

Destiny At Raven Woods - 103 condos in an 5-storey building by Takaya Developments

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An artist's rendering of Destiny at Raven Woods, which is the latest multi-residence addition to the Raven Woods community in North Vancouver. The infinity-edge reflecting pond cascades into a waterfall at the main lobby entry.

DESTINY AT RAVEN WOODS

Project location: North Vancouver

Project size: 103 residences, five-storey building;
Residence size: 1 -3 bed, 658 sq. ft -1,345 sq. ft.
Prices: \$279,000 -\$669,000
Sales centre: 590 Raven Woods Drive
Hours: noon -5 p.m., Sat -Thu
Telephone: 604-929-1915
Website: destinyliving.ca
Developer: Takaya Developments
Architect: Bingham Hill
Interior designer: Insight Design Group

Few residential developments have transformed the north shore of Burrard Inlet quite like Raven Woods near North Vancouver's Cates Park.

Over the past decade-and-a-half, a stunning 800-household neighbourhood has matured at a measured pace of development above the park, the accomplishment of a partnership between the Tsleil-Waututh (People of the Inlet) First Nation, the Kuok Group, and an Asian investor, Loong Keng Lim.

While some investors have shied away from the leasehold agreements that purchasing a home on First Nations land entails, Raven Woods has proven itself not only as a wonderful place to live, but as a sound business investment.

The newest project -- following quickly on the heels of the luxury-focused Seasons at Raven Woods -- is Destiny at Raven Woods.

The first phase, which is now selling, is a five-storey wood-frame building consisting of 103 residences.

Roxanne Reid of Hestia Marketing says there has been very strong interest shown since Destiny was launched, with more than 30 homes sold in the first two weeks of sale.

First-time purchasers and empty nesters are attracted to the value and, of course, the location. Not surprisingly, plenty of images in the sales literature feature trail runners, kayakers, and mountain bikers. Oh yes, and most of the models seem to be under 30, as well.

Of course, a lot of Lower Mainland real estate projects use helmeted mountain bikers and moss-draped trees to sell their homes. When I went out to check Destiny at Raven Woods last week, though, two couples came through the display suite doors at different times fresh off the hiking trails that run right through the development.

Destiny's design is consistent with the overall West Coast/ First Nations-inspired theme already in existence at Raven Woods. Like all of the previous developments, Destiny was created by the architectural firm of Bingham+Hill, with interiors by Insight Design Group.

Reminiscent of a glass house in the forest, Destiny mixes wood, stone and extensive sections of glass, allowing natural light to flood through the living space.

Surrounded by a dramatic infinity-edge reflecting pond that cascades into a waterfall at the main lobby entry, Destiny has been designed to fit seamlessly into the forest and ocean environment for which the North Shore is so famous.

If all this sounds like it's more of a resort than a primary residence, then so be it. In fact, Destiny's range of amenities has even prompted movement within the Raven Woods community. Some of the buyers are even coming from within existing Raven Woods projects -- trading up, in one case -- to a new Destiny penthouse.

Jodi Vetterl runs a home-based business elsewhere in the neighbourhood, and purchased her original unit -- a display suite, as it turns out -- from investor Lim himself.

Vetterl grew up in Surrey and her work travels have taken her far from the Lower Mainland.

When she relocated from Toronto back to Vancouver in 2003, she was immediately drawn to living at Raven Woods.

"I was already driving there three or four times a week to get out in nature; I figured I might as well live there as well."

She was also drawn by the dog-friendly nature of the buildings, since it's difficult to find properties that allow pets.

In fact, her new building will even feature a dog wash that will be good for hosing down muddy mountain bikes, too.

In keeping with the North Shore's recreational opportunities, each unit comes with its own bike locker and there are even a limited number of kayak lockers as well.

Vetterl's new Destiny home is a spacious, fifth-floor penthouse with airy 14-foot ceilings. An expansive balcony will overlook the infinity edge water feature that is the main design element of the courtyard.

Young buyers and empty nesters will be attracted to Club Destiny -- a two-storey showcase of "green roof" technology. For active people, the Destiny fitness centre will include treadmills, stationary bikes, elliptical trainers and weights. A large patio, a media room and a party room are also planned.

All involved in Destiny are so confident of the value of the latest addition to the Raven Woods neighbourhood that they invite new-home shoppers to compare prices with other projects within a 20-minute commute of downtown Vancouver. They have installed a nifty chart tool on the destinyliving.ca website that offers comparisons between Destiny and other areas of the North Shore, Burnaby, Fairview Slopes and Kitsilano.

Ravens Wood resident Vetterl has purchased investment properties with other family members in other Raven Woods buildings and has been very happy with her returns on investment. One home made a tidy 40 per cent-plus profit in 18 months, she says.

"I am thoroughly confident in the construction, building management, and the overall design here in Raven Woods," she says. "I really feel it offers the best value on the North Shore."



The fitness centre across from the residence itself.

