

New to the neighbourhood

Marcon's Park
SHAWN CONNER
SPECIAL TO THE SUN



Homes have nine-foot-high ceilings, except in the kitchen, where the ceiling is dropped to allow for pot lighting.

Project Name: Park&Metro Project Address: 7968 Yukon St., Vancouver Project Size: 73 Homes; 1- and 2-bedrooms homes, some with dens, plus some three-bedrooms Residence size: 517 — 1227 sq. ft Price: from low \$400,000 Developer: Marcon Architect: Rositch Hemphill Architects Interior designer: Gannon Ross Interior Design Contact name: Celia Chiu Contact phone: 604-325-8111 Sales centre: 688 South-west Marine Drive Hours: noon — 5 p.m., Sat — Thurs Website: www.marcon.ca/parkandmetro Completion expected May/July 2017

When it came to naming Marcon's new 73-unit project in south Vancouver, the team went for something that spoke to the neighbourhood.

One of the residential buildings is closer to green space, and the other to rapid transit. Together, they're called Park&Metro.

"They're Park&Metro South and Park&Metro North," says sales manager Celia Chiu of development, soon to break ground in the Langara neighbourhood.

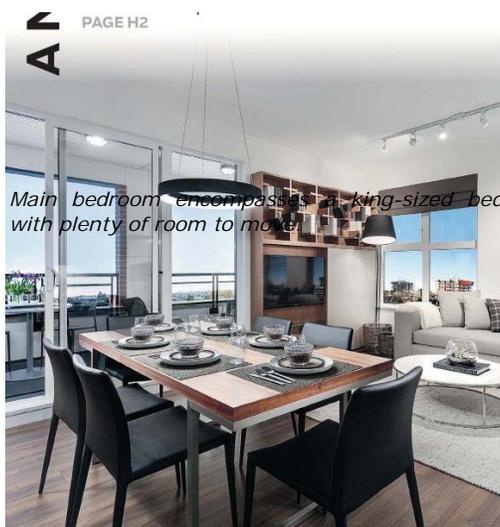
Although both will be four storeys and have a distinctive red brick facade, there are differences.

The one that overlooks Winona Park — the "north" building — has a more West Coast modern look, with harder edges and a sleeker use of the brick.

The south building, which is a bit

closer to the Marine Drive Canada Line station, is more traditional, with a simpler design.

So far, 30 homes — most of them in the south building, which went on sale first — have sold.



Main bedroom encompasses a king-sized bed, with plenty of room to move.

Buyer's choice at Park

On the north, hard, sleek edges; on the south, a traditional look emerges

PNG MERLIN ARCHIVE



Glass-enclosed showers and deep soaker tubs are on offer at Park



Main bedroom encompasses a king-sized bed, with plenty of room to move.

on lower levels in the just-released north building.

The developer expects to finish Park&Metro in mid-2017. In the meantime, visitors can see what's in store courtesy of a 980-square-foot two-bedroom showroom.

The first feature is a "tech," or nook, area, just off the front hall. The area is ideal for a work station, with room for shelves and storage.

The homes have nine-foot-high ceilings, except in the kitchen, where the ceiling is dropped to allow for pot lighting.

"It adds sophistication and the feeling of living in a home," Chiu says.

In the kitchen, integrated appliances and shelves maximize space. Solid quartz countertops and backsplash provide a sleek contemporary look.

Home cooks will want to take note of the five-burner gas range and, in some, a Faber Cristal slide-out range hood. Except for the microwave, which is Panasonic, the appliances are from Bosch.

Some (but not all) floor plans have islands, but open concept is generally the rule for the homes. Flooring is laminate (in walnut or brushed oak), and bedrooms are carpeted.

The showroom's main bedroom encompasses a king-sized bed, with plenty of room to move.

A his-and-hers closet connects to the ensuite with double sinks and a glass-enclosed shower. Bathrooms — both main and secondary — have large porcelain tiles and chrome fixtures, along with quartz countertops, large mirrors, accent shelving, and a soaker tub with a niche for products.

Purchasers "seem to really welcome" the niche, Chiu says.

The homes come with deep decks on the upper floors and patios on the lower.

"One of the things I love about Marcon is they don't cheap out on the deck sizes," Chiu says.

Feng shui master Sherman Tai served as a consultant on the project.

"He certified all of our floor plans to ensure that all of our homes are designed and built in harmony with the surrounding landscape," Chiu wrote in an email.

Buyers are a "great blend," but consist mostly of area residents.

"We do have the larger square footages for our downsizers and young families," she says.

"A lot of our buyers are local. People who live in this area stay here."

One of these area residents is Daniel Kokan, a 20-year-old Queen's University geological engineering student who currently lives with his parents.

He looked at other developments in the area before his father bought him a three-bedroom penthouse suite in the south building.

"We wanted a place close to where I grew up, and it's in the neighbourhood," he says. "It's close to the Canada Line SkyTrain station, which was a significant factor."

The home is large, with a lot of balcony space, he said. The appliances also impressed him.

"The appliances offered in this unit are pretty high end," Kokan said.

"You can't go wrong with good appliances."

Because of the proximity of the



Nook just off the front hall, ideal for a work area.

Though there are some left, the three-bedroom units have been among the first to go. These are situated in the penthouse level in the south building and

Marine Gateway project, amenities were not seen as a priority at Park&Metro. "It's a boutique building, so we're not going to have that amazing amenity space," Chiu said.

"Plus, we wanted to allow that proximity to Marine Gateway to shine."

Expected to be completed in 2016, Marine Gateway will include shops, cafes, restaurants, professional services, a fitness facility, as well as an 11-screen Cineplex Theatre complex.

Marcon's Park&Metro isn't the only project under development in the burgeoning area. But Chiu is finding the demand is still there.

"We've only opened up for a month plus, and we've almost completely sold one of our buildings."