

Trying a townhome on for size

Couple drawn to North Vancouver development more than double their living space

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SPECIAL TO THE SUN



The kitchen in the showhome for Parkgate features stainless steel appliances and polished quartz countertops. Right: The townhomes feature three bedrooms, all of them a good size.



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The townhouses at Parkgate, a new 16-residence project in North Vancouver by developer Texor Homes, feature an average of about 1,200 square feet over three levels.

Project: Parkgate

Project location: 3508 Mount Seymour Parkway (at Parkgate Ave) North Vancouver

Project size/scope: 16 three-bedroom 2.5-bath townhouses averaging about 1,200 sq. ft. Walking distance to golf, Parkgate shopping centre, local recreation centre and library, public transit

Prices: \$669,900 — \$679,900

Developer: Texor Homes

Architect: Robert Ciccozzi Architecture

Interior designer: Insight interior design

Sales centre: 3508 Mount Seymour Parkway

"And we really didn't like it that there was barely any outdoor space, so we started looking for newly built townhomes."

While they had help from the agent who sold their Yaletown home, it was the chance sighting of a bus shelter advertisement that led them to Parkgate. What they found was a collection of 16 attractive three-bedroom brick homes on Mount Seymour Parkway that are designed in a classic style, with board and batten cladding on the top half of the walls with red brick facing on the bottom half.

Framing the entrances are four-by-four timber arbours and black rail gates.

The first thing that impressed them when they toured Parkgate was the amount of square footage. With 1,190 square feet on three levels, the couple would more than double their current living space, jumping from one to three bedrooms and from one bathroom to two full ones and a powder room.

"The bedrooms are a perfect size," Tahmasbi said. "We noticed in other townhouses that the bedrooms would be really tiny, but here, the guest bedroom takes a queen-size bed."

"The master bedroom is such a great size. It has a beautiful balcony and a huge walk-in closet, which is such a bonus. There are a lot of windows, and it gets a lot of sunlight," she said.

"For us, in terms of space, it is definitely more than enough and we are enjoying it because we have come from Yaletown, where we didn't even technically have a balcony," Janami said. "I couldn't barbecue before, but we definitely can now."

The neighbourhood, with its abundance of families, also resonated with them, as did the short walk to the Parkgate Village shopping centre. "The Parkgate Village is so close with doctors' offices and grocery shopping and other food stores. It has everything," Tahmasbi

said.

Also close by is the Northlands golf course, kayaking, sailing and canoeing at Deep Cove, a municipal recreation centre and library at the shopping centre, and several parks. A bonus is that it takes only 20 minutes to drive to downtown Vancouver.

Howard Steiss, one of the partners in Texor Homes, which built Parkgate, said Texor has been in business for three years, but his partners have together more than 75 years of experience building homes.

Texor's other projects include the 72-unit West Coquitlam townhome development called Easton, which won the Greater Vancouver Home Builders' Association's Ovation Award in 2013 for best low-rise residential construction. They have another development underway in Port Moody called Clarke, a 21-unit complex.

Steiss is particularly proud of Parkgate's "Built Green" certification, a system for rating homes for their energy efficiency and environmentally responsible use of materials.



Parkgate homes in North Vancouver rate very high on the EnerGuide scale, which covers home heating and cooling and insulation values, among others.

heating and cooling and insulation values, among others. All homes are heated with a Mitsubishi heat pump, which also provides air conditioning.

"We have an EnerGuide rating of 82 and anything between 80 and 100 on that scale is considered highly energy efficient," said Steiss, adding that it is rare that new homes exceed 80.

So far, eight of the 16 homes have been sold to buyers who range from young professional couples and down-sizers to single moms.



Left: The Parkgate homes have attractive outdoor spaces. Below left: The kitchen, like the other rooms, has plenty of space to move around. Below: Exteriors feature board and batten cladding on the upper level with red brick covering the lower level.

Everything from carpeting and paint to cabinetry to lighting is measured for its impact on the environment and the home's occupants.

The homes also rate high on the EnerGuide scale, which covers home

The kitchens feature polished quartz counters co-ordinated with cabinets and backsplash, stainless steel double basin undermounted sink with a food disposal system. Stainless steel appliances include a 20-cubicfoot Kitchen Aid french door refrigerator with bottom-mount freezer, a Kitchen Aid 30-inch self-cleaning gas range with a convection oven, a Blomberg Energy Star-rated dishwasher and a Panasonic microwave. There is also an option to upgrade to a Fisher Paykel gas range.

Bathrooms feature quartz counters, oversized porcelain tile flooring with heated tile and a five-foot walk-in shower with 10-millimetre-thick glass and Kohler faucets and toilets.

How does the couple know they made the right choice?

"We haven't thought of our old home in Yaletown once since we moved here July 31," Tahmasbi said.

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