

Langley lures with outdoor living

Big 450-square-foot roof decks at Exchange have great views, ideal for entertaining

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SPECIAL TO THE SUN

We wanted to deliver something that was modern, contemporary, and West Coast— there's lots of cedar on the exterior. RAV HAYER CEO, HAYER BUILDERS GROUP

HANDOUT



Exchange townhomes are airy and generously sized, ranging up to more than 1,200 square feet.

HANDOUT



Roof decks include built-in storage and are pre-wired to allow residents to put up speakers and TVs.

HANDOUT



With plenty of natural light streaming in, kitchens feature a good-sized island and are fitted with new stainless steel appliances.

Project name: Exchange Project size: 98 townhomes Project location: 7811 209 St., Langley Residence size: 1,067 — 1,230 sq. ft. Prices: from \$299,900 Developer: Hayer Builders Group Architect: Focus Architecture Inc. Interior designer: Kleen Design Sales centre: 7811 209 St., Langley Hours: noon — 5 p.m., Sat — Thurs Telephone: 604-371-0044 Website: www.hayerlifestyle.com Sales began:

HANDOUT



Exchange comprises 98 townhomes in the Yorkson area of Langley. Ranging in size from 1,067 to 1,230 square feet, the artfully designed units start at \$299,900.

March 2015 Occupancy: Immediate

When building engineer Peter Durnford decided to move from his home in downtown Vancouver, he considered several options before deciding that Langley was a fit — and becoming smitten with a roof deck.

The 40-something Durnford has been downtown for the past decade, but decided the time was right to jump into home ownership. He landed on a two-bedroom townhome at Exchange in Langley, and is expecting to move into the residence in September.

"The place I'm living in now got sold to developers, so I started looking around for a new place to rent," he explains. "But just the way the things are right now, the math worked on jumping into the market — so I decided to 'grow up' and buy."

Durnford looked around for other apartments to rent, but was not able to find anything he liked. Although he enjoys being able to walk to work, he rationalized that he didn't want to structure all of his future plans around working. He was also dissatisfied with the homes for sale within his price range in Vancouver, and the convenience factor of being in the midst of downtown was beginning to pall.

"I still enjoy it, but I don't take

advantage of the nightlife opportunities as much. People say, 'oh, you can walk to the beach', but it's so crowded, especially in the summer, that I don't really go any more. And with roadwork, traffic, and congestion, it takes 30 or 40 minutes just to get to the highway to get out of the city."

With a wide circle of friends living in the suburbs and a girlfriend in Langley, he expanded his search beyond Vancouver city limits. He ultimately decided the Yorkson area of Langley was the right fit.

What specifically sold him on the project were the rooftop decks on offer in lieu of yards. All of them measure more than 450 square feet each.

"Lots of townhomes only have a tiny backyard, or a little scrap of front yard with a fence," Durnford says. "This deck goes across the whole roof, so you can barbecue and entertain. There are also beautiful unobstructed views."

The decks are sectioned off with six-foot-high wooden privacy screens, and include built-in storage for outdoor items. The deck has also been pre-wired to allow residents to put up speakers and a TV outside, underneath a handy overhang.

There is an optional gas hookup for a barbecue, as well as a standard natural gas hookup on a covered deck on the main floor of the home.

Rav Hayer, president and CEO of developer Hayer Builders Group, says the decks were just one of the ways to differentiate the Exchange homes from others in the area.

Room for a few with a view to boot

Saturday July 11, 2015

HANDOUT



Exchange's rooftop decks in Langley, a project by Hayer Builders Group, feature six-foot privacy screening and built-in storage areas.

HANDOUT



The sleek, feature-laden kitchen has a sizable island, glossy white cabinets and quartz counters — all bathed in natural light from floor-to-ceiling windows in the living room.

"Most of what's being built around here is Georgian, Tudor, Craftsman — quite traditional looking," he points out. "We wanted to deliver something that was modern, contemporary, and West Coast — there's lots of cedar on the exterior."

The two-bedroom, two-bathroom homes are at least 16 feet wide, 10-foot ceilings on the main floor, thereby avoiding the narrow, shoebox-like feel that some townhouse projects have.

Purchasers can park their vehicles in the one-car garage, or outside under a covered area. A stairway to living and dining is located immediately after the front entryway.

In the show home, a built-in banquette and sturdy wooden table in the dining area show off the potential of the space. Light floods in from the floor-to-ceiling windows in the living room. Sandwiched in between is the sleek kitchen with a sizable island, glossy white cabinets, quartz countertops, and stainless

steel appliances.

The bedrooms are on the upper floor, with the master suite incorporating a walk-in closet and ensuite bathroom. One more stairway leads to the rooftop deck.

Developers have been seeing the potential here for years, with projects sprouting up around the community. Green space abounds; the Langley Events Centre offers a wide range of additional recreational options. The list of amenities available at Willoughby Town Centre continues to grow, and already includes a grocery store, banking, and a coffee shop and sushi restaurant. There are a number of schools in the region, with Richard Bulpitt Elementary directly across the street from Exchange.

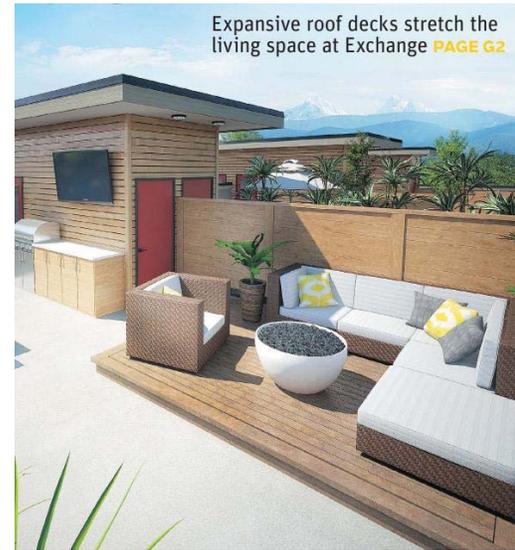
Hayer says buyers include both first-time purchasers and those downsizing from single-family homes. They are coming from Langley, Surrey, the Tri-Cities, Burnaby, and even points in Alberta and Saskatchewan. The enthusiastic consumer response has been even better than originally hoped. The company is now escalating the pace of construction on the final phase of homes in Exchange, with the goal of having everyone moved in by the end of 2015.

Given the pace of sales, Hayer is planning on incorporating rooftop decks again in an upcoming development in Surrey.

In the meantime, Durnford is pleased as punch to have a home that fits his needs perfectly.

"It's a beautiful spot with lots of access to hiking and walking, and it's close to the highway. I get to work early and leave early, so I'm not that worried about traffic — it pretty much takes me 30 minutes," Durnford says. "The toll (on the Port Mann Bridge) really isn't a big deal for me. The home pays off in so many other ways — it's so much more space that I would get in Vancouver, with a beautiful kitchen and new appliances."

Moving out to Langley means getting a little more living area without having to worry about taking on an uncomfortably big mortgage. When the time comes to move on, he figures it will still be a very solid investment. But that's a long way away. "Right now, I'm wandering around looking for patio furniture and a barbecue, and planning the housewarming," he says with a laugh. "I'm really excited about this!"



Expansive roof decks stretch the living space at Exchange [PAGE G2](#)