

Cornerstone - 236 condos in an 4-storey building by Marcon

Michelle Hopkins

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Project Name: Cornerstone

Location: 5655 210A Street, Langley

Project size: 236 condominiums, Phase 1 --108 homes

Residence size: 581-- 947 sq. ft.

Prices: Starting from \$184,900

Developer: Marcon Developments Ltd.

Architect: Rositch Hemphill & Associates

Interior designer: Gannon Ross Designs

Sales centre address: 5655 -- 210A Street, Langley

Hours: noon --5 p.m., Sat -- Thur

Telephone: 604.534.6000

E-mail: sales@cornerstoneliving.ca

Web: www.cornerstoneliving.ca

Occupancy: Spring 2012

One might think it would be challenging for a developer with more than 7,000 homes under its belt to continue to create condominium buildings that are standouts.

But that hasn't been a problem for Marcon Developments Ltd. -- if the sales centre for its new Cornerstone project in Langley is any indication.

The building blends classic with contemporary, with exterior architectural signatures that include a generous use of stone turrets and solid timber beams. Cornerstone is set to fit in nicely where urban meets rural in Langley.

"Ledgestone (cultured stone) highlights the main entry, corners, and some columns as well as the landscape walls and planters," says Bud Eaton, Marcon's vice-president of development.

"We are creating something new here, where the first impression says comfort and nature.

"The exterior has lots of shakes, stone turrets, solid timber beams, all accented with two-tone vinyl siding."

Many highrise condos tend to appeal particularly to young professionals, downsizers and empty nesters.

But Marcon is hoping that Cornerstone's nearby amenities and location -- at a crossroads of city and country living -- mean it will also attract families.

"We are at the divide between the city [of Langley] and the township," says Eaton. "It's one of the last pieces of land to be developed to the east."

At the corner of 210A and 56th Avenue, and set back from the street on three acres with views of the mountains, Cornerstone is being developed by a company that has been carrying on business in Langley since 1985, and constructed more than 2,100 homes in the area.

Although the project sits fairly close to a busy street, Eaton points out that it's far enough that homeowners won't hear the noise.

Says project sales manager Cliff Armstrong: "Cornerstone stands out, sitting atop a lushly landscaped podium, by providing generous, fully fenced yards, covered decks and courtyard homes. Inspired by Whistler, we offer a huge number of green spaces throughout."

Cornerstone offers a mix of homes with one bedroom, one bedroom and a den, two bedrooms and two bedrooms with den or study.

The interiors will reflect the same care and attention given to the exteriors, adds Armstrong.

The cabinetry, flooring, bathrooms, "floating" fireplace and kitchens reflect a classic design with contemporary touches.

The features leave room for only minimal upgrades, adds Armstrong.

"We've put a lot of extras into these homes, including stainless steel Whirlpool appliances, satin-finished laminate hardwood throughout the living area, kitchen, den and hallways, sleek faucets by Moen and much more," says Armstrong.

"As well, to provide for lots of natural light and fresh air, each home has many oversized windows," Eaton adds.

According to recent figures released by the Fraser Valley Real Estate Board, the Fraser Valley continues to attract buyers in record numbers.

Eaton agrees, noting that in the first week of pre-sales, Cornerstone sold 24 homes.

"The Langley market is one of the hottest in the Lower Mainland as it offers a wide selection of quality affordable homes, with a home for every segment of the market," Eaton says.

"We have had experienced buyers from each segment, first time, lateral and down size.

"From the young, early '20s first-time buyer to the retiree who wants to downsize and have the ability to pack up and travel when they choose without worries."

Marcon chose not to offer three-bedroom homes at Cornerstone.

"Today's buyers seem satisfied with a two bedrooms and den," Eaton says.

"Generally, a buyer who is looking for a three-bedroom home is downsizing from a house. We find these buyers can be accommodated with a two bedrooms or two bedroom plus den home, with up to 947 square feet, which more than meets their expectation of size."

Among the 'green' initiatives at Cornerstone are low-flow toilets, Energy Star windows, energy-efficient appliances and a high-efficiency hot water system.

Cornerstone will be central to Langley city centre, with many neighbourhood amenities a short walk away. Kwantlen Polytechnic University, Newlands Golf and Country Club and three city parks are nearby.

Cornerstone is also located close to shopping, cafes, restaurants, entertainment, and schools.

"We build with ourselves in mind," adds Eaton.



The discovery centre of the Cornerstone condos in Langley, above. The presentation centre offers a sense of a home's balcony and deck, below. Photograph by: Les Bazso, PNG Files / Special To The Sun



The Cornerstone interiors will have a classic design that includes contemporary touches. Bathrooms will be fitted with low-flow toilets; the units will also have energy-efficient appliances and a high-efficiency hot water system.

