

Promenade 18 condos at 15747 Marine Dr., by Intergulf

Sun

Saturday, October, 05, 2013



The kitchen is fitted with glossy white cabinetry and a breakfast bar

Promenade

Project size: 18 suites

Address: 15747 Marine Dr. (at Parker Street), White Rock

Residence size (still available): 1 bedroom + den, 2 bedrooms, 2 bedrooms + den, 3 bedrooms; 881 - 1,257 sq. ft.

Prices: From \$309,900

Sales Centre: 15747 Marine Dr. (at Parker Street), White Rock

Hours: Saturday and Sunday, 1 p.m. - 4 p.m., or by private appointment

Telephone: 604-531-1111

Developer: Intergulf Development Group

Architect: BoldWing Continuum Architects and Integra Architecture

Interior Design: Cristina Oberti Interior Design

Website: livepromenade.com

Warranty: 2-5-10 Travellers Warranty

Occupancy: Immediate

The White Rock area has a brand new Promenade. Intergulf Development Group's three-storey, 18-unit condo building on Marine Drive at Parker Street takes its name from the city's iconic beachside walkway.

Over the past 30 years, Intergulf has built more than 6,500 homes, including Montecito by the Sea in White Rock in 1996.

"Right now, they're just finishing up Kits 360 downtown, so this is the same sort of urban feel," says Homelife realtor Todd Antifaev, who is marketing Promenade.

With spacious covered decks and large windows, Promenade makes the most of its location across the street from the ocean and Semiahmoo Park. Each floor has just six homes, four of them corner units with wraparound decks. Interior homes are recessed, so those decks, while not wraparound, are deep. "Despite this summer, we do get rain," Antifaev says. "If you don't have a covered deck, you can't use that outside space."

A two-bedroom, two-bath, 1,130-square-foot corner unit on the top floor has been furnished as a show suite, but all the suites are move-in ready. Each has a large kitchen separated from the living/dining area by a breakfast bar with a waterfall counter.

Upper cabinets are glossy white, lower ones either zebra (topped with quartz counters) or graphite (with composite stone counters) high-gloss laminate. Backsplashes are white subway tile.

The KitchenAid appliances are stainless steel: french door fridge with water dispenser, elegant range hood with a glass canopy, wall oven, built-in microwave and dishwasher.

Sliding doors in the show suite's dining and living room open to the deck and the view; units at the back of the building overlook the lane. The master bedroom also opens to the deck, as well as having a large window on a second wall for maximum light. Every Promenade master suite has either a large walk-in closet and ensuite, as in the display unit, or a walk-through closet to the bathroom. Bathroom cabinetry is wood laminate, floors are white tile, and tub surrounds combine clean-lined light-coloured tile with darker mosaic tile. Chrome towel shelves are standard.

The second bedrooms are a good size; the one in the show suite doubles as a study. One bedroom units have a den with sliding doors that can be opened wide.

The in-suite laundry rooms provide extra storage space, along with secure storage lockers. There is also secure storage for bikes and scooters and underground parking for cars.

Seven homes are already sold.

Sylvia, who, as a single woman living alone prefers that her surname not be revealed, moved in on June 28. After looking at 90 condos in White Rock and South Surrey, she chose a Promenade home on the street side.

"I have nothing but good things to say about this: the whole complex, the builder, the development, the detail, the decks. It's better than anything I had imagined," she says. "I'm in a very fast-paced environment with my job. I come back here, and for me, the serenity, and my little eagle friend who has a nest in the tree here - right now I'm looking at the water. I couldn't ask for anything better."

She lived in White Rock just up the hill when her children were small, but was surprised and delighted by the number of events in the Semiahmoo First

Nation park across the street, from a rhythm and blues festival to a classic car show.

"I'm just so blown away," she says. "I guess I thought it was going to be a little bit more docile than it is, but I'm so happy that it isn't because I needed a little bit of entertainment in my life. There's a lot of energy here, but it's not overwhelming."

And having downsized from an acreage in Morgan Creek, she enjoys the urban lifestyle and convenience. She can walk to the restaurants along the promenade and easily access Highway 99 to get to work.

Like Sylvia, most Promenade buyers are downsizers who already live in the area, Antifaev says.

"A lot of the people who are coming in here have come out of a house, but they want freedom. We get a lot of people looking who have a second home, people who want to stay part of the year."

"People who have come in are fabulous," Sylvia says, "and I think they also see the beauty of this place."



The main bathroom in the display suite at Promenade features wood laminate cabinetry and light coloured tile with darker mosaic tile surrounding the tub



The master bedroom in the display suite at Promenade opens to a covered deck. Large windows maximize the natural light. PHOTOS: RICK ERNST/PNG

