

Saturday November 22, 2014

## Making a move, but staying put

A home at Destiny<sup>2</sup> development is a natural fit for North Shore couple

MICHAEL BERNARD SPECIAL TO THE SUN



A rendering of the Club Destiny clubhouse and its infinity pool in North Vancouver.



PHOTOS: WAYNE LEIDENFROST/ PNG



Clockwise from top: The project's sales team includes, from left, Tracy Lam, Marcus Wooden and Jack Shaw. Kitchens are equipped with polished quartz counters and stainless steel undermount sinks. Large windows and balconies will allow occupants to take advantage of the south-facing and forest views. Most suites will come with electric fireplaces and quartz stone mantels. A model of the project, which comprises 91 homes, on display at the sales centre.



North Vancouver Project size/ scope: 91 one-, two-, three- bedroom and penthouse homes, ranging from 648 sq. ft to 1,505 sq. ft, overlooking Burrard Inlet and above Dollarton Road. Area amenities include forested land and hiking trails, close to Parkgate and Dollarton shopping malls, Cates Park, Parkgate Recreation Centre. Prices: from \$ 259,900 to \$ 639,900 Monthly Strata Fees: \$. 33 a sq. ft. Developer: Aquilini Development and Takaya Developments Architect: John Bingham Interior designer: False Creek Design Group Sales centre: 590 Raven Woods Dr., North Vancouver Hours: noon to 5 p. m., Sat to Thurs Telephone: 604- 929- 19152 Website: [www.DestinyLiving.ca](http://www.DestinyLiving.ca) Occupancy: Summer 2016

Destiny<sup>2</sup> at Raven Woods

Project location: 3602 Aldercrest Dr.,

With seven grandsons, Daniel and Carole Mayrand knew there was one thing they were going to need when they moved from their 2,400- squarefoot single- family home on the North Shore to the nearby Raven Woods community: lots of space.

"I am basically downsizing," Daniel says. "My children are all married and I have grandchildren now, and I am planning to retire in a couple of years, so I wanted to buy something that was spacious and was affordable, so that I can pay off the mortgage. I want to take advantage of life and travel some more."

Daniel loves living on the North Shore — with its hiking trails and forests — and chose to stay in the immediate area by buying a two- bedroom home in Destiny<sup>2</sup>, the latest phase in the master-planned residential community.

The common 5,025- square- foot lounge and fitness area faces Burrard Inlet on one side, while the other side is bordered by an expansive infinity pool with the pleasing sound of cascading water.

As well as a living room and fully equipped kitchen, there will be an eight-seat theatre with features that are bound to keep the grandchildren happy: a 90-inch 3D screen and video gaming equipment and software.

The biggest draw for many, like Daniel, who come to look over the suites at Destiny<sup>2</sup>, is the attractive price, says Tracie McTavish, president of Rennie Marketing Systems.



NEW-HOME PROJECT PROFILE



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Dens and tech nooks are divided by a sliding frosted glass door that makes them accessible yet separate from other areas.



PHOTOS: WAYNE LEIDENFROST/ PNG



Clockwise from top left: Bedrooms feature plush carpeting as a contrast to the laminate floors found elsewhere in the units. Most living rooms are equipped with electric fireplaces, while bathrooms include large-format porcelain tile backsplash, walls and flooring, quartz countertops and stainless steel undermount sinks, and in most cases soaker tubs with stand-alone showers. There is also a large walk-in closet in the master bedroom.



comparing other homes in the marketplace, come back and buy a home from us."

Tracy Lam, a sales adviser with Rennie Associates Realty, says the two main groups coming to Destiny<sup>2</sup> are downsizers and — with prices starting at \$ 259,900 — first-time buyers.

Destiny<sup>2</sup> is a joint venture between Aquilini Development and Takaya Developments, a First Nation company that owns the land on which Raven Woods sits. In fact, the property is leasehold, which means when buyers purchase a home there, they hold a 99-year lease.

"Raven Woods leasehold has been around for a long time and the consumer is comfortable with it," McTavish says. "Our staff can answer any question and, like any presale purchase, we encourage all buyers to have their paperwork reviewed by a third party.

"As an example, Aquilini has very good relations with several aboriginal bands, and at Tsawwassen Shores (also leasehold), we are sold out of our first phase and have only nine homes remaining in the second phase. We have actually had to slow down the sales because we won't have the next phase



"Destiny<sup>2</sup> is excellent value, so much so that most buyers are caught off guard by the value," McTavish said. "A typical buyer will visit our sales centre and after

ready until the spring of 2015."

Architect John Bingham's firm has been designing homes in Raven Woods for about 10 years and he says they all follow a straightforward theme.

"The suites are all slightly larger and the finishes are slightly higher quality than what you would see in the general market in North Vancouver. With each of them (we have) tried to focus around a particular strong element — like the water feature on top of the parkade at Destiny<sup>2</sup>.

"The idea (of an infinity pool) came from the client group. They wanted to see something special on the band lands. They wanted to demonstrate they had a strong commitment to quality and this is one direction where they were able to create a particular environment."

Raven Woods has been quite successful as a development, he said, noting that it is close to the Ironworkers Memorial Bridge and minutes from downtown Vancouver. "It's an attractive location, especially for people who are looking to retire or be on the North Shore, but don't necessarily want to be in the more traditional areas."

In addition to the water features and south-facing views, the homes back onto a forest area, a mainstay of the North Shore experience, he said.

Inside the homes, buyers can choose between light and dark colour schemes. To take advantage of the views, the homes come fitted with expansive wall-to-wall windows and oversized balconies.

Most suites come with electric fireplaces and quartz stone mantels, with penthouses offering the option of a natural gas fireplace upgrade. Dens and tech nooks feature a sliding frosted-glass barn-door-style opening that make them accessible, yet able to be separate from other living areas.

Kitchens are equipped with framed glass door cabinets and indirect lighting with polished quartz countertops and contemporary stainless steel under-mounted sinks. Appliances are Frigidaire stainless steel with a full-sized 23-cubicfoot fridge, dual fuel slide-in gas range, and dishwasher. Also included are a Venmar stainless steel 30-inch chimney hood fan and Panasonic Inverter stainless steel microwave.

Bedrooms have plush carpeting as a contrast to laminate flooring in the living

and dining areas and feature expansive walk-in or walk-through closets off the master bedrooms. Bathrooms have large-format porcelain tile backsplash, walls and flooring, quartz countertops and stainless steel undermount sinks. In most homes, there is a deep soaker tub with standalone shower and dual vanities in the ensuite.

Under the infinity pool in the centre is the car park with assigned parking for each home, secure storage and bike lockers, and a limited number of bike vaults and storage for kayaks that are within easy reach of a boat launch at nearby Cates Park.

Even though his suite won't be ready until 2016, Daniel Mayrand says he is already planning his downsizing move by thinking through what furniture he has to jettison. "I have three girls and I've told them, 'Come choose what you want!'"