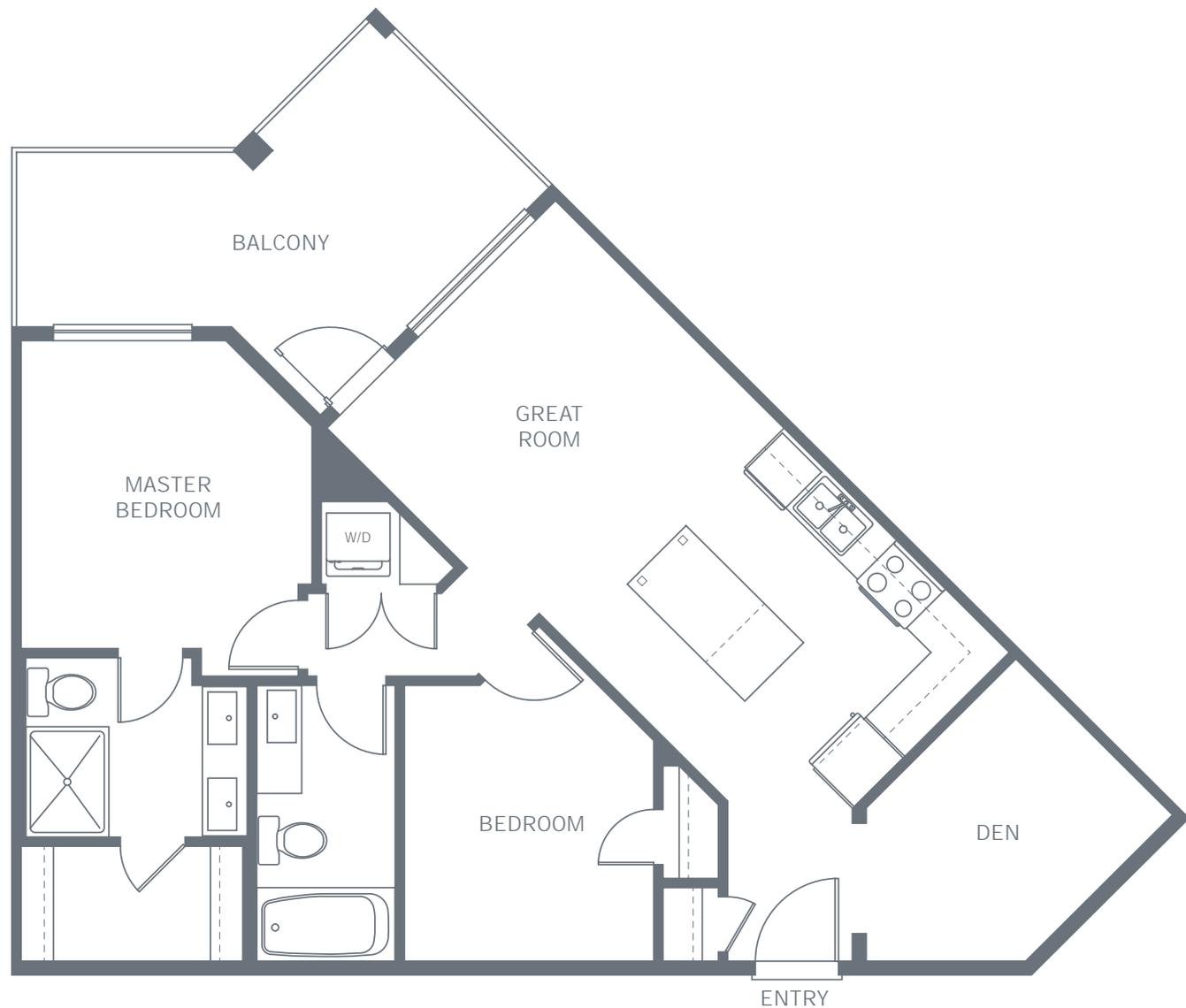
Plan L

ONLY 1 REMAINS!

**TWO BEDROOM
TWO BATH & DEN**

840 SQ FT

Open concept with beautiful country kitchen perfect for entertaining. Full walk-in master closet with his & her sinks in ensuite. Spacious den perfect for doubling as a home office and guest room.



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Plan M

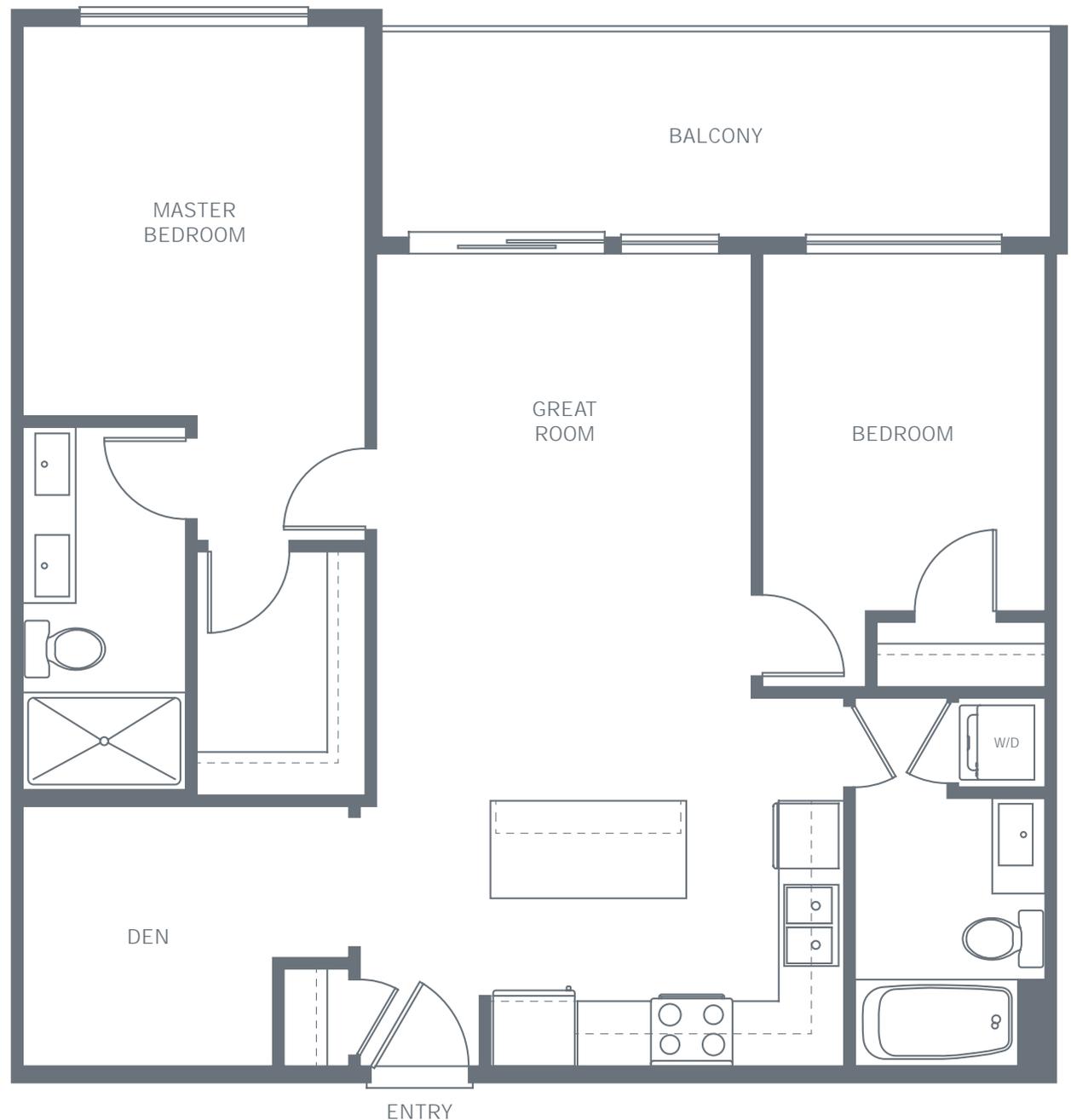
ONLY 3 REMAIN!

**TWO BEDROOM
TWO BATH & DEN**

911 – 965 SQ FT

Open concept with gorgeous country kitchen perfect for entertaining. Full walk-in master closet with his & her sinks in ensuite. Spacious den perfect for doubling as a home office and guest room.

Please note: Building 4 unit numbers 108, 208, 308 and 408 have a different entry with slightly larger closet and a larger den. Please see architectural plans for exact layout & size if important to you.



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Plan Q

TWO BED TWO BATH (OPTIONAL DEN)

1,071 – 1,127 SQ FT

Open concept with gorgeous country kitchen perfect for entertaining. Large walk-in master closet with his & her sinks in ensuite. Optional den perfect for formal dining area to create a more traditional plan or consider options for a true den.

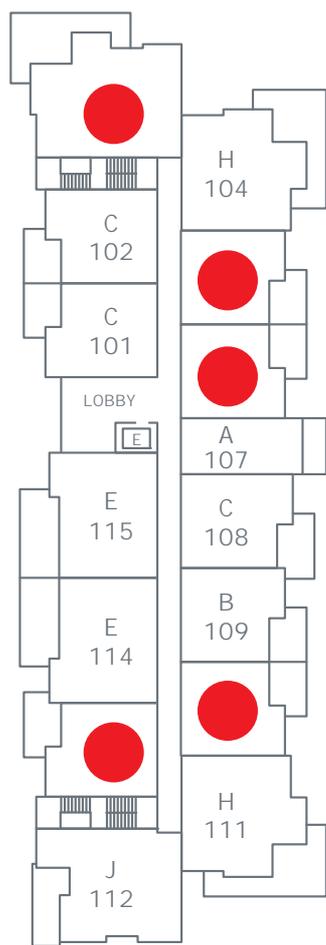
Please note: 2nd bedroom size varies. Building 4 unit numbers 105, 205, 213, 303, 313, 405, 413 & 505 have a slightly different entry layout. Please see architectural plans for exact layout & size if important to you.

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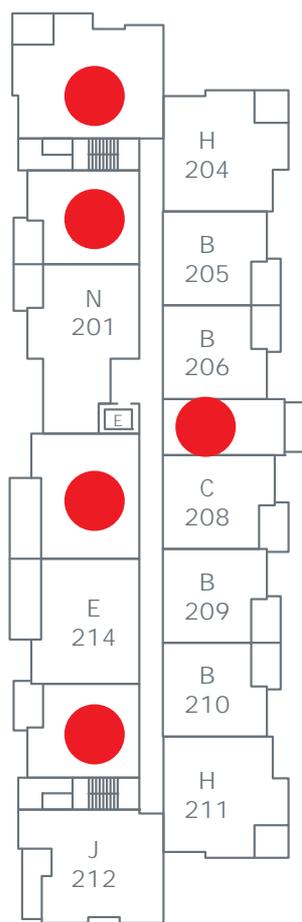




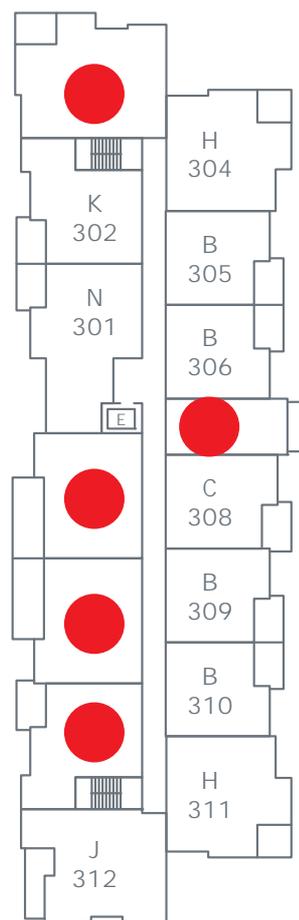
Building 2



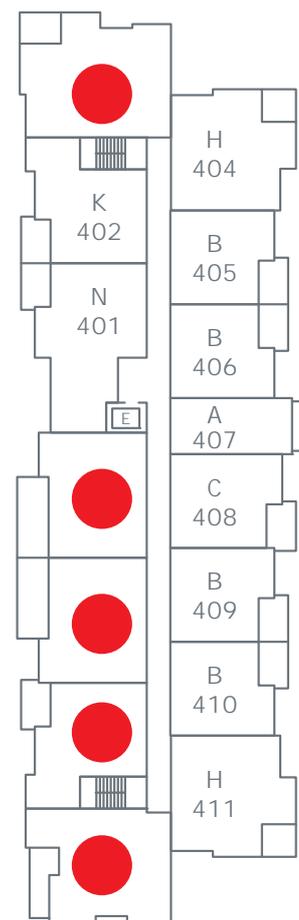
GARDEN LEVEL



SECOND LEVEL



THIRD LEVEL



FOURTH LEVEL





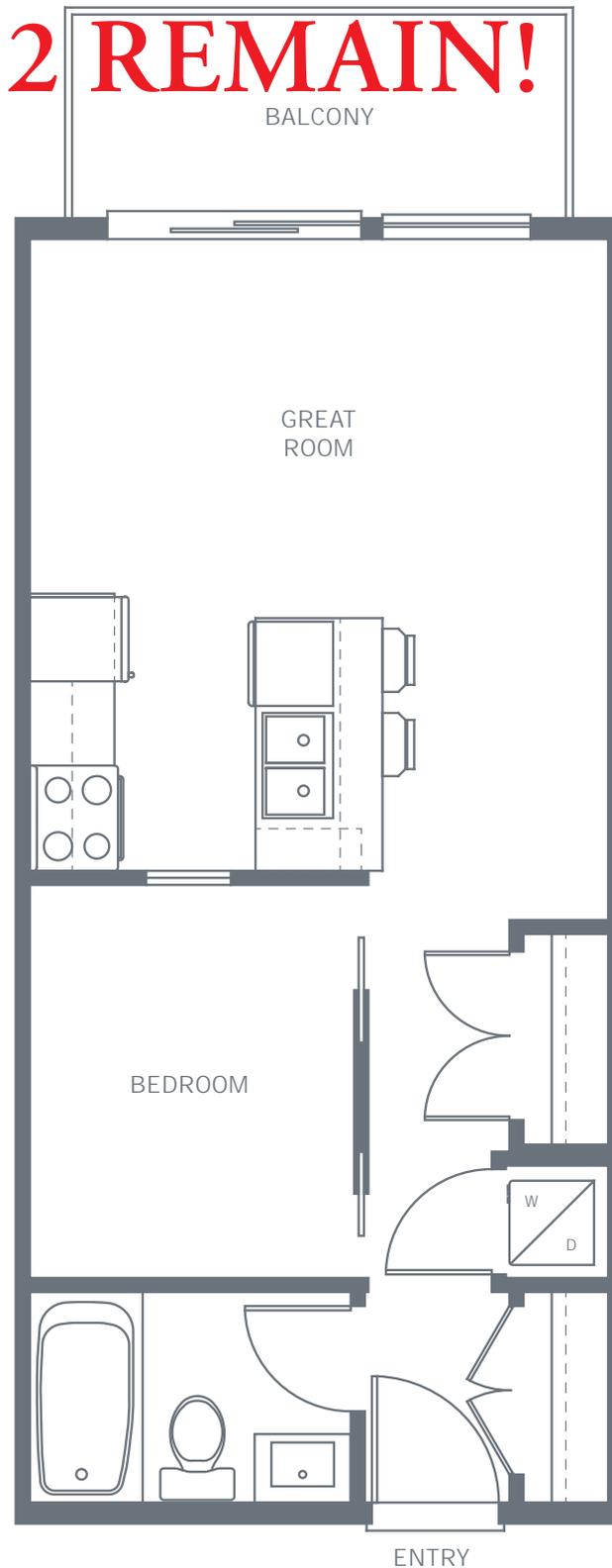
Plan A

JR. ONE BEDROOM
ONE BATH

444 SQ FT

Open concept with galley kitchen.
Featuring extra length deck.

ONLY 2 REMAIN!



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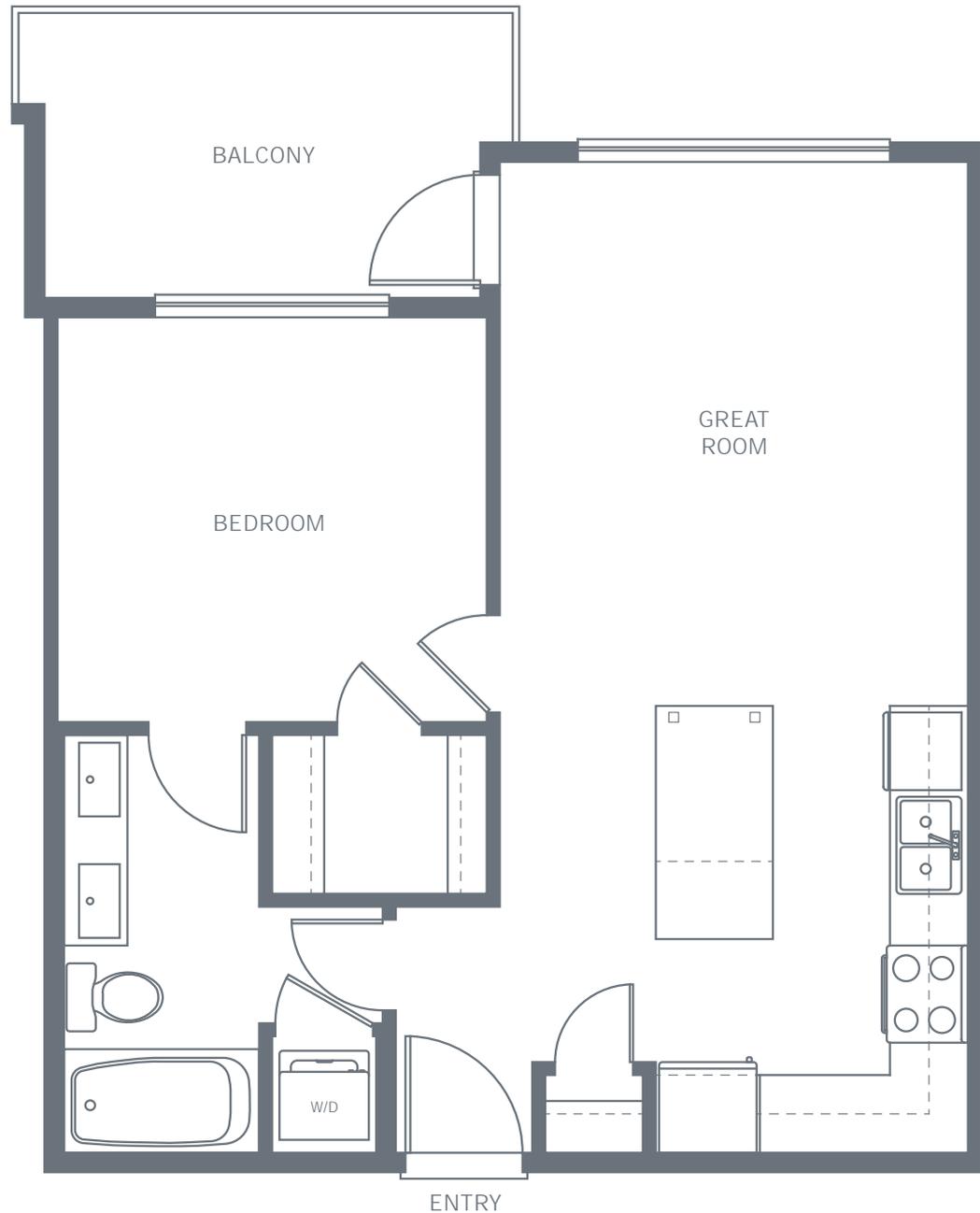


Plan B

ONE BEDROOM
ONE BATH

591 SQ FT

Open concept with beautiful country kitchen, perfect for entertaining.
Full walk-in closet with his & her sinks in bath.



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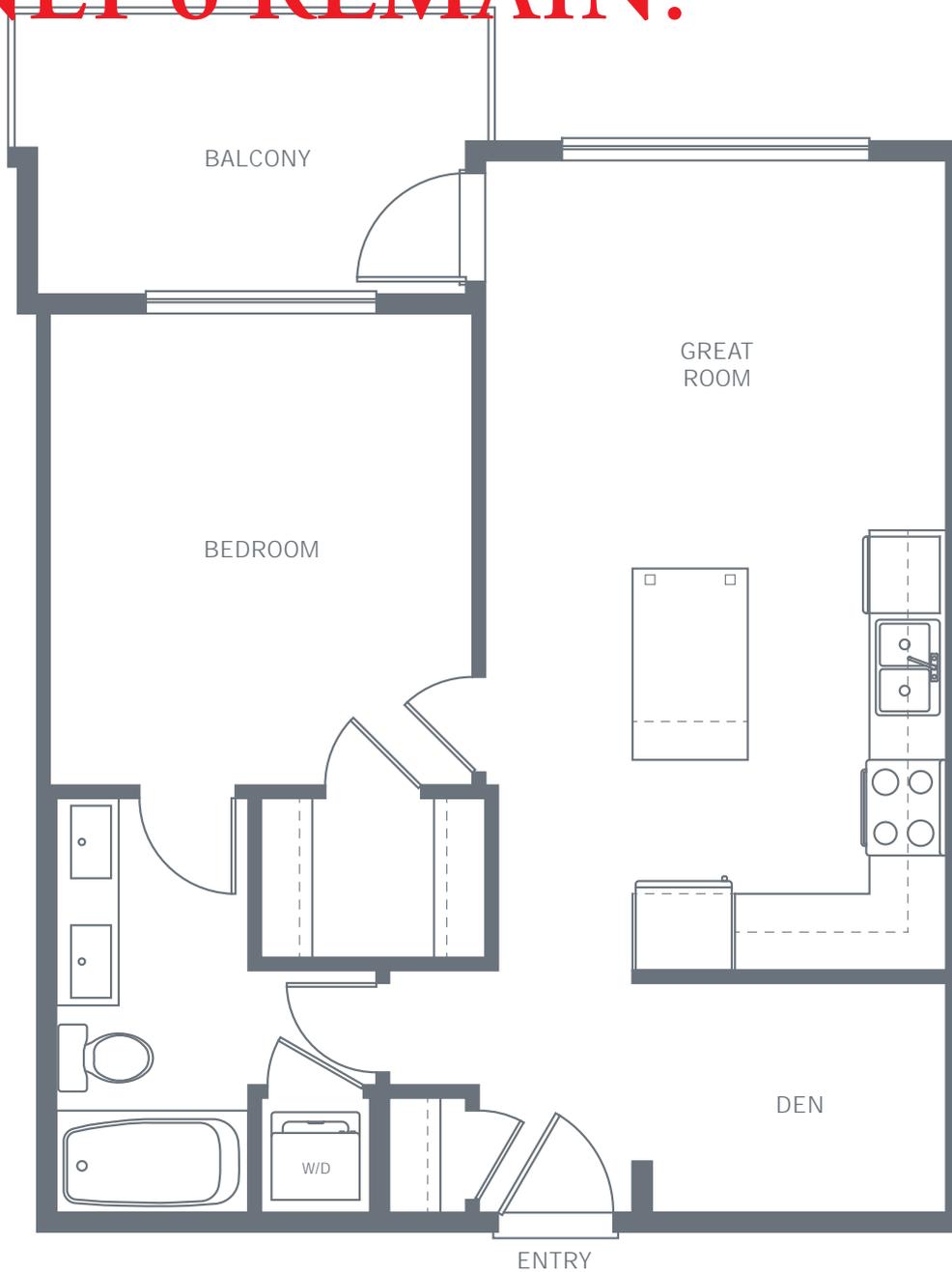
Plan C

ONE BEDROOM
ONE BATH & DEN

639 SQ FT

Open concept with beautiful country kitchen, perfect for entertaining. Full walk-in closet with his & her sinks in bath. Den perfect for home office.

ONLY 6 REMAIN!



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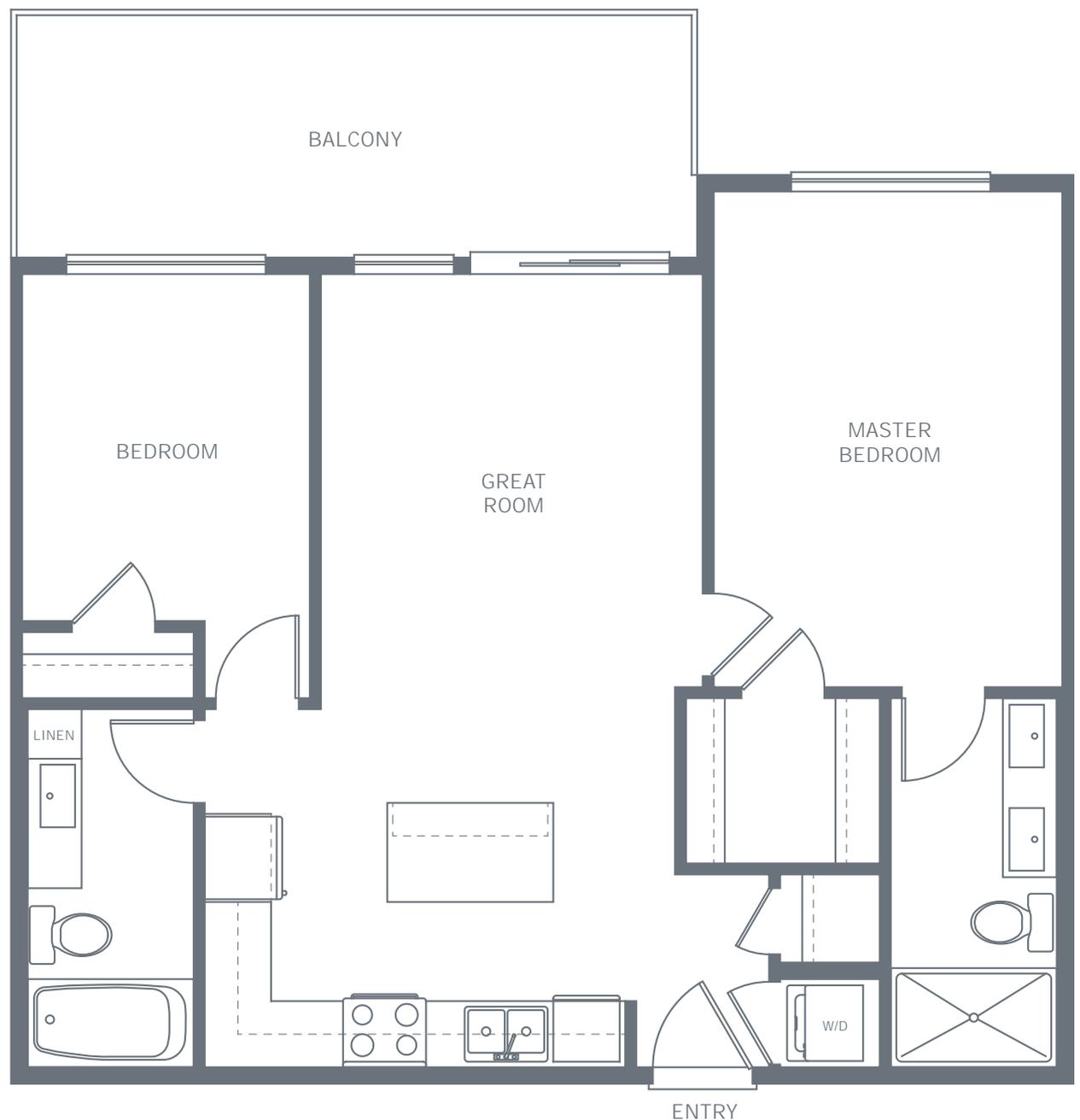
Plan E

ONLY 3 REMAIN!

TWO BEDROOM
TWO BATH

828 SQ FT

Open concept with gorgeous country kitchen featuring enormous deck for outdoor living. Full walk-in master closet with his & her sinks in ensuite.



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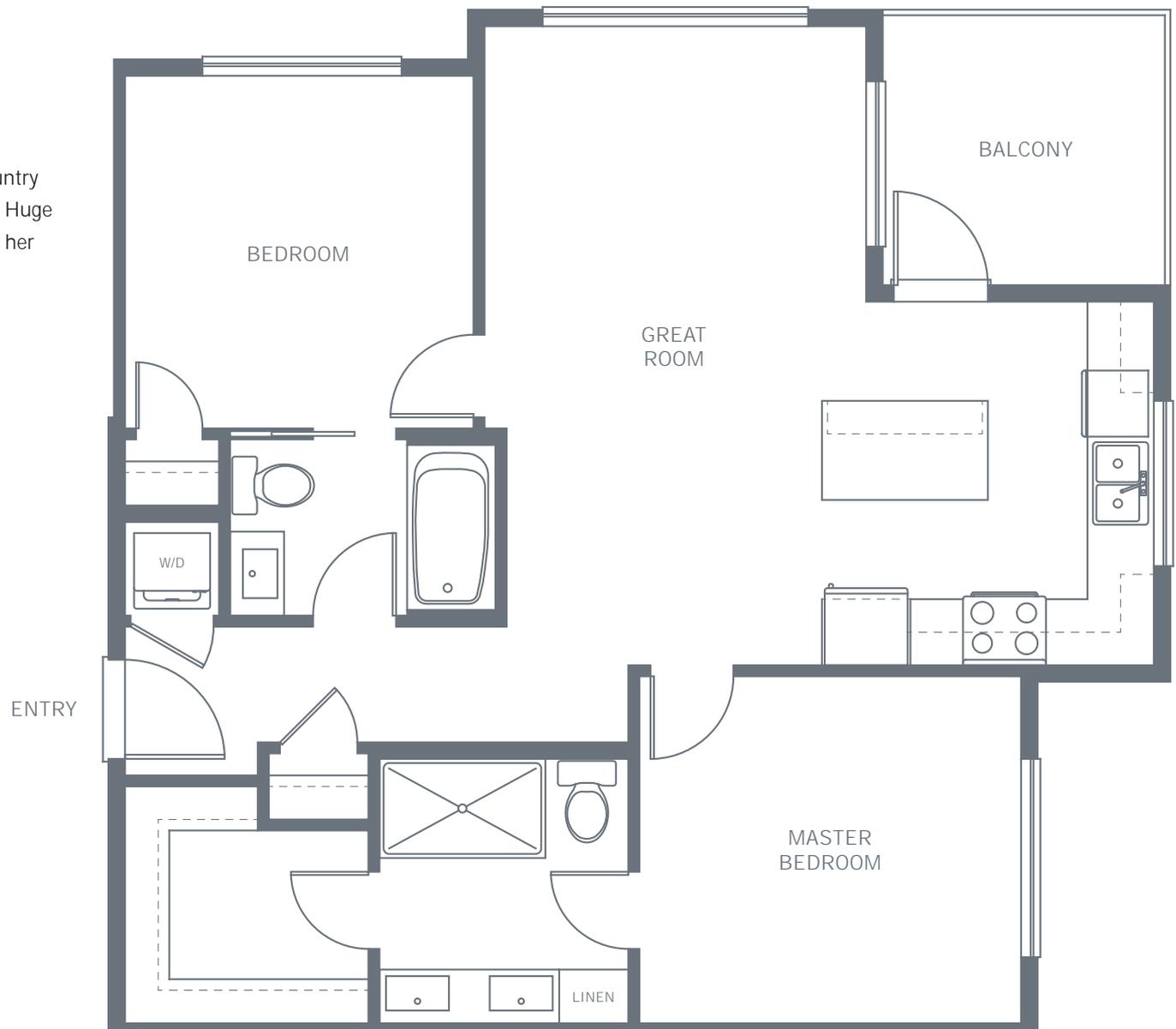


Plan H

TWO BEDROOM
TWO BATH

859 SQ FT

Open concept with gorgeous country kitchen perfect for entertaining. Huge walk-in master closet with his & her sinks in ensuite.



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Plan J

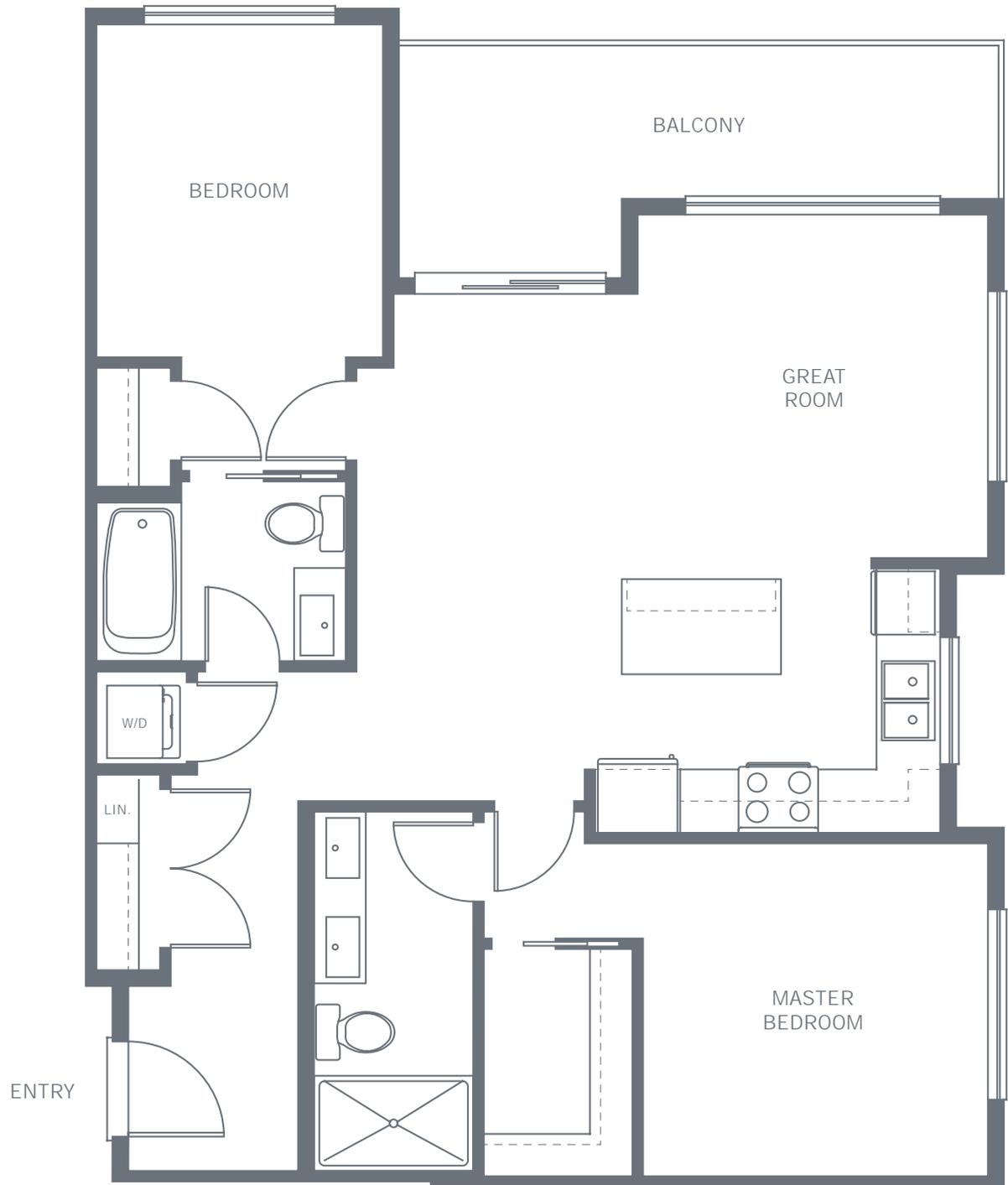
ONLY 3 REMAIN!

**TWO BEDROOM
TWO BATH**

886 – 982 SQ FT

Open concept with gorgeous country kitchen perfect for entertaining. Enormous deck for outdoor living. Full walk-in master closet with his & her sinks in ensuite.

Please note: Building 4 unit numbers 104, 204, 214, 304, 314, 404, 414 & 506 have a slightly different entry layout and entry closet. Please see architectural plans for exact layout & size if important to you.



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Plan K

ONLY 2 REMAIN!

JR. TWO BEDROOM
ONE BATH & DEN

756 – 818 SQ FT

Open concept with beautiful country kitchen perfect for entertaining. Full walk-in master closet with his & her sinks in ensuite. Den perfect for a home office.

Please note: Units of this plan type in buildings 3 and 4 have a slightly smaller 2nd bedroom and closet size. Please see architectural plans for exact layout & size if important to you.



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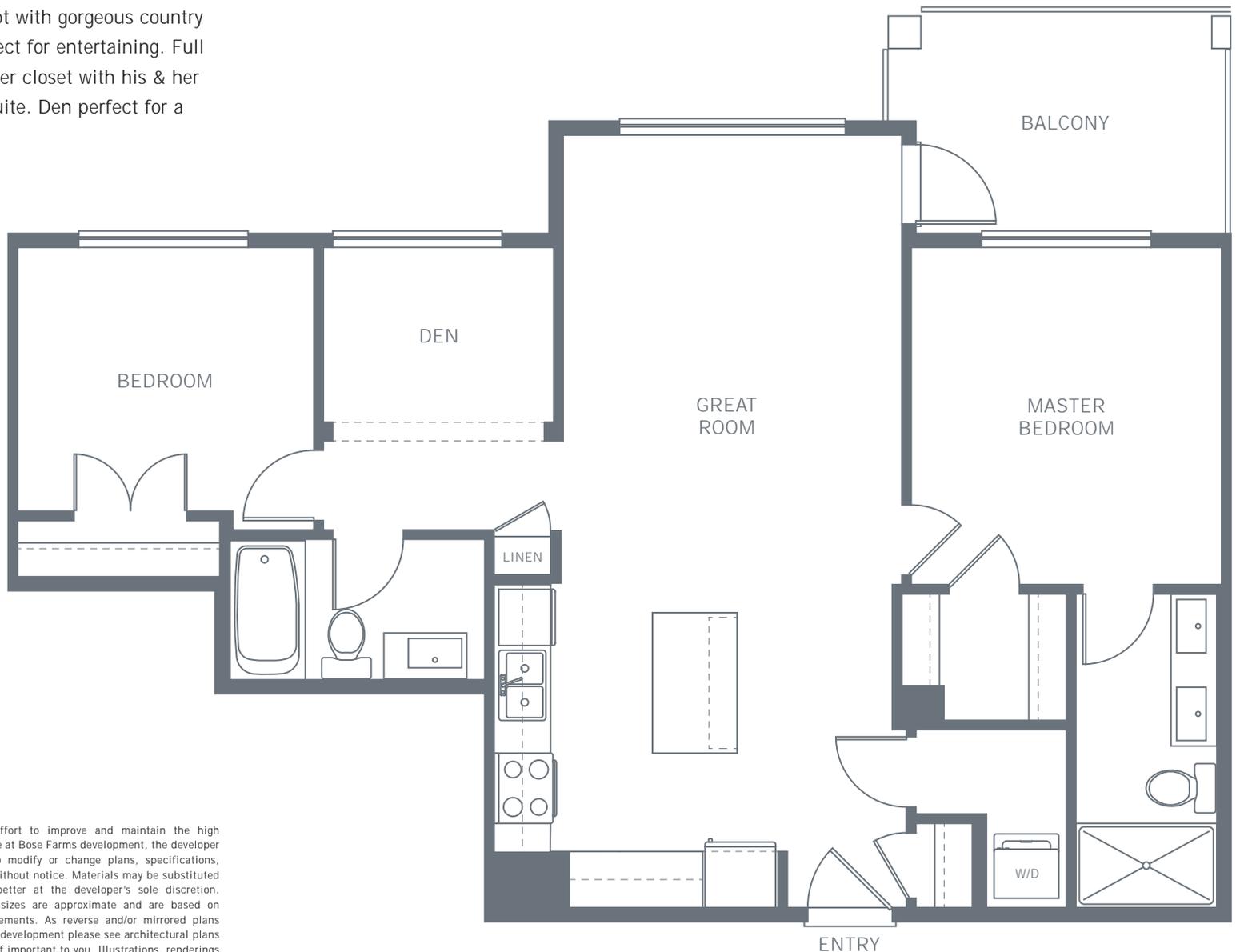
Plan N

ONLY 3 REMAIN!

TWO BEDROOM
TWO BATH & DEN

950 SQ FT

Open concept with gorgeous country kitchen perfect for entertaining. Full walk-in master closet with his & her sinks in ensuite. Den perfect for a home office.



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Plan Q

TWO BED TWO BATH (OPTIONAL DEN)

1,071 – 1,127 SQ FT

Open concept with gorgeous country kitchen perfect for entertaining. Large walk-in master closet with his & her sinks in ensuite. Optional den perfect for formal dining area to create a more traditional plan or consider options for a true den.

Please note: 2nd bedroom size varies. Building 4 unit numbers 105, 205, 213, 303, 313, 405, 413 & 505 have a slightly different entry layout. Please see architectural plans for exact layout & size if important to you.

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Finally. A True Sense of Home.

You have your own vision for life. You need room to breathe, places to walk, nights where you see the stars. You know that true soul comes from the past – and real inspiration comes from knowing where you're headed next. Sound familiar? Welcome home to The Ridge.



COUNTRY VIEWS
MODERN LUXURIES

Own your piece of the heartland. West Cloverdale is a growing community close to all major amenities and transportation networks, yet in a space all its own.

This is a place to put down roots. The air is fresh, gardens and forest paths are right out back, and views of the Serpentine Valley are endless. And with a connection to the land, healthy living – and eating – happens naturally here. This location is also at the centrepiece of everything great about fast-emerging Surrey – from shopping to dining to great parks and recreation opportunities. The Ridge is conceived around modern principles of community, with gathering spaces and shared amenities that foster a true neighbourhood feeling. This is the ideal spot for a full life. And it's all yours.





— LOCATION MAP —

THE BEST OF BOTH WORLDS

Town & Country

You can't pass up a fresh fruit stand, or a cool artisan boutique. But you've also got a good idea what's emerging right now – and you like to be right in the middle of both. This spot is perfect for you.

This is a refreshingly grounded location, right at the very heart of Surrey. From here, a short trip will get you fresh berries in summer, fresh baskets of apples in fall – and new gear at some of the best shopping centres in the region. Ride or hike the trails and meadows, and still get to a hot yoga class later that evening. Visit an artisan honeybee specialist, or strike gold at one of the many famed antique dealers in Cloverdale. Pick up farm-fresh jam in mason jars – and get a café macchiato with an old friend later that afternoon. And of course, groceries, pharmacy, and excellent restaurants are also right nearby. This is the best of all worlds – big city living, rooted in the land. Enjoy.



CLOVERDALE COUNTRY FARMS



GUILDFORD TOWN CENTRE



CLOVERDALE ANTIQUES



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THE RIDGE

AT BOSE FARMS
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ABOUT NEIGHBOURHOOD RESIDENCES GALLERY NEWS TEAM CONTACT REGISTER

LOCATION MAP



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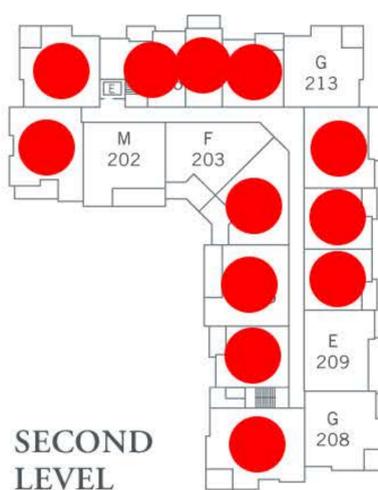
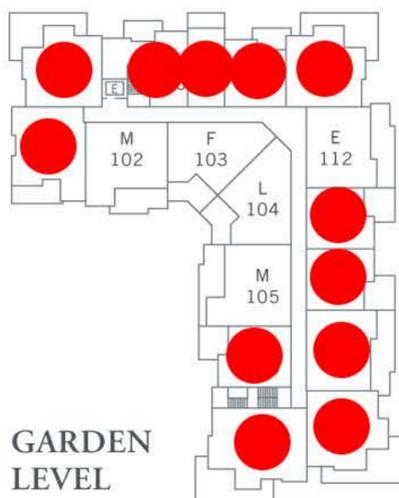
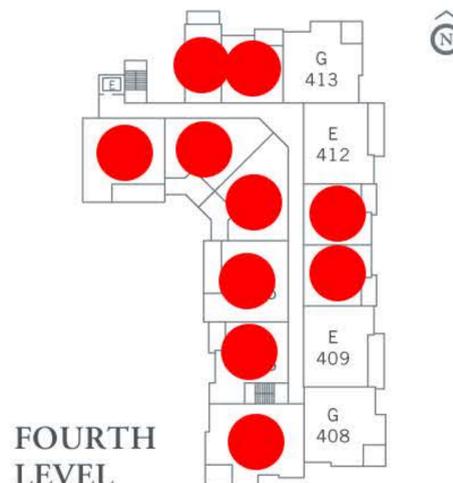
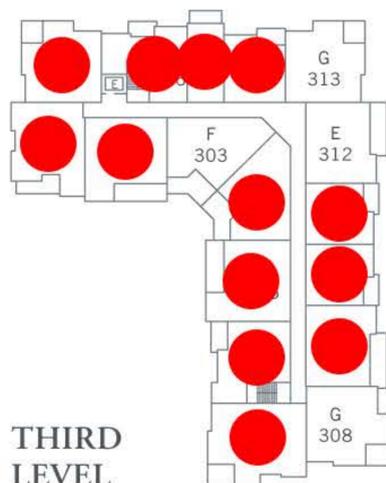
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Site Plan Building 1

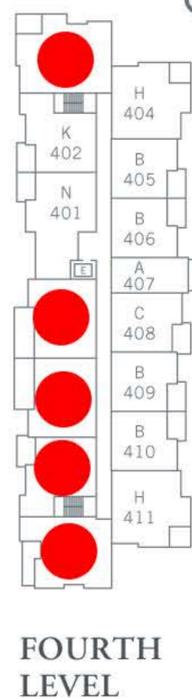
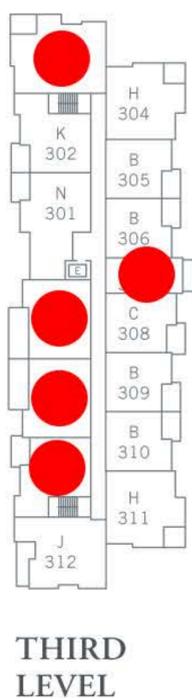
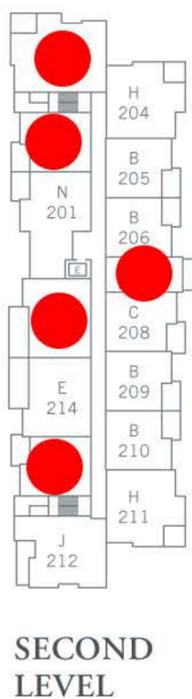
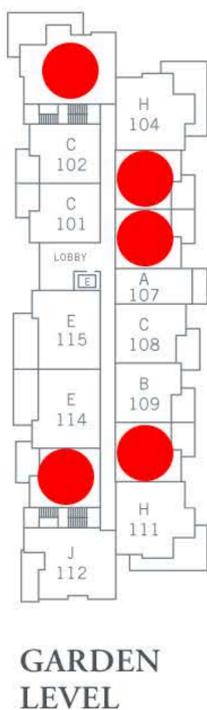
CLICK ON SITE PLAN TO VIEW INDIVIDUAL FLOOR PLANS

[BUILDING 1 FLOOR PLANS \(PDF\)](#)



Site Plan Building 2

[BUILDING 2 FLOOR PLANS \(PDF\)](#)



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THE RIDGE

AT BOSE FARMS
— Est 1892 —

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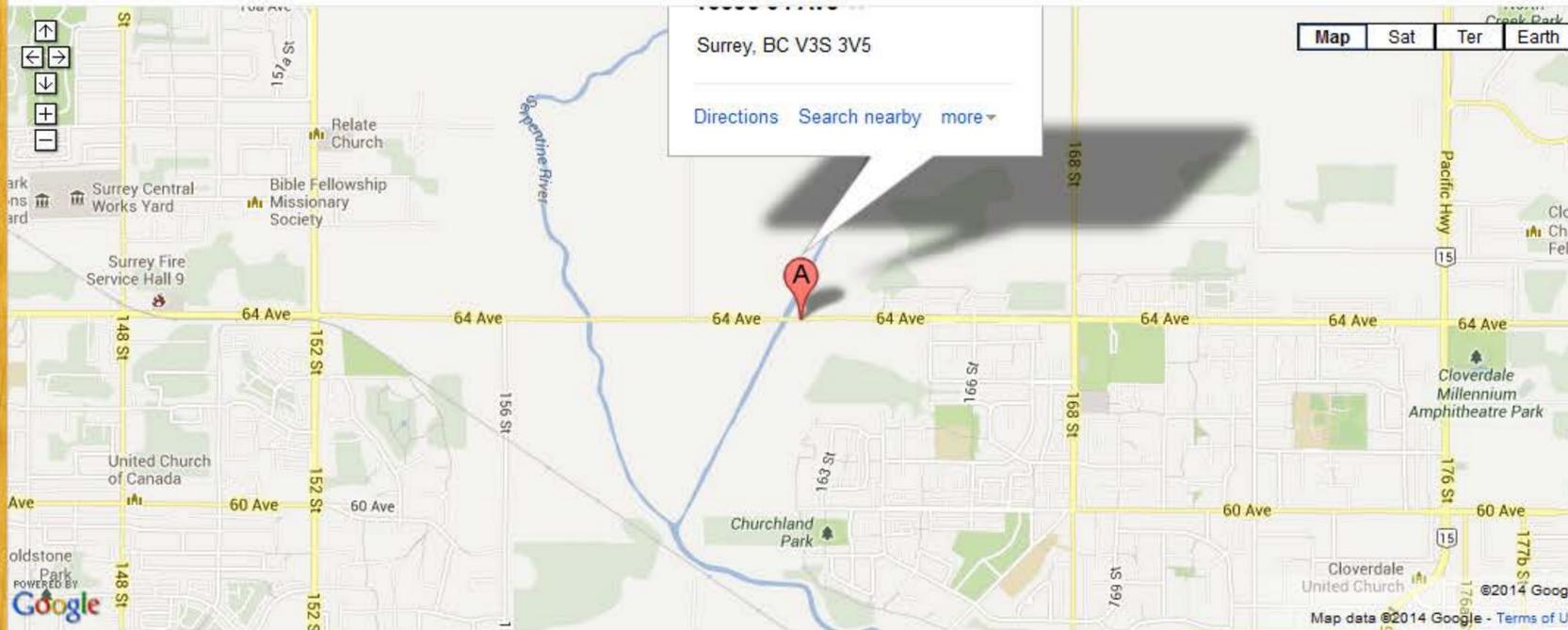
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THE RIDGE

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Presentation Centre

Open daily noon - 5pm (except Fridays)

16390 64 Avenue, Surrey BC

Phone 604.888.5514

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Pioneer farm house in Cloverdale moves 350m for condo development

BY KEVIN GRIFFIN, VANCOUVER SUN OCTOBER 1, 2013



Workers finish placing the old Bose family home on its new foundation.

Photograph by: Arlen Redekop, Vancouver Sun

METRO VANCOUVER -- A farm house belonging to a prominent pioneer family in the historic centre of Surrey has been moved to a new site nearby because of a condominium project.

The Bose family home, where former mayor Bob Bose grew up, has been moved from its spot at 16390 64th Avenue in Cloverdale, to new foundations about 350 metres away.

The farm house, built in 1924, will undergo heritage revitalization, along with a milk shed and potato barn, with the three buildings incorporated into the new condo development on the Bose farm. The farm house will be used as guest suites for The Ridge at Bose Farms condo development; the potato barn will become an amenity centre; and the milk shed will become a tool shed.

The new development will have 253 condo units in four buildings of four storeys in height.

Henry Bose, the Bose patriarch, was born in London, England, in 1868 and arrived in Canada in 1890. He put down farming roots the area two years later, and served as Surrey mayor from 1905 to 1909.

The wooden house was built with two floors, but had another added in 1939 after a fire destroyed the cedar shingle roof. Roger Bose, Bob Bose's twin brother, remembers that his bedroom was on the top floor looking east.

In its heyday, the Bose family farm was a centre of activity, according to Roger Bose.



“We used to have barbecues in the bush for 150 people,” he said.

“In the 1940s, we had more winter than we had now. It would freeze up. There were be 400 to 500 people in the fields ice skating.”

The Bose family was in the dairy business for more than 60 years, and were considered to have one of the best Holstein dairy herds in the Fraser Valley.

A total of three generations of the Bose family farmed the land until 2009, when it was divided into two lots, with one being sold for the development.

Bob Bose was first elected to Surrey council in 1978. He was elected mayor in 1987, 1990 and 1993.

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Workers finish placing the old Bose family home on its new foundation.

Photograph by: Arlen Redekop, Vancouver Sun

Bose family farm opens up for development in Surrey

BY CLAUDIA KWAN, SPECIAL TO THE SUN OCTOBER 15, 2013



The Main living area inside the two bedroom and 2 bath display unit at the Ridge at Bose Farms.

Photograph by: Ric Ernst, VANCOUVER SUN

If you should happen to arrive at the old Bose Farm on the right day at the right time, you might spot a man with a full head of white hair walking around. He has good posture and bright blue eyes; it seems hardly possible that he is in his eighth decade.

Roger Bose has made a habit of watching the development occurring on the Surrey land his family owned for more than a century, beginning with patriarch Henry Bose in 1892. As Bose walks the property, he reminisces about what the homestead used to be like.

“We used to have the cows pastured over here,” he gestures as he walks over a ridge of land. “We had registered purebred Holsteins, 125 when the herd was at its largest. They were some of the best cows in the country.”

They used horses to till the soil for potatoes. In the winter, the lower fields would flood and freeze, and people would come over to ice skate. The same horses would be pressed into service to pull sleighs.

In 1950, the land was subdivided into two parcels for two branches of the family; that partly triggered the decision to sell off the herd and convert the farm to producing vegetables, grain and hay. In later years, Roger Bose remembers holding huge community salmon barbecues, and allowing Girl Guide units to camp out.

In 2009, Rempel Development Group bought the parcel where The Ridge at Bose Farms is to be located. That began the delicate dance of preserving some areas of the land, and opening up other areas for development.



“The decision was made to pull the homes back to one portion of the property, to allow 12 acres of forest to be saved,” explains Nicole Castle of project marketer Fifth Avenue Real Estate. “Those lands were then donated to the City of Surrey.”

The conservation efforts have also extended to some of the original buildings. A shed, built in 1948 to milk the cows, will become a potting shed for residents using the community garden.

The family home, which housed four generations of Boses (Henry, Roger’s father, Roger and his siblings, including former Surrey mayor Bob Bose, and Roger’s children), has been saved as well. It has been moved 350 metres to a new foundation.

When the 1924 residence is restored, it will contain two guest suites on an upper floor.

“The main floor will have a layout similar to what it would have been like in Henry Bose’s time,” says project architect Colin Hogan.

“There’s a kitchen, a living room, a library, an amenities room with a fireplace. We’re keeping the spirit of the space, instead of just using it as a shell for residential units.”

The old potato barn has been lovingly restored with wood salvaged from other structures on the farm.

They matched the old growth timber by species, and cut it to size using old-fashioned square cuts, meaning no rounded edges.

They fastened the new sections in by hand — no power tools allowed — and since all of the joints were exposed, every cut had to be perfect.

The gambrel roof soars overhead, supported by huge buttresses.

Gambrel roofs are no longer common. Think of an elongated trapezoid.

The upper portion of the roof slopes at a shallow angle, forming a broad, flatter surface; the lower part slopes sharply to the ground, creating “walls.”

The barn is naturally cooled by its foundation, and strategically placed cut-ins allow light to stream through. That makes it ideal for future use as workshops or artist studios.

The second floor will be set aside as an event area for the strata, to hold movie nights or celebrations.

It will be paired with a “country club” new amenities building with a giant glass wall facing the potato barn. People in the barn will always be able to watch the hub of activity, enlivening the development.

“Surrey has a very new feel to it. The city is growing very rapidly, and there is not a lot of heritage. It was important to help preserve all of this,” Hogan says.

The new homes have been designed to appeal to first-time buyers, young families and downsizers alike.

The hope is that they will form a mini-community of their own — of people who want the experience of living country-style, surrounded by farmland, while being only minutes away from city amenities like shopping, schools and entertainment.

The homes show off clean new details like kitchen islands with drawer storage, square dual kitchen



sinks, stainless steel appliances, and high ceilings.

Central living areas are airy and filled with light; bedrooms are big enough to accommodate full-sized furniture.

Bathrooms have frameless glass shower doors, oversized floor and wall tiles, and contemporary vanities with deep sinks and plenty of storage space. Tubs are deep, suitable for soaking in, or cleaning up a couple of children at the same time.

They are modern touches for buyers who will own a part of Surrey heritage.

In keeping with the spirit of the Bose farm being a gathering site for the community over the years, the public release of the homes today will be marked with a harvest-style festival.

There will be live music, prizes, and not a few slices of pumpkin pie eaten. Don't be surprised if you see a Bose or two too, marking the next stage in both their family history and the history of the city.

Project: The Ridge at Bose Farms

Description: 253 condominiums in four wood-frame buildings spread over eight acre site; each building is four storeys

Location: 16390 — 64th Avenue, Surrey

Residence sizes: 1 bed to 2 bed + dens; 444 — 1,100 sq. ft.

Prices: From \$139,000

Developer: Rempel Development Group

Architect: Colin Hogan, Focus Architecture principal

Interior designer: Mae Suffron and Doris Wutzke, Creative Designworks

Sales centre: 16390 — 64th Avenue, Surrey

Hours: noon — 5 p.m., Sat — Thurs

Telephone: 604-888-5514

Website: theridgeatbosefarms.com

Occupancy: Spring 2015

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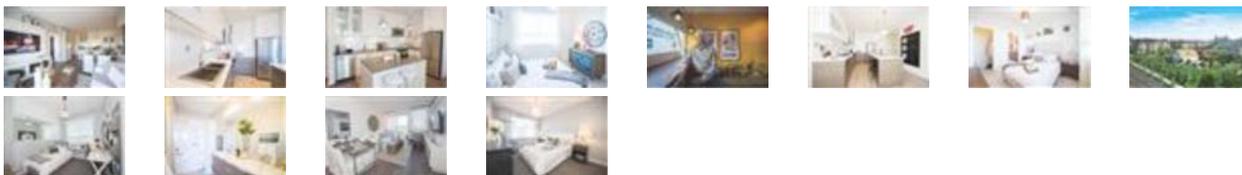
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The master bedroom inside the two bedroom and 2 bath display unit at the Ridge at Bose Farms in Surrey

Photograph by: Ric Ernst, VANCOUVER SUN



Designers for Ridge at Bose Farms get a bright idea

Rediscovering white as fresh, individual look

BY MARY FRANCES HILL, THE PROVINCE OCTOBER 28, 2013



SURREY, BC: OCTOBER 8, 2013 — The main living area inside the two bedroom and 2 bath display unit at the Ridge at Bose Farms in Surrey, B.C. Tuesday October 8, 2013. (Ric Ernst / PNG) (Story by Claudia Kwan / Westcoast Homes) TRAX #: 00024364A [PNG Merlin Archive] For Westcoast Homes story by Claudia Kwan

Photograph by: Ric Ernst, Vancouver Sun

Project: The Ridge at Bose Farms

What: 253 condominiums in four four-storey wood-frame buildings spread over an eight-acre site

Where: 16390 - 64th Avenue, Surrey

Residence sizes and prices: 1-bed to 2-bed + dens; 444 — 1,100 sq. ft; phase one from \$192,900; phase two coming soon from \$139,900

Builder and developer: RDG

Sales centre: 16390 - 64th Ave., Surrey

Hours: noon to 5 p.m., Saturday to Thursday

In the two display suites at The Ridge at Bose Farms, Mae Suffron and Doris Wutzke of Creative Designworks may have advanced the reputation of all shades of white.

“At one time, when you saw white in a project, you thought ‘boring’. Not any more,” says Suffron, Creative Designworks’ principal designer and the mind behind the suites in Rempel Development’s 253-unit condominium project.

One of the display suites at the project especially allows white to dominate walls and furnishings, with



appropriate rustic brown accents adding a rural touch to the modern home.

“The use of white from paint to furnishings allows our climate of dull days to feel bright and refreshing ... White becomes the canvas on which we paint, to create an individual look.”

The Bose land on which the development will stand is steeped in history. The land surrounding the development was originally owned by Henry Bose in the late 1800s. Generations of the Bose family kept purebred Holsteins, horses to till the soil and used it for agricultural purposes into the 1950s.

That legacy will be kept intact in many ways. One structure once used to milk cows, for instance, will become a potting shed for the homeowners' community gardens. And the Bose family home will be restored and contain two guest suites.

In both suites at the presentation centre, cool dances with character, modernity mixes it up with the country touch.

The suites have wide appeal: established buyers respect the local history and natural beauty, while first-time buyers may be attracted more to the contemporary mix, says Suffron.

In a bedroom, she's placed a vintage-look print and wooden organizer on one wall, while in the living room, a solid trunk-like coffee table sits a metre away from a modern white wall unit. These faux-antique accents add warmth against a dominant white and touches of grey.

“The sense and feel of history is everywhere throughout the project. Our goal was to infuse this sense of history into the modern lifestyle, which would create an appeal to all purchasers.”

Kitchen islands come equipped with drawer storage, square dual kitchen sinks and stainless steel appliances.

Bathrooms have frameless glass shower doors, oversized floor and wall tiles, and contemporary vanities with deep sinks.

The bedroom is just as light, but with the funk factor turned way up. Dresser drawers are covered in antique ad-label lettering and a feature wall of wide planks is set against a modern bathroom.

In the dining room, Suffron decorated with thoughts of the homeowners' activities in mind.

“We envisioned entertaining at the large dining island and serving up dinner from produce grown in the communal gardens on site and thought, ‘How cool is that?’”

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SURREY, BC: OCTOBER 8, 2013 — The main living area inside the one bedroom and one bath display unit at the Ridge at Bose Farms in Surrey, B.C. Tuesday October 8, 2013. (Ric Ernst / PNG) (Story by Claudia Kwan / Westcoast Homes) TRAX #: 00024364A [PNG Merlin Archive] For Westcoast Homes story by Claudia Kwan

Photograph by: Ric Ernst, Vancouver Sun





Surrey's historic Bose buildings get new lease on life

Pioneer family's home being restored and will play role in condo development

[Amy Reid](#) / The Now

October 2, 2013 02:05 PM



Roger Bose says he has a lot of fond memories of the Bose family home and is happy it is being restored. (Photo: KEVIN HILL)

Roger Bose says he has a lot of fond memories of the Bose family home and is happy it is being restored. (Photo: KEVIN HILL)

CLOVERDALE — Three buildings belonging to a prominent pioneer family in Cloverdale are being restored and will serve residents of a condo development being built on the property.

The Bose family home, built in 1924, was hoisted onto a new foundation Monday and will undergo heritage revitalization, along with an old milk parlour and potato barn.

The developer, John Rempel of Rempel Development Group, negotiated with the City of Surrey for higher density on the non-forested part of the property in exchange for dedicating the forest to the city. Approximately 12 acres of trees are being protected as part of the development and the city plans to turn the forested area into a park.

The building restorations are said to be the largest heritage revitalization in Surrey in recent years and will be the

"It's wonderful that our family home, having been a part of Surrey's heartland for 89 years, will be enjoyed by future generations on the farm it was built on," said Bob.

Bob's twin brother Roger Bose is also happy to see his family's home restored.

Roger recalled fond memories of the family around the fireplace in the living room, particularly around Christmas.

Roger said the home had a wood stove in the kitchen, as well as a furnace.

"My mother was always the first one to get up in the morning and put a wood block on the furnace. She never had to use a match. She was a good manager," he said with a chuckle.

"And we have many good memories as kids playing out in the bush. We also had lots of barbecues and things in the bush in later years. The family home was a very special place," Roger said.

And the farm itself has quite a history.

Henry Bose, Roger and Bob's grandfather, established the Cloverdale farm in 1892 after settling in British Columbia from England. Henry operated a massive farming operation and became heavily involved with community organizations and politics. Henry served as mayor from 1905 to 1909, as police magistrate for 35 years and on the Surrey school board.

The property was originally 160 acres, mostly on the hillside, but when Henry married May Churchland in 1901, he gave half of the land to his father-in-law, John Churchland, as a dowry.

Some produce was sold or traded to local residents, and Henry made a weekly trip by horse to a New Westminster farmers' market to sell vegetables, meat, eggs and butter.

When B.C. Electric Railway built the Interurban train line in 1910, it opened up a whole new market for the family.

Henry was a charter member of the Surrey Farmers' Institute, which had a licence to sell dynamite for clearing land. Dynamite was stored and distributed from the Bose farm for more than 40 years.

The farm also supplied thousands of bales of hay to Dairyland to feed horses, which were used to pull the milk delivery wagons through the streets of Vancouver.

By that time, the farm had grown to 340 acres and produced 1,000 tons of potatoes, hay and grain, and had 75 cows.

When Henry died in 1951, his two sons Harry and Norman took over the farm.

The dairy herd was dispersed in 1963 and with that came the dissolution of the partnership of Harry and Norman. The farm was never again the thriving operation it once was.

With no succession plan, the farm was finally dispersed for development.

And with that, the farm's history came to its conclusion, but its legacy will live on in Surrey through the restoration of its original buildings.

Condos in the development, called The Ridge at Bose Farms, are on sale now, by appointment. Call 604-888-5514.

The development's grand opening is set for Oct. 12.

[The Globe and Mail - "As Surrey grows, trees are traded for density"](#)



"Sales start soon for a major condo development that got caught in the middle of a long battle to save significant old-growth forest in Cloverdale, BC.

The Bose Farm had been a Surrey landmark since 1890, when Henry Bose bought 160 acres, and began what became the Bose family legacy as farmers and public officials. His grandson, Bob Bose is a well-known former mayor and long-time councillor. And the Bose farm has long been a fixture of pastoral Cloverdale, one of the last surviving old family-run farms, says Henry's other grandson, Roger Bose, who grew up there and worked on the farm all his life.

When his grandfather died, the property was left to his father and uncle, and the Bose farm was divided into two farms. Roger and his siblings sold their farm to a developer who found a way to preserve the 12 acres of forest as park, as well as relocate the family's heritage buildings to their lot and incorporate them into a condo development.

The 12-acre forest on the other farm, with trees nearly 100 years old, didn't fare as well. Mr. Bose estimates about three-quarters of the trees have been lost to development. But he says many people don't understand that two separate properties are involved, and he managed to preserve all of his own forest, as well as the oldest buildings.

"All the trees on our property were saved," says Mr. Bose. "The trees on the other property, only about one quarter to one third were saved. City Hall didn't get it right.



Newspapers didn't get it right. And the public gets all this misinformation.

"We didn't want to see them chopped down. We had to give up concessions on our property to save the trees, but they didn't have to on their half."

As Surrey continues to develop, the trees continue to fall, to the dismay of residents. Developer John Rempel, who purchased the Bose land, says Mayor Dianne Watts urged him to save the old forest, so he was able to exchange trees for parkland and more density. In order to make the project financially viable, he switched from a plan for 40 single family homes to a new plan for 253 condos. The Bose barn, built in 1936, is being restored and renovated, as well as the family house. They will be used as amenities buildings for the residents who live at the Ridge At Bose Farms, a four-phase development that will take about three years to build out. Mr. Rempel sold off the agricultural portion of the land to a blueberry farmer. The property is still surrounded by farms and forest, says Mr. Rempel. The condo project will comprise about 7.5 acres. It took about four years to negotiate and obtain approvals, says Mr. Rempel.

"We didn't take any land out of the agricultural land reserve. The ALR boundary line runs through the dairy barn, but that's being protected as a heritage site," says Mr. Rempel.

"Everyone thinks Surrey is new subdivisions and lots of families moving in, which is true, but in 50 years, people will be able to say, 'that's where the Bose farm was, and that's what the original barn looked like.' The Bose family came to Surrey in the late 1800s, and the family has been magistrates, police chiefs, councillors, the mayor, and they controlled most of the area. They are a very prominent family and the driving force in Surrey's development over the years."

Henry Bose was also the president of the Surrey Co-Op, served on the Surrey School Board, was secretary of the Union of B.C. Municipalities and a long-time police magistrate, among many other public positions. For many years, the Bose farm, called Meadow Ridge, also grew hay for Dairyland's cattle. At its peak of production, it produced 1,000 tons of potatoes, hay and grain, and had 75 milking cows. The dairy herd was sold off by 1963, and operations were scaled back.

"With no succession plans, the farm was finally dispersed for development," says Roger Bose.

It was a B.C. institution and now it's part of Surrey's new wave of redevelopment. Condo prices are anticipated to start at \$129,000 for studios and junior one bedrooms, and go as high as \$329,900 for two bedrooms."



Published October 1, 2013

PETER MITHAM

Rural history preserved in Bose Farms development; housing affordability spread varies by municipality

By Peter Mitham

Barn raising

When development rolls across farmland, it's usually a case of barn razings rather than barn raisings.

Abbotsford-based Rempel Development Group is turning the tables on the traditional scenario, however, with its development of the Ridge at Bose Farms, to be launched at the beginning of October.

Rempel has an 85-acre slice of the original 340-acre farm established on the site in 1892 by Henry Bose. It intends to build 253 units in four low-rise buildings on approximately 7.5 acres of the property.

The centrepiece will be the farm's original 1936 barn and a dairy shed, as well as the surrounding yard.

"The barnyard will look like what it would have in 1936," said John Rempel, president of RDG Management Ltd. "It will be a pretty spectacular building. It will be very significant, very prominent on the hill."

The shed will remain a shed while the barn, formerly used to store potatoes, will provide space for meetings, movies and other events. And it will remain very much a barn – restored but unfinished, without drywall, an ambient environment preserving all the freshness of the original farm.

While the restoration of the structures wasn't cheap, it stands as a rare example of preserved farm buildings in an urban setting. While the Salt building on False Creek and the nearby Opsal Steel building have been incorporated into their surrounding developments, barns are usually tumble-down structures whose heritage value is overlooked.

Rempel doesn't see it that way.

"It was important ... so that people in the future would have an idea what a farm looked like up on the hill," he said.

Affordable ownership

Columns in this paper and elsewhere have taken advantage of a release of the latest National Household Survey, based on the 2011 census, to tap casks of ink regarding the question of affordability.



Yet the numbers Statistics Canada presents hold a surprise – for many people, home ownership is more affordable than renting. Regionally, just 27.6% of homeowners dole out more than 30% of household income each month on shelter. This compares with 44.7% of renters who face unaffordable shelter costs.

StatsCan's data indicates that housing in Electoral District A – the UBC endowment lands – is the least affordable in Metro Vancouver, with 54.8% of households in unaffordable housing. Renters are particularly hard hit, with a stunning 68.8% in unaffordable accommodation.

Delta and Langley Township have some of the least vulnerable residents, with just 23.5% and 27.3% of their residents, respectively, in unaffordable housing.

Meanwhile, Pitt Meadows is hospitable to renters, with just 34.8% facing unaffordable shelter costs.

But what's most surprising in the latest data is how low shelter costs can go and still rank as unaffordable.

Langley City, for example, has the region's cheapest average rents, at \$877 a month – more than \$200 less than the Vancouver average of \$1,089. Yet shelter costs are unaffordable for 48.7% of tenants, a greater proportion than in Vancouver, where 46% of tenants lease unaffordable housing.

Burnaby also boasts cheaper average rents than Vancouver, but a greater proportion of overstretched tenants.

Speaking of Delta ...

Delta may be home to a large slice of affordable housing, and Surrey-based Blexo Developments Ltd. is poised to leverage that fact with the municipality's first highrise development since the early 1990s.

The project will have 359 units in a concrete tower set to rise 37 storeys. It represents an investment of approximately \$60 million, according to the B.C. Major Projects Inventory.

The project stirred strong emotions during the approval process. Residents surrounding the site at 11941 80th Avenue (at Scott Road) objected to highrise construction in what is largely a low-rise neighbourhood. The nearest towers are located across the street, but both are less than half the height of Blexo's development.

Delta mayor Lois Jackson was unavailable for comment prior to deadline, but materials distributed before a press event slated for October 2 tout the tower as igniting "the economic rebirth of North Delta." According to the press materials, Jackson expects further densification in the Scott Road corridor will follow Blexo's lead. •

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Story URL: <http://www.biv.com/article/20131001/BIV0320/310019933/-1/BIV/rural-history-preserved-in-bose-farms-development-housing>





The Ridge at Bose Farms

By [Rempel Development Group](#)

16420 64 Avenue [Surrey](#)

Sales from **CAD\$139,900** To over **CAD\$234,900**



The Ridge at Bose Farms is a new condo project by [Rempel Development Group](#) currently in preconstruction at 16420 64 Avenue in [Surrey](#). Sales for available condos/apartments range in price from CAD\$139,900 to over CAD\$234,900.

Project Details

DEVELOPMENT NAME The Ridge at Bose Farms

DEVELOPER(S) [Rempel Development Group](#)

BUILDING TYPE Condo/Apartment

OWNERSHIP TYPE Condominium

ADDRESS 16420 64 Avenue

NEIGHBOURHOOD/CITY Surrey

STATE/PROVINCE British Columbia

POSTAL CODE V3S 0W3

Sales Center Phone # 604-888-5514



CONSTRUCTION STATUS Preconstruction
STATUS Selling
Sales Started October 2013
UNIT SIZES From 444 Sq Ft To 1071 Sq Ft
SALES COMPANY [Fifth Avenue Real Estate Marketing](#)
MARKETING COMPANY [Fifth Avenue Real Estate Marketing](#)

\$ Prices

SALE PRICES(AVAILABLE UNITS) From CAD\$139,900 To over CAD\$234,900

Project Summary

From The Ridge at Bose Farms:

The Ridge at Bose Farms is a collection of bold new country condos on an old Surrey landmark – the historic Bose Family Farm. Established in 1892, the Bose Farm's legacy will live on here, through a full restoration of its barn and dairy shed. These heritage elements will be the centerpiece for the community, with built-in amenities that will make it a valuable resource for all.

The Ridge at Bose Farms. Country views. Modern luxuries.
Your piece of the heartland.

