

Plenty of options at Hyde Park

Zenterra's South Surrey project draws interest from a wide group of buyers

MICHAEL BERNARD SPECIAL TO THE SUN



Top left: A building model for Hyde Park, a South Surrey townhouse project by Zenterra Developments. Top right: An artist's rendering of the Lancaster Club, a 5,500-square-foot facility that will house a gym, media room, games room, kitchen and outdoor patio. Bottom left: Show suite. Bottom right: The Hyde Park townhomes will measure up to 3,000 square feet.

Prices: \$416,990 — \$871,990

Monthly strata fees: \$177 — \$300 a month

Developer: Zenterra Developments

Architect: Robert Ciccozzi Architecture Inc.

Interior designer: Intermind Design

Sales centre: Unit 30 — 2411 160th St., Surrey

Sales contact: Donna Dalkie, sales manager
Hours: noon — 6 p.m., daily
Telephone: 604-506-1852

Website: Hydeparkliving.ca

Occupancy: mid-August

Hyde Park, a new masterplanned community in South Surrey, boasts such a range of housing options, it has attracted those who are both downsizing and upsizing.

By contrast, Kelly Pezansoff and Angela Uppal are planning to raise a family, and were looking to increase their living space from their 765-squarefoot condo in the heart of Vancouver's "cross-town neighbourhood" at Keefer and Abbott.

They both got what they asked for in this community, which will eventually see 156 townhomes located on 10.6 acres of landscaped property, with three acres set aside for green space.

"My wife and I have been shopping maniacs for the last year and just couldn't find anything that we thought would be suitable," said 72-year-old Hinch. "We have a beautiful home now with a huge hedge around it, so it really had to be something different or special to get us to make the move."

Hinch said his friends wondered why they would want to leave their beautiful home, which they had entirely renovated seven years ago, but he and his wife know some people wait too long to downsize and that they should do it while they are "hale and hearty."

Hinch, who walks a few kilometres each day to Morgan Crossing and back,

"When you have a \$460,000 range in pricing, you are going to attract a lot of different buyers," says Derek Fenton, from development and marketing at Zenterra Development.

Project: Hyde Park

Project location: 28th Avenue and 156th St., Surrey



Project size/scope: First phase of a 156-home master-planned community with 58 two-, three-, four-, and five-bedroom transitional Arts and Crafts-style townhomes ranging from 1,300 to 3,000 sq. ft.

Retired couple Nowell and Eunice Hinch were looking to scale down from their 3,000-square-foot back-split detached house on a nearby acre to a "lock and walk" townhome that didn't feel like a cookie-cutter design.

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Saturday January 31, 2015



becue and seating area.

The larger model homes give prospective buyers a good idea of the kind of spacious, open-concept layouts available.

"It feels like an actual (detached) home when you walk in," said Pezansoff, a nurse working at Surrey Memorial Hospital.

"Most of the townhouses that we have seen, you walk into the entranceway and you are looking at a big flight of stairs you have to go up.

"With this one, you walk right into the main foyer and the living area, just like you would in a detached home. You feel you are getting a detached home at the price of a townhome," she said.

The models feature engineered laminate wide-plank flooring throughout the main. Buyers have a choice of Shaker-style or Italian two-toned contemporary cabinetry, islands with quartz countertops and single-slab quartz backsplashes. Appliances in the smaller A, B and C homes feature KitchenAid appliances with a 30-inch, 20 cubic-foot fridge, a wall oven and a five-burner gas cook top, stainless steel dishwasher and a 1.6-cubicfoot stainless built-in microwave at shoulder-level.

Larger D and E plans feature bigger 36-inch fridges and superior KitchenAid appliances, while the F and G plans come equipped with Jenn-Air appliances, including a dual-fuel five-burner range, and built-in microwave and convection oven.

Living rooms come fitted with the developer's "Signature Entertainment Wall," a pre-wired system situated over a rectangular electric fireplace. All main levels have a powder room.

Upstairs, the ensuite bathrooms come with heated floors and seamless floor-to-ceiling Italian porcelain tile. They also have custom-designed builtin makeup vanities, frameless shower doors and his-and-hers double undermount sinks.

"The kitchen is incredible," said Pezansoff, adding she and Angela have been back a few times to show friends and relatives what they consider to be one of their new home's greatest attractions.

Zenterra is still working out details for offering floor plans that provide some variations on the layout themes, including an even more open-concept plan for the main level that would likely be

more amenable to family living.

Hyde Park is close to the Morgan Crossing shopping area, Sunnyside elementary and Southridge private school, Grandview Heights Community Centre, and the beaches at White Rock and Crescent Beach.



Left: Show suite for Hyde Park, a South Surrey townhouse project by Zenterra Developments. Right: Ensuites have seamless floor-to-ceiling Italian porcelain tile and frameless showers.



NEW-HOME PROJECT PROFILE