

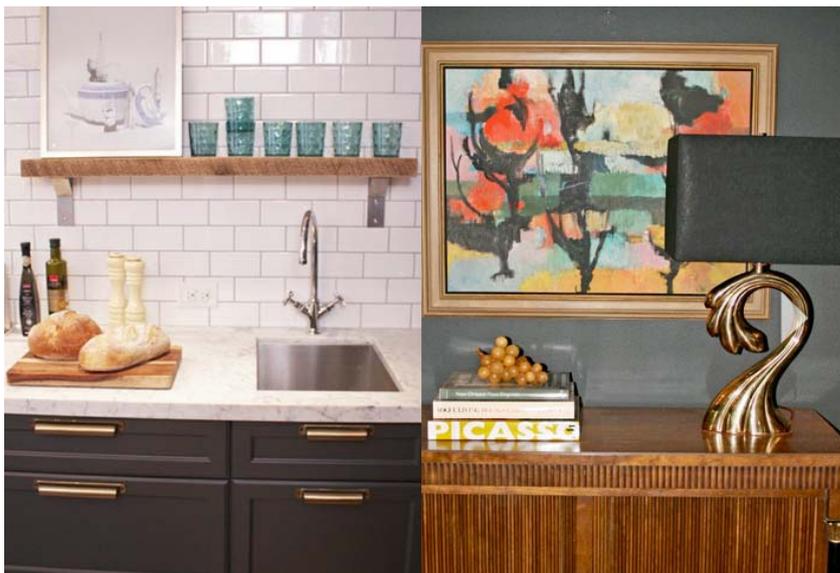


September 13, 2013

Ashbury Hill: Fall interior Design Trends

Fall is just around the corner and for the interior design enthusiast; thoughts are probably turning to how you can make your home get in line with the latest fall trends! If you're looking to change things up a little for autumn; here are our top interior design trends to get you thinking (well in advance).

1. **Brass and Gold:** To really make a statement in your home opt for gold finishes on your furniture. It's a little lavish, but bang on trend for fall! After several years of downplaying this luxurious look, brass and gold finishes are back in a big way, both on their own and combined with wood, clean white tones or black lacquered pieces.



2. **Bold:** Autumn is all about color! For bold décor, opt for bright walls to really make your home come to life. Green is still the “in” colour this season, and is a great look for fall. Think of



modernistic accessories and minimalism furniture, simplicity, clean lines, futuristic art and bold patterns.



3. **Traditional meets Contemporary:** Antique pieces mixed with modern furniture can look great if you get it right. The “Eclectic” look can make any room exude history but keep its sophistication with a modern twist.



4. **Gray:** Move over beige, gray is the new neutral. This crisp, clean, modern look is sophisticated, and it can be paired with almost any color!





5. **Accessories from Nature:** Use Fall accessories to bring warmth to each room. Place berry vines in the window sills, branches and leaves in a vase and autumn coloured throw pillows and blankets on the couch. Orange toned candles, simple pictures, and wooden pumpkins will give your living space a charming feel.



Come and check out our homes at Ashbury Hill and get inspired by the amazing interiors! Our [sales centre](#) is open every day (except Fridays) from 12 - 5pm.





September 6, 2013

Benefits of Buying a New Surrey Townhome

Looking for more square footage AND your very own grassy space with picket fence to call your own? Then why not consider townhome living as an affordable alternative to a condo!

So what can you expect from owning a new townhome?

1. **NEW:** You are buying a new home, which means new appliances, new carpet, new roof, new everything! Knowing that you will be the first person to step into your new home is a great feeling, especially when you can choose the colour scheme of your home & location within the community! It is also comforting to know that your home is covered by [2-5-10 Travelers New Home Warranty!](#)





2. **LOW MAINTENANCE:** Don' t want to mow the lawn but want all the benefits of having one? At Ashbury Hill you don' t have to! “Common” areas include things like roads and pathways (snow will be shoveled in the winter), landscaping, maintenance of clubhouses and the repair of the exterior of the buildings will be taken care of by the strata corporation!

3. **AMENITIES:** At Ashbury Hill there are two clubhouses, the “[Creekside Clubhouse](#)” and the “[Coach House](#)” . These amenity areas are the perfect place to host a party or to have people to stay if you want them close but not too close! Read our previous [blog](#) on these amenities to find out more!



4. **AFFORDABILITY:** Owning a townhome is within reach and gives you more space than a condo! Starting at \$284,900 the Ashbury Hill homes are amazing value!

You can own your own townhome from just \$284,900 at Ashbury Hill. If you need more information or have any questions about our homes, come and speak to our experienced sales staff. Our [sales centre](#) is open every day (except Friday) from 12 - 5pm.





October 24, 2013

Ashbury Hill: Homemade Halloween



Halloween is fast approaching, so why not get in the spirit and decorate your home with these spooktacular ideas! Ashbury Hill is a great place to host a Halloween party with its open plan layouts, laminate wood flooring throughout the main level and gourmet kitchens for cooking treats!

1. **Pumpkin carving** is fun for the entire family and there are so many ways to carve and decorate a pumpkin. Click [here](#) for more inspiration!

2. A jumble of **cheesecloth spiderwebs** or ghoulish ghosts is a sure sign that witches and other spooky types have taken over the (un)living room! Just tear up some cheesecloth and drape across any entryway for a haunted effect!



3. **Petrifying Potion Display:** Fill old jars with water, and add different coloured food coloring to produce a ghoulish tint. Arrange lotus pods, poppy pods, and coneflower heads within to scare off the undead!





4. **Homemade Lanterns:** These lanterns are really easy to make! Just get an old milk container, draw on a spooky face and fill with lights! Stationed on a walkway or porch, these homemade lanterns will extend a ghostly greeting and farewell to all visitors to your home.



5. **Evil House:** This is a great way to spook your neighbours! How do you do it?



- Measure the inside of a window and cut corrugated cardboard or paper to fit tightly. Draw a spooky face on the cardboard, then cut out the pieces with a craft knife.
- On the interior side of the cardboard, use a glue stick to cover the openings with orange tissue paper.
- Set the cardboard in the window and use painter' s or masking tape to hold it in place. Place a lamp near the window to light your house-o' -lantern.



To find out more about our homes come and visit our [sales centre](#) this weekend! We are open every day (except Fridays) from 12 – 5pm.



Community Building

Fairborne

Silverwood, Ashbury Hill, Eton



PROJECT DETAILS

- > **Development Names:**
Silverwood, Ashbury Hill and Eton
- > **Developer:** Fairborne
- > **Project Locations:**
Fleetwood and Panorama
- > **Prices:** From the high \$200's
- > **Hours:** 12 noon to 5pm every day except Fridays
- > **Telephone:** 604.687.8686
- > **Web:** www.fairborne.com

With over 1,000 people a month moving to Surrey, the appetite for new homes is close to insatiable. For the third year in a row the Real Estate Investment Network has named Surrey as the top investment city in the province. But discerning buyers aren't just looking for a home; they are looking for that perfect combination of location, affordability and quality. Fairborne is offering that magical mix at three attractive communities currently underway: Ashbury Hill and Eton in Panorama; and Silverwood in Fleetwood.

"Our homebuyers tell us there's something about a Fairborne home that makes it feel so right," said the company's Development Manager Chris Bardon. "They often can't quite put their finger on what that is, but we know the secret is in the details – meticulous planning goes into the design. Our communities are never built with a cookie-cutter template. Each is unique, with the design driven by the lay of the land, view lines and character of the surrounding area. And, we only build in amenity-rich neighbourhoods so our homeowners are immediately connected and integrated with the surrounding area."

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Code.

"The Code requires subfloors be nailed and glued," said Bardon. "We do that plus we use screws. The result? Enhanced solidity and no creaky movements. We carry out stringent reviews during construction and after completion. A professional engineer carries out nine separate inspections on our building envelope installation alone."

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"Sequoia set the standard of what owners can expect when they choose a Fairborne home," added Bardon. "The new communities of Eton and Ashbury Hill are actually the next phases of that development and will share two beautiful amenity buildings

common area with a kitchen, and two guest suites."

With prices starting in the high \$200,000s Eton, Ashbury Hill and Silverwood all offer quiet sanctuaries that are nevertheless close to amenities. Fairborne knows that buyers have a considerable number of options and is committed to building communities that stand out. Silverwood is actually the fastest selling townhome community in Fleetwood, demonstrating that people are recognizing the great value it offers.

"Surrey has a great future as a major metropolitan area and it's a great place to make an investment in a new home," said Bardon. "We are very proud of our new communities here and hope anyone searching for a home will stop by to see for themselves the Fairborne difference at Eton, Ashbury Hill and Silverwood."

For more information:
www.fairborne.com
604.687.8686



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FAIRBORNE

EXCITING NEW TOWNHOMES!

Visit our sales centres and designer showhomes between noon and 5pm everyday (except Fridays)



SILVERWOOD

FINAL PHASE
NOW SELLING



ETON

NEW HOMES
RELEASED



Ashbury Hill

OWN FROM
\$284,900

SILVERWOOD

FLEETWOOD, SURREY

**PRICED FROM
THE LOW \$300'S.**

Finely crafted 2 bedroom,
3 bedroom and 4 bedroom
townhomes

Fastest selling townhome
community in Fleetwood

604.953.0288
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ETON

PANORAMA, SURREY

**PRICED FROM
THE LOW \$300'S.**

Georgian inspired 2 bedroom,
3 bedroom and 3 bedroom
+ flex townhomes

Nestled within a permanently
protected green space

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Ashbury Hill

PANORAMA, SURREY

**PRICED FROM
THE HIGH \$200'S.**

Craftsman style 2 bedroom + den
and 3 bedroom townhomes with
a refreshing exterior colour palette

Over 2.2 acres of protected green
space as a beautiful backdrop

604.953.1211
ASHBURYHILL.COM

SALES CENTRE
#100 - 14833 61st Ave. (at 148th St.)





September 27, 2013

Get Cozy This Fall At Ashbury Hill Townhomes!

Summer has now turned into fall. With the days getting shorter and the temperature dropping, this is a great time of year to cozy up in your home! When you are looking for a new home, take into consideration these factors which will ensure comfort and a warm home.



1. **Rain screen technology!** With our West Coast climate, homes need to be built to withstand the rain! Ashbury Hill's new construction provides the latest and best practice in rain screen technology for our climate, and if that wasn't enough, you can feel confident knowing all of our homes are backed with [Travelers 2-5-10 New Home Warranty](#). Want more information on our warranty? Click [here](#).

2. **Energy efficiency!** Keep those electricity bills under control. Having electric baseboard heating where you can control the temperature within each room is a must! Plus having low E-glass windows improves heat retention and reduces harsh UV rays, so your home will stay warmer in the winter and cooler in the summer. Speak to our sales staff about these great features at Ashbury Hill.

3. **Insulation!** You cannot have a warm home without insulation, and no one likes a draft! The "R-Value" is a measurement of the thermal resistance in a home. The higher the "R-Value" the better the insulation! At Ashbury Hill we use 2×6 construction to allow for better insulation,



and all homes feature R20 insulation in the exterior walls and R40 in the ceilings!

Want more information on Ashbury Hill' s quality construction and well thought out features that will keep you warm this fall? Then feel free to come and speak with our knowledgeable sales staff. Our [sales centre](#) is open every day (except Fridays) from 12 - 5pm





July 26, 2013

Ashbury Hill Townhomes, Panorama: Only 3 Move-In Ready Homes Left

Phase 1 at Ashbury Hill is already **75% sold!** 10 homeowners have already moved in and 10 are moving in over the next few months. This community is really taking shape with happy homeowners!



There is limited opportunity to enjoy the 2 acre green belt and 2,900 sq.ft. exclusive Creekside Clubhouse this summer, as we are down to our **last 3 move-in ready homes!** These homes are likely to sell fast as our 2 bed and den' s start from \$284,900! We have the best pricing in the city!

Hurry don' t miss this opportunity! Our [sales centre](#) is open from 12 - 5pm every day except Friday.





August 23, 2013

Ashbury Hill Townhomes: Located Beside 2.2 Acres of Green Space!

Ashbury Hill townhomes in the Panorama area of Surrey are located next to 2.2 acres of protected greenspace (technically this is called a “riparian area”) which serves as the backdrop to the community. We are asked all the time what will happen to this space in the future and the answer is that this area will stay forever as a **PERMANENT GREENSPACE!**



The “riparian area” is owned by the City of Surrey who is committed to protecting and enhancing natural and environmentally sensitive areas from development. To ensure that spaces



like the “riparian area” are kept in their natural state the City’ s Official Community Plan (OCP) has various land use designations such as “park” to ensure that these areas cannot be touched! So what is a “riparian area” ? This space acts as the boundary between water and land. It’ s where streambeds, water, trees, shrubs and grasses meet to provide a habitat for fish and other wildlife!

The idyllic and peaceful area close to Ashbury Hill is lush with vegetation and offers great protected views from all three bedroom homes! Interested in more information about the riparian area? Come and visit our [sales centre](#) and speak with our experienced team. The and 2 designer showhomes are open every day (except Fridays) from 12 - 5 pm.

[Main menu](#) | [Previous](#) | [Next](#)



[Register Now](#)

Ashbury Hill

Sales Centre
 #100 – 14833 61st Ave.
 Panorama, Surrey
 Open 12 – 5pm daily
 (except Fridays)
 604.953.1211 | [Get Directions](#)

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2013 December (6)
 November (6)
 October (7)
 September (6)
 August (5)
 July (4)
 June (5)
 May (5)
 April (5)



November 14, 2013

Move-in ready townhomes from only \$999/month!*

Commencing this Saturday, November 16th, we are delighted to offer you an exclusive opportunity to purchase one of these move-in ready townhomes with as little as **only 5% down from only \$999/month!***

This limited time opportunity means you will **save over \$500/month**, and best of all, you can **move in today!**

- 2 bedroom & den and 3 bedroom townhomes from only \$299,900
- Only 5% down
- Own for as little as \$999/month
- Save over \$500/month

For more information, contact us at info@ashburyhill.com or 604.953.1211.



*Ask a sales representative for details. E.&O.E.

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Ashbury Hill

HOME ON THE RISE

by SUSAN M BOYCE



Its architecture is inspired by San Francisco’s iconic “painted ladies” – colourfully painted Victorian and Edwardian homes designed with a warm, utterly unique character and charm. It’s a place where flowerboxes are filled with blossoms, neighbours are friendly and architectural details are enhanced by fresh colours.

Introducing Ashbury Hill, an exquisite collection of just 64 townhomes situated on the gentle rise of 148th St. just south of 64th Ave. in Surrey. “Ashbury Hill is the only new home community in the Panorama neighbourhood with two acres of protected greenspace running along one edge,” says

sales manager Tara Lok. “And the best part is that all the three-bedroom homes in this first release have private backyards that back directly onto this permanent greenspace.”

LOVE YOUR HOME

Still Tara can’t wait to show me the interiors – this is where Ashbury Hill’s fresh, contemporary style truly shines. The first is a two-bedroom with a convenient den and powder room located just off the main entry that we instantly agree would make this perfect for a home office or guest room. On the main living level, the kitchen’s open concept makes it a natural focal point for casual entertaining or family gatherings. Unless of course it’s summer and your guest are hanging out on the deck – a massive outdoor space that easily handles the three chairs and large potted plants artistically arranged around a table that are shown here.

As we wander through the other showhomes, a common theme emerges: open, airy floor

Ashbury Hill is the only new home community in the Panorama neighbourhood with two acres of protected greenspace running along one edge.

Tara Lok

living levels for a greater sense of volume to thoughtful touches like an armoire niche between the master bedroom’s closets to transom windows above the front door, each home has a sense of individuality that’s inviting and flexible. Kitchens flow effortlessly into living rooms or dining rooms, many bedroom boast window box seating and storage seems to be everywhere.

There’s some wonderfully whimsical decorating ideas as well. Hint: a boy’s bedroom with bunk bed above a camping tent/hideout. “We just wanted to show people how much fun you can have when you’re decorating these homes,” Tara says.

GET ACTIVE, GET INVOLVED

Already known for its diverse local amenities, Panorama is a neighbourhood where you’re never short of things to do. From hiking and biking to eating out or just indulging in a day of shopping, everything you need is just minutes from your front door. Mind you, there’s plenty to keep you active right at home.

First there’s the Creekside Clubhouse boasting almost 3,000 sq. ft. of space comfortable space where you can hang out with family and friends. “It’s like having a country club without the pretense,” Tara says. Here you’ll find a fireside lounge with 16-ft. ceilings, big screen TV, entertainment kitchen and a full fitness studio.

Close by there’s the Coach House – an 860-sq.ft. free standing building with a cosy Great Room perfect for savouring some quiet time with just you and that latest best seller you’ve been itching to delve into. “In our community you’ll find not just one, but two guest suites,” Tara adds. “So when family or friends decide to visit for a few days, they can have their privacy and still be close by for all the festivities.”

And Tara has yet another bonus. “Right in the middle of the community, there will be an outdoor amenity space called The Meadow that’s going to be a fantastic place to relax and chat with your neighbours.”

The Ashbury Hill presentation centre and three display homes are now open noon to 5p.m. daily except Fridays at 100 - 14833 – 61st Ave. in Surrey. Priced from \$294,900 for a two-bedroom home or \$324,900 for a three-bedroom. Be sure to ask about Ashbury Hill’s limited special promotion! For more information,



BC CONDOS . NET



Fairborne Building Surrey Communities

by SUSAN M BOYCE



Rendering of Eton

Their homes are found in some of Metro Vancouver’s most charming, unique, and forward-thinking neighbourhoods. With more than 17 years experience, their accolades are many — including a prestigious Urban Development Institute Award of Excellence.

Yet the close-knit team of professionals at Fairborne have never lost sight of their prime motivation: create vibrant, living neighbourhoods filled with real homes built for real people. And it shows.

VALUE BEHIND THE WALLS

“Nothing feels quite as comfortable, quite as right as a Fairborne home,” says development manager Chris Bardon. “You might not know exactly why, you just know it does.”

The secret, he explains, is in the details — the meticulous planning that goes into every design. “Each community we build is unique, so the architecture is driven by the lay of the land, view lines, natural landscaping like greenbelts or surrounding forests, as well as the character of the surrounding neighbourhood. These are definitely not cookie-cutter homes.”

Then there’s Fairborne’s commitment to above-and-beyond quality “behind the walls” — even in areas the average homeowner will never see. Subfloors that are nailed, screwed, as well as glued to reduce squeaks and creaks, a dedicated quality control supervisor at every site, 2x6 construction, the list goes on. “Yes, it costs us extra,” Chris says. “But we believe in the value of doing things right. That’s why a

Fairborne home will stand the test of time.”

And right now Fairborne is showcasing their history with three dramatically different communities in Surrey, a municipality that’s attracting an ever more diverse array of savvy homebuyers. Here’s a sneak peak.

ASHBURY HILL

With a name inspired by San Francisco’s iconic “painted ladies” — the colourful Victorian and Edwardian homes often found overlooking California’s famous San Francisco Bay — Ashbury Hill is located along the gentle rise of 148th St. on 61st Ave. (just south of 64th Ave.) in Surrey.

“There aren’t a lot of true hillside properties in Surrey,” Chris says. “We’ve been able to create a very lively, articulated streetscape where these homes appear to cascade down the slope. It was more expensive and complicated to build this way, but the result is visually interesting and the varying window heights create additional privacy.”

Even more delightful — and unusual —





Photo of Silverwood



Photo of Ashbury

Ashbury Hill is situated adjacent to a protected, 3.3-acre riparian greenbelt. “It means the people who purchase here will have their green outlook protected in perpetuity — which is tough to beat,” Chris says.

The Ashbury Hill sales centre and three display homes are open noon to 5 p.m. daily except Fridays at 100 – 14833 – 61st Ave. Priced from \$284,900 for a two-bedroom home or \$329,900 for a three-bedroom.

ETON

Located on the opposite side of the riparian greenbelt, Eton could be considered Ashbury Hills’ sister community. But like most sisters, this collection of 55 Georgian-inspired townhomes has its own, unique personality.

The distinctive cream-on-cream exterior colour palette is accented with metallic black window frames and trim — a style that would be right at home in Vancouver’s Westside or UBC neighbourhoods. “It’s a very fresh, very confident look — like something you’d expect to find in London or Europe where you get a blend of proud history and forward thinking vision,” Chris explains.

Eton’s sales centre is open noon to 5 p.m. daily except Fridays at 3 – 14888 – 62nd Ave. in Surrey. Priced from the low \$300,000s.

SILVERWOOD

Located in the heart of Surrey’s ever-popular Fleetwood neighbourhood, Silverwood takes the warmth and allure of Craftsman architecture, then spices it up with a dash of the natural environmental harmony made famous by Frank Lloyd Wright.

Brick, cedar shingles, and metal accents give the façade a rich, texturally layered effect. Inside you’ll find easy living details like kitchens with massive centre islands topped by double-thick granite, master ensuites with his’n’her vanity sinks and frameless glass showers, oversized decks for summer barbecuing and entertaining, plus nine-ft. ceilings and laminate wood flooring throughout the main living level.

“So many people who’ve grown up and raised their families



Photo of Eton

“Nothing feels quite as comfortable, quite as right as a Fairborne home.”

Chris Bardon

in this neighbourhood simply don’t want to leave Fleetwood,” says development manager Jennifer Randall. “It’s established, it’s quiet, yet you’re so connected to everything: SkyTrain to downtown Vancouver is a direct, 10-minute bus ride away, the Surrey Sport & Leisure Centre is just down the road, plus you’re walking distance to Starbucks, a bank, and the Two EEs Farm Market.

Silverwood offers 72 townhomes priced from the low \$300,000s. Sales centre and three furnished display homes open noon to 5 p.m. daily except Fridays at 15 – 8355 – 164th St. in Surrey.

DISCOVER MORE

For more information about Ashbury Hill, Eton, Silverwood, and all other Fairborne communities, visit fairborne.com.





August 2, 2013

Not All New Townhomes Community Amenities are Created Equal!

We get a lot of questions about the amenities in our community! So here is a quick overview:

1. **Creekside Clubhouse:** Ashbury Hill residents can take advantage of the Clubhouse which is just shy of 3,000 square feet! This country club quality amenity includes:

- A fireside lounge with kitchen and huge flat screened TV - The perfect place for gathering friends and family, or watching the game!
- Fitness room - Who needs a gym membership when you can work out near your doorstep!
- Guest suite - Have people visiting? The inviting guest suite gives them privacy and keeps them out of your hair!
- Multi-purpose flex space - Want to host a kids party? This is the perfect location!
- 6,500 square feet of central green space! Perfect for playing soccer or having a picnic!



2. [The Coach House](#) (completion expected winter 2014): Residents can enjoy 860 square feet of additional amenity space from this free standing building which includes:

- A ‘great room’ fully furnished with couches, a wet bar and an electric fireplace – This is the perfect place to relax in front of the fire with friends after a long day.
- A fully equipped guest suite for out of towners – House feeling full with guests? Book the guest suite, it’s that easy!



3. The Meadow: 1,400 square feet of grassy space within the Ashbury Hill community. On summer days like today it’s the best place to relax and hang out!

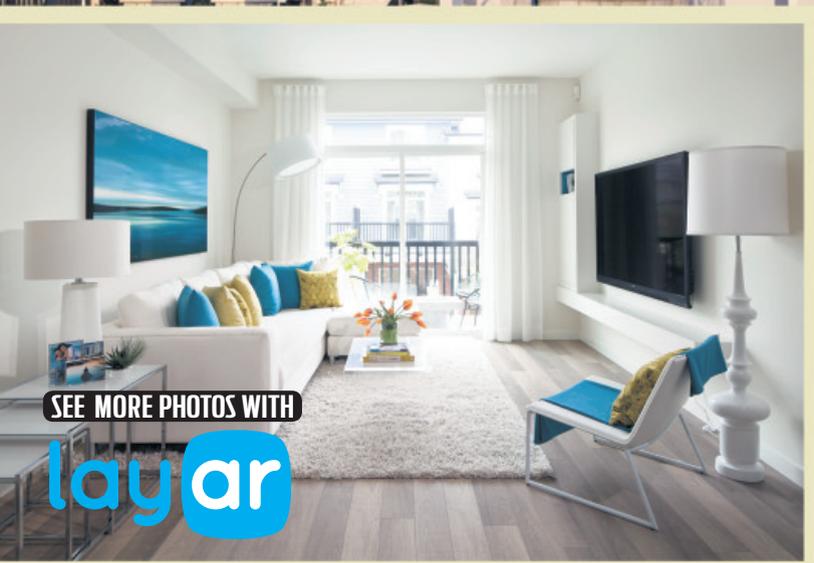
There are lots of amenities at Ashbury Hill but that doesn’t mean your strata fees will be high! Read last week’s blog on “[strata fees](#)” to find out more information.

If you want to know more about all the other great things to do nearby in the Panorama neighbourhood read [here](#), you won’t be disappointed! Or visit our [sales centre](#) and discuss Ashbury Hill’s facilities further with one of our sales staff, we are open every day (except Friday) from 12 – 5pm.



NEW HOMES

ABBOTSFORD • MISSION



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THERE'S SOMETHING ABOUT A FAIRBORNE HOME

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For more information:
www.fairborne.com

Ashbury Hill 604-953-1211
Eton 604-953-0833
Silverwood 604-953-0288



October 11, 2013

Ashbury Hill: Thanksgiving Events!

October brings a time of thanks. Thanks for the bounty of the harvest across the country, for family and much more! Although Thanksgiving is usually celebrated with a turkey dinner and all the trimmings, there are a few activities across the Lower Mainland which are worth checking out:

1. **Langley Cranberry Festival:** Pick up some fresh cranberries for your Thanksgiving feast and browse over 100 vendors in the village of Fort Langley' s biggest event of the year! Discover how cranberries were traditionally harvested by the Katzie people, traded to the Hudson' s Bay Company workers at the fort, and exported to scurvy-ridden gold prospectors in the 1840s and 50s! Click for more information [here](#).





2. **Annual Thanksgiving Dinner at Kilby - Harrison Mills:** A little bit of a drive but Kilby is a historic site & will take you back in time! Prepare to loosen that belt... for the very popular, traditional Thanksgiving Dinner! Your experience includes roast turkey, stuffing, mashed potatoes, squash, brussel sprouts, a fresh homemade dinner roll, gravy, beverage, with your choice of apple crisp or pumpkin pie and whipped cream. Reservations recommended. Check it out [here](#).



3. **UBC' s Harvest Festival:** Enter the pumpkin carving contest, learn to save seeds, create some fall art, enjoy a harvest-themed chef demo and stock up on autumnal eats for your Thanksgiving dinners. Read up on last year' s fun [here](#).





Want more information about local events or about our homes, then come and visit our [sales centre](#). We are open every day (except Fridays) from 12 - 5pm.

