

A project with a 'country club feel'

Residents will be blown away by the 6,500-square-foot amenity-rich clubhouse

SHAWN CONNER
SPECIAL TO THE SUN

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The homes in the three-phase townhouse development by Adera range from almost 1,500 square feet to 1,800 square feet and feature three to four bedrooms over four levels, optional rooftop patios, a large garage and a shared clubhouse with pool table, dining space and more.



The clubhouse at Adera's South Ridge Club development in South Surrey will include an 800-square-foot L-shaped pool, hot tub and play area for children.

A new development in the Grandview Heights neighbourhood of South Surrey is promising to bring its owners an exclusive, members-only experience.

South Ridge Club is the umbrella name for a three-phase townhouse development centred around an elaborate amenities facility: a 6,500-square-foot clubhouse that will have everything from a theatre to a gym to a swimming pool. It will, promises project developer Adera, make owners feel as though they are part of a "members-only environment with a coveted countryclub feel."

Each phase will consist of about 70 townhouses. Willsbrook, the first, will feature what Adera is calling "executive townhomes."

"It's in an area where it's multifamily, but it's also adjacent to single-family homes," said Eric Andreasen, Adera's vice-president of marketing and sales.

"Second, they're larger townhomes than we would normally build. And the specifications are a notch up."

The homes range from almost 1,500 square feet to more than 1,800, and are four levels, with three to four bedrooms. Most have rooftop patios; one of the five floor plans has a patio and balcony instead.

The next two phases, Greenway and Grandview, will be slightly higher- and lower-end, relative to Willsbrook, Andreasen says.

phases, 70 townhomes each phase, three to four bedrooms, with a 6,500-square-foot clubhouse Residence size: 1,486 — 1,817 sq. ft Price: from the mid \$400,000s Developer: Adera Development Corp. Architectural design: Raymond Letkeman Architects Inc. Interior design: Cutler Design Company Website: adera.com Sales centre: 30 — 2215 160th St., Surrey Hours: noon to 5 p.m. Phone: 604-528-1113 Occupancy: summer 2016



Project name: South Ridge Club
Project location: 15918 Mountain View Drive, South Surrey Project size: three

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modern frameless glass surrounds.

PHOTOS: RIC ERNST /PNG



Interiors of the new Adera townhomes feature an open floor plan, stainless steel appliances, quartz countertops both in the kitchen and bathroom, European fixtures, porcelain tiles and energy-efficient touches such as low-flow faucets and high-efficiency toilets.

The exterior design for the homes is West Coast Modern, with that style's signature clean lines and simple forms, and glass and metal elements. Design details include cedar soffits, floor-to-ceiling glass and locally sourced stone and cedar building materials.

Adera's "I.D. by Me" program allows buyers to upgrade to club or elite kitchen or bath packages, which include features like Jenn-Air appliances, Kohler faucets and built-in wine fridges. Additional options range from hardwood flooring to personal hot tubs for homes with rooftop decks.

which are out of the way, near the landing.

"So it's kind of hidden," he said.

The large garage will fit both his daily-use vehicle and his minor classic, a 1996 Impala SS. And he likes the location. "It's near parks and grocery stores, shops — anything you need. It's a brand-new community."

South Ridge Club is so close to the new Sunnyside elementary school that parents can walk their kids out their door and into the schoolyard, Andreasen notes.

And, if someone wants to have a private schooling experience, Southridge School is also nearby.

For shopping, The Shops at Morgan Crossing (Home Depot, London Drugs, Golf Town) is within walking distance. And the border is just over five minutes away by car.

"For people looking to move out of the urban high-density situation that you see in Vancouver, South Surrey is about 40 minutes out of town, and gives you the opportunity to have a home rather than an apartment," Andreasen said.

Other nearby amenities include the Sunnyside Acres Urban Forest and



Energy-efficient touches include low-flow faucets, shower aerators and high-efficiency toilets.

The homes come in two colour schemes: Polo (lighter) or Rugby (darker).

The official launch is Sept. 19, but Adera has already sold a number of units in Willsbrook. Interested parties include young couples who are "stepping up," Andreasen said, as well as some empty nesters.

"This particular project is geared toward younger, upwardly mobile — call them professionals, if you will — or just people that are more able to afford that size of a home."

One of those couples who are stepping up are Oliver Torok and his fiancé. The two live at another South Surrey Adera development, Breeze.

Torok began getting excited about the South Ridge project when he found out about the rooftop patio. "That was the kicker," he said. "And they give you the option for a hot tub. So we're going to do that option for sure."

But smaller layout details will also work better for the couple, he says. Torok especially likes the powder rooms,



Interiors feature open floor plans, with an emphasis on large, open kitchens. Glass backsplashes, quartz countertops, and oversized double-bowl undermount stainless steel sinks with European kitchen faucets in polished chrome are among the features.

Others are a 20-cubic-foot stainless steel fridge with French doors and bottom-mount freezer, a 30-inch stainless steel convection wall oven, and a five-burner gas cooktop.

In the bathrooms, you'll find quartz countertops, European fixtures, porcelain tiles, separate tubs and showers with

Morgan Creek Golf Course.

Undoubtedly, though, the development's own main amenity is a draw for many.

The stand-alone facility has a fully equipped lounge with a kitchen, dining area, fireplace, seating area, communal table and billiards table. As well, there's a theatre, fitness room and a multi-purpose two-storey gym.

Outside features include an 800-square-foot heated L-shaped pool for laps and a play area for the kids, a hot tub and a covered poolside barbecue.

Torok is looking forward to using the theatre.

"The theatre for me is a huge thing," said the buyer, who enjoys documentaries and action movies.

"I know in the long run people stop using it. But I'll be the only person who uses it. So I'll have my own little personal theatre, I think."

