

# 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 barbequing 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](http://fairborne.com).



# Silverwood

## Alive with possibility

by SUSAN M BOYCE



**I**t takes the warmth and allure of Craftsman architecture then spices it up with a dash of the natural harmony with environment made famous by Frank Lloyd Wright. The location has been described as family-friendly, walkable and downright fabulous. Intrigued? Well say hello to Silverwood – 72 townhomes coming to Surrey's ever-popular Fleetwood neighbourhood.

"Silverwood is designed to keep the classic Craftsman look while adding a fresh, contemporary sophistication," says Cristy Edmonds, Fairborne's director of sales, pointing out the way brick, a combination of cedar shingles with board and batten details, plus metal accents give the façade a rich, texturally layered effect. And with spring fast approaching, it's easy to visualize yet another level of visual drama when Silverwood's exterior planter bowls will be brimming over with colourful blossoms.

### Great looks

Mind you, Silverwood has so much more to offer than exceptional style in a much sought-after neighbourhood. These

homes have pizzazz – starting with the two most appreciated rooms in any home. "We pay particular attention to making kitchens and bathrooms into showpieces – spacious, elegant and most of all, functional," Cristy says.

Her gesture takes in the kitchen's massive centre island topped with double-thick granite as well as banks of cupboards and pot drawers. "I live in a single-family home and I don't have this much storage," she says with a grin of sheer appreciation.

Fairborn's attention to detail is everywhere: a master ensuite with his 'n' her vanity sinks and glass-door showers, oversized decks for summer barbequing and entertaining, plus nine-ft. ceilings and laminate wood flooring throughout the main living level. This floorplan also has the convenience of a powder on the main – perfect for families with young children as well as the downsizers Cristy says are attracted to Silverwood.

"So many people who've grown up and raised their families in this neighbourhood simply don't want to leave Fleetwood.





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 – that's so close you can practically watch them picking your lettuce."

### **Value Behind the Walls**

Even the details you can't see are above and beyond. "The BC Building Code only requires subfloors to be nailed and glued, but we know that, over time, this can result in creaking floors," Cristy explains. "So we also use floor screws. The result is enhanced solidity and no creaky

movement beneath your feet. We carry out stringent inspections both during construction and after completion. For example, during the building envelop installation alone, professional engineers conduct nine separate inspections – something we feel is particularly important because of our west coast climate."

### **Spectacular Setting**

Like everyone involved with Silverwood, Cristy is excited to announce the giant silver maple tree located on the property will not only be preserved, it will become the focal point of this community. "We're going to build an outdoor amenity area with benches, lawn and pedestrian walkways all round it, so it will truly become a social hub for everyone who lives here."

**Silverwood offers a total of 72 townhomes in two-bedroom and den, three-bedroom, and four-bedroom floorplans. Prices start in the low \$300,000s. Sales centre and two furnished display homes now open noon to 5 p.m. daily except Fridays at 15 – 8355 – 164th St. in Surrey. For more information visit [silverwoodliving.com](http://silverwoodliving.com) or call 604.953.0288.**



B C C O N D O S . N E T



# Surrey's Silverwood townhomes close to everything

## Schools, shopping and recreation all nearby in Surrey

BY CLAUDIA KWAN, SPECIAL TO THE VANCOUVER SUN APRIL 15, 2013



The Silverwood development in Surrey. Wayne Leidenfrost/PNG

**Photograph by:** Wayne Leidenfrost, Vancouver Sun

All buyers must weigh many factors when they're considering where to live. However, deciding between residency in the heart of a city or in a more suburban environment doesn't have to revolve around compromise, suggests Amy Medard de Chardon.

"With the Golden Ears Bridge, people are now making Surrey their first choice," says the director of marketing for Fairborne Homes. "We like to build in amenity-rich neighbourhoods because we don't want people to feel as though they're sacrificing anything."

This particularly applies, she believes, to Fairborne's new Silverwood development in Fleetwood.

The collection of 72 townhomes is directly across the street from a future park, with Tynehead Regional Park and four golf courses within a 20-block radius. Elementary and secondary schools are nearby, offering both public and private education. A farm market with fresh organic produce is on the same block, and larger grocery stores, banking, and other shopping is easily accessible.

Best of all, the Surrey Sport and Leisure Centre is less than a five-minute walk away. It includes a

huge fitness centre, three ice rinks, a skateboard park, an Olympic-size swimming pool, and a water fun area for children.

"You can walk to your elementary school, to get your groceries, and to go swimming with the kids – you can't get that even in some urban areas," Medard de Chardon points out.

Silverwood has homes ranging in size from two to four bedroom, with the four-bedroom plans so far proving most popular. They feature a bedroom on the same floor as the two car side-by-side garage, and a double-height entry foyer. The main floor has an open-concept dining and living area, with a short wall delineating a handy family room in the kitchen area. That, in turns, opens up to a small deck.

The master bedroom, with ensuite bathroom and walk-in closet, is on the same floor as the two remaining bedrooms. The side-by-side washer and dryer are also on the top floor, and there's enough room in there to add in a countertop to make a laundry area. The linen closet is directly across from the appliances, for ease of storage.

The demand for the four-bedroom plan is a sign of a market trend, according to project architect Robert Ciccozzi.

"There's a real demand for bigger units with more rooms, rather than a three- or two-bedroom," says the principal of Robert Ciccozzi Architecture. "There are families who can't quite afford a detached home, but they need more space – here, they get a family-friendly product at an affordable price. The bedrooms are functional – not huge – but they're usable, and give people more options about how to use the space in their homes."

He believes that's prompting a push toward projects on smaller pieces of land known as "interlock" – usually located in desirable areas between larger properties that have already been developed.

Ciccozzi decided to keep the exteriors of the townhouse buildings simple and neutral, and to focus most of the attention on the entryways, which are accessed by concrete steps. The doorways are outlined in brick, with a lovely wrought-iron chevron detail overhead. Wide concrete planter bowls are Frank Lloyd Wright-inspired, and attract the eye with pops of colour.

"Most townhouses try to dress the whole elevation with bits and pieces everywhere. This is a higher level of detail concentrated in one area. The rest of the building isn't competing with it, and people associate a certain sense of identity to their specific unit. It provides nice clarity of elements, and becomes more of a timeless look."

Within the homes, Fairborne interior designer Erin Kenwood incorporated the same timeless look to her approach.

The decor includes a narrow band of accent tiles running horizontally in shower stalls, creamy granite kitchen countertops, and flat front cabinetry. Kitchen appliances are sleek in stainless steel. Dark floors and light coloured cabinetry are a fresh take on the interior design scheme, without departing

too far from the norm.

Kenwood says durability of materials was also top of mind.

"It's all about using the right materials for the right location. Porcelain tile at the entries is a necessity for families going in and out, and laminate flooring is actually more durable than hardwood, as well as a more economical choice. Laminate cabinets will last really well."

Storage was also a top priority. In the bathrooms, Kenwood tried to maximize storage under the sink by adding drawers where possible. A closet at the entryway was important, to create a place to put boots and backpacks. A pantry in the kitchen provides a spot to tuck away dry goods.

Medard de Chardon believes the residences in Silverwood offer a great deal of flexibility.

"They have a condo feel on the main floor, but all of the bedrooms are upstairs. They have all of these touches that make them feel like true homes, like all of the landscaping and greenery. There's a green belt buffer on two sides of the property, in addition to the park that's coming in across the street."

The site is in proximity to Highway 10, the Trans Canada Highway, and Fraser Highway, making for a convenient commute to the U.S.-Canada border, downtown Vancouver, and other Lower Mainland communities. An express bus will have purchasers at a SkyTrain station in less than 15 minutes.

Medard de Chardon says Fairborne also firmly believes in going beyond the basic provincial building code. That includes using kiln-dried lumber for framing, rather than wet lumber, which can cause later problems with drywall. Shared walls have an additional layer of soundproofing to cut down on the transfer of noise between units. The developer trucks in gravel and sand – instead of using whatever is on the project site – to help foundation slabs stay level and drain properly. The fiberglass roof is warrantied for 30 years, five years longer than the standard 25-year policy. Fairborne also brings in inspectors in nine separate stages during the building process to make sure everything is going as it should.

"We believe homes should be built to last," she says simply. "There's a pride in building homes that stand the test of time. We want it to look amazing from day one, when a buyer gets the keys, to 50 years from now."

She also points out that the paradigm is shifting. Living in a townhouse, she says, is not second rate compared to living in a single-family home; each has its pros and cons. The same could be said for the urban-suburban divide.

**Project name:** Silverwood

**Project location:** 8355 164th Street, Surrey

**Project Size:** 72 townhomes in 12 three-storey buildings

**Residence size:** 2-bed + den 1,425 sq. ft; 3-bed 1,320 — 1350 sq. ft; 4-bed 1733 — 1780 sq. ft

**Prices:** 2-bed + den \$319,900; 3-bed from \$324,900; 4-bed from \$419,900

**Sales centre:** #15 – 8355 164th Street, Surrey

**Hours:** noon – 5 p.m., Sat — Thurs

**Telephone:** 604-953-0288

**Web:** [www.silverwoodliving.com](http://www.silverwoodliving.com)

**Developer:** Fairborne Homes

**Architect:** Robert Ciccozzi, Robert Ciccozzi Architecture

**Interior Designer:** Erin Kenwood, Fairborne in-house interior design

**Occupancy:** Immediately for Phase 1

**Sales began:** early March

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The Silverwood development in Surrey. Wayne Leidenfrost/PNG

**Photograph by:** Wayne Leidenfrost, Vancouver Sun

1/9/14

Surrey's Silverwood townhomes close to everything



## 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](http://www.fairborne.com)

**W**ith 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."

Fairborne has a strong reputation as a quality builder backed by over 17 years of construction experience and a team with a deep understanding of Surrey. The company's commitment to design excellence goes beyond the surface details by building above the



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."

Fairborne's first venture into Surrey was the popular Sequoia townhome development in Panorama. It is a project the company is justifiably proud of and the efforts it made to make Sequoia stand out paid off with all the homes already sold out and buyers reporting how pleased they are with their new homes.

"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](http://www.fairborne.com)  
~04.687.8686

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B C C O N D O S . N E T



# FAIRBORNE

## EXCITING NEW TOWNHOMES!

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

### SILVERWOOD



### ETON



### Ashbury Hill



### 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**  
**SILVERWOODLIVING.COM**

**SALES CENTRE**  
#15 - 8355 164th Street

### ETON

PANORAMA, SURREY

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THE LOW \$300'S.**

Georgian inspired 2 bedroom,  
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Nestled within a permanently  
protected green space

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### Ashbury Hill

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space as a beautiful backdrop

**604.953.1211**  
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**SALES CENTRE**  
#100 - 14833 61st Ave. (at 148th St.)



# Family-styled development

## Silverwood is designed to grow along with its residents

BY MARY FRANCES HILL, THE PROVINCE APRIL 29, 2013



It's expected that families will be drawn to Silverwood because of the nearby sports centre and the burgeoning neighbourhood. The development consists of 72 town houses. Photos: Wayne Leidenfrost/PNG

**Photograph by:** Wayne Leidenfrost Wayne Leidenfrost, Vancouver Sun

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**Project:** Silverwood

**What:** 72 town houses in 12 three-storey buildings in Surrey

**Where:** 8355 164th Street, Surrey

**Residence sizes and prices:** 2-bed + den 1,425 sq. ft, Phase 1 sold out; 3-bed 1,325 — 1,330 sq. ft, from \$324,900; 4-bed 1,780 sq. ft \$419,900

**Builder and developer:** Fairborne Homes

**Sales centre:** #15 – 8355 164th Street, Surrey

**Hours:** noon – 5 p.m., Sat — Thurs

Ever the professional, Fairborne Homes' interior designer Erin Kenwood is not above admitting it; she's infused more than a few of her personal details into the design of the display suites at the Silverwood project in Surrey's Fleetwood neighbourhood.

So far, the neighbourhood and the homes — particularly the four-bedroom suites — have attracted families. That comes as no surprise to Fairborne's marketing staff, who see the value in the nearby sports centre and the burgeoning neighbourhood.

Taking on the family theme is an adventure for Kenwood, who has a family of her own and knows how to adapt her work to withstand the wear-and-tear of life with growing kids.

"I really study when I begin a new community who the future homeowners will be and try to design for them. In this case, I think many homeowners will be families like my own, and so I really tried to work on the details that I would want and need in a home and tried to add the fun 'nice-to-haves' as well."

Kenwood chose materials like porcelain tile, hardy laminate flooring and cabinets, granite kitchen countertops, for their durability.

Laminate, in particular, has gained much esteem among designers as a high-quality material, she says. "The laminate cabinets are very durable and easy to keep clean. The wood grains in these laminates have come a long way and look quite contemporary."

Fairborne made these homes large enough for the extra movement that life with multiple residents demands, fitting an eating nook, side-by-side washer/dryers (in some cases a laundry room), and side-by-side garages and plenty of storage.

Going big and being practical doesn't mean interior decor can't be beautiful, although interiors designed for family life demand a more conservative look, Kenwood says.

She decorated the children's' rooms to appeal to parents and a child who can grow into it without having to adapt to it.

Wisely, Kenwood used the best consultant available — her 10-year-old son — to give input on one bedroom inspired by a popular online game Minecraft.

"The decorative details are for a young boy, but you can really see in the layout and the storage that that same boy could grow to be a teenager in that same room without much redesign."

Kenwood's favourite features reflect the practicality that families need, which she calls "function-first" details.

Those details could be anything from adding an extra shelf or two in a laundry closet, or selecting the most resilient materials in the pieces that are frequently handled — like door pulls, for instance.

"We think about what it would feel like every day to open this kitchen cabinet or that closet door so the door pulls need to feel good as well as being durable. It's those thoughtful little details that create

a special atmosphere that you can't put your finger on."

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Big windows will permit plenty of natural light in the Silverwood homes.

**Photograph by:** Wayne Leidenfrost Wayne Leidenfrost, Vancouver Sun

