

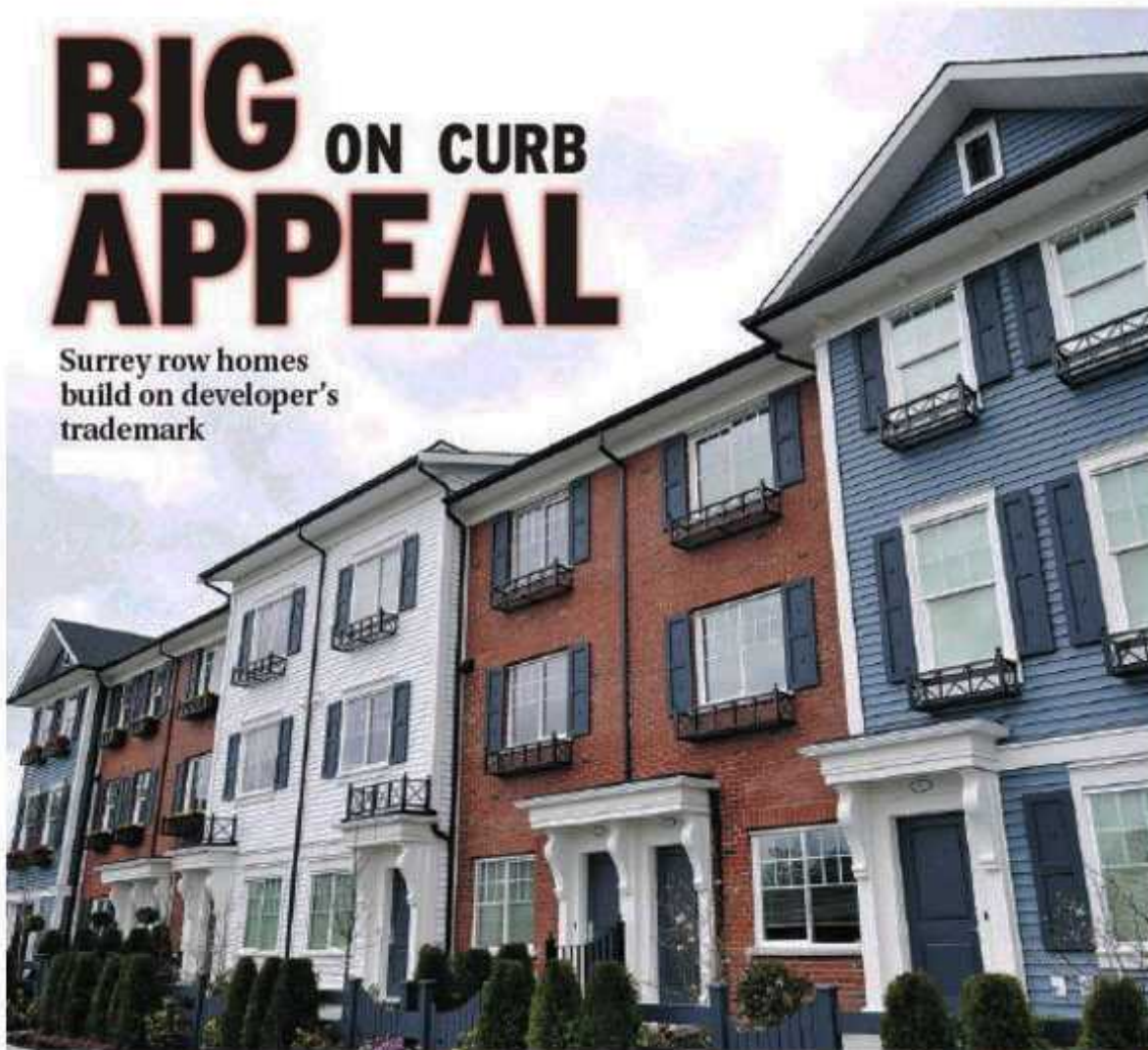
## The Knoll at 7348 192A St., Surrey, 40 row homes in an 3-storey by Mosaic Homes

Province

Sunday, April, 25, 2010

# BIG ON CURB APPEAL

Surrey row homes build on developer's trademark



### THE FACTS

WHAT: 40 row homes (20 two-bedroom, 20 two-bedroom + den)  
WHERE: 7348 192A St., Surrey  
DEVELOPER: Mosaic Homes  
SIZE: Approx. 1,156-1,398 sq. ft.  
PRICE: From \$309,900

OPEN: Sales centre: 1-7348 192A St.; hours noon -6 p.m., Sat -Thur

Many of the people who live in a residence developed by Mosaic Homes become more than just homeowners; in some respects, a good number also end up as salespeople for the developer.

"We track how people find out about our homes, and for many of the people who come through the doors, it's been word of mouth, which, in our minds, is the best way possible," says Mosaic's Andrea Camp. "Our buyers are our own salespeople, as well."

At a new Mosaic offering in Surrey – the Knoll row home project in the Clayton neighbourhood – a good number of purchasers have been first-time buyers. But a good number have also been drawn to the project because they'd either seen a previous Mosaic project, or lived in one.

"There would be at least a half dozen [Knoll buyers] who are past [Mosaic] homeowners or family members of homeowners," Camp says. "The following exists there."

The Knoll homes, with their shutters, wrought-iron window boxes and Georgian-inspired architecture, have undeniable curb appeal. Many will front a park Mosaic designed in conjunction with the City of Surrey.

Camp reports that the Knoll homes represent what Mosaic considers its "best to date."

Interiors are noteworthy for their hardwood laminate floors, sophisticated kitchens, enclosed garages and contemporary, open floor

plans. Exteriors, meantime, have been designed to reflect a sense of individuality.

"We work very hard on ensuring that we treat each home as an individual entity," says Camp. To that end, roof lines and colours vary. Some have brick or stone facades; ornamental corbels or columns further define the homes.

The Knoll show home is the "Alexandra" two-bedroom plan, one of four plans on offer. (A separate component of the Knoll project will consist of five as-yet-to-be-constructed single-family detached homes and six duplexes.)

All Knoll row homes will also have a stoop – a step leading to the entrance.

"Mosaic has a design principle," says Camp. "It's very important that you step up [and] into your home. So we will work the foundation of our homes such that we ensure that we have a stoop that allows you to step up ... We think it's the manner in which you enter that makes you feel more proud stepping into the space."



The Knoll row homes have a stoop, or step, leading up and into the home. "We think it's the manner in which you enter that makes you feel more proud stepping into the space," says Mosaic's Andrea Camp.



The Knoll show suite in Surrey is the two-bedroom 'Alexandra' plan. It has an open design, flowing from the living area through to the kitchen.



The dining area is spacious enough to accommodate a table for six, as the show suite demonstrates.



The built-in shelving unit next to the stairs is perfect for displaying knick-knacks and personal treasures.



The top-level master bedroom is functional and bright. Carpet tops the bedroom floors, while hardwoods are on the main level.