

Sussex gets the sunshine

The first concrete highrise project in 10 years is proving very popular

Sun

Saturday, April, 10, 2004

Glen and Donna Friesen have several good reasons for buying a suite at Sussex House, an upscale condominium project in White Rock.

"Mom and Dad live in a care home near here and our kids live in south Surrey," says the 57-year-old Glen Friesen, who recently moved into the suite from the couple's longtime home in Guildford. "We don't have to drive for miles and I can walk to anything. And it's quality construction. It's concrete. We really like the location and there's more sunshine here.

"We're happy here."

Sussex House is a new development by the Rykon Group of Companies that will total four condominium towers when completed. Two of them are eight floors high and the other two are seven floors.

The project involves 150 suites, of which 92 have now been sold. The second phase is about 50 per cent sold and the fourth phase has not yet gone to market.

All remaining suites have two bedrooms, with some having two bedrooms and a separate family room.

Sales associate Anne Deacon says it was originally believed the project would appeal primarily to retirees, but that hasn't been the case.

"A lot of professionals are moving in too, people who gave up the house and yard after the kids left home. We're getting people from 35 and up. Most of our buyers are local, from south Surrey and White Rock. This is the first new concrete highrise in White Rock in 10 years."

Deacon says a main attraction is the proximity to White Rock's amenities, which includes the beach a short walk away. "We've been selling well and it's location, location, location.

"You can walk to everything. The Semiahmoo Shopping Centre is right across the street and banks and restaurants are all close by. There are also four golf courses in the area."

Deacon says White Rock is a small town with a community feel to it. "It's 15 minutes to the [U.S.] border and it's also close to the city. And the weather's better out here."

All suites at Sussex House have nine-foot ceilings, 40-ounce carpets, tiled entrances, overhead cabinets in the kitchen, stainless steel appliances and granite countertops.

Many suites also have views, some of the ocean.

There are also floor-to-ceiling windows and wood blinds. Suites have inside storage and a work space area, as well as one underground parking stall [an extra stall sells for \$14,000 plus GST].

Electric heating is standard. Siding is a combination of brick and hardiplank.

The 1,446-square-foot two-bedroom display suite has a kitchen nook with floor-to-ceiling bay windows, natural gas fireplace, separate den with French doors and soaker tub and shower in the en suite. There is also a mosaic inlay surrounding the tub and ceramic tile flooring.

Deacon notes that rooms are large. "They can accommodate oversized furniture."

Common amenities include a fitness centre, guest suite for out-of-town visitors and meeting room with billiards table.

Washer and dryer are optional, as is a security system.

Sussex House has a 2/10/10 warranty, which means two years for materials and workmanship, 10 years for water penetration, and 10 years for structural protection.

The developer says the 10 years protection from water penetration is twice the amount required by government legislation.

Suites also have available high-speed internet connection, halogen track and pendant lighting, marble vanity countertops, separate shower and use of a one-third acre park provided to the city by the developer.

Buyers can choose from two designer colour schemes.

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NEW HOMES PROJECT PROFILE

SUSSEX HOUSE

Address: 406 -- 1581 Foster St., White Rock

Project Size: 150 condominiums

Price and Size: \$279,900 to \$514,900; 1,168 square feet to 1,503 square feet.

Architect: Robert Ciccozzi

Developer: Rykon Group of Companies



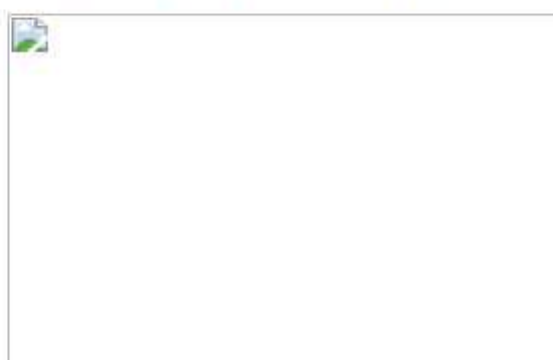
The spacious living room (above) and dining room in a Sussex House unit.

CREDIT: Glenn Baglo, Vancouver Sun



(Dining room)

CREDIT: Glenn Baglo, Vancouver Sun



The Sussex House complex in White Rock.

CREDIT: Glenn Baglo, Vancouver Sun



An interior shot of one of the Sussex House condos. Almost two-thirds of the 150 suites have been sold.

CREDIT: Glenn Baglo, Vancouver Sun