

A custom take on townhomes

Second phase of Miracon's development in South Surrey set for launch

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SPECIAL TO THE SUN



The Prima townhomes are within walking distance of the Morgan Crossing shopping complex.

When you walk into the show suite for Miracon's Prima townhouse project in South Surrey, evidence of the developer's background building custom single-family homes is everywhere. The living room has a vaulted ceiling and a huge gas fireplace with built-in shelving on either side, the master ensuite has a luxury tiled shower featuring two body sprays, and there's a double-car garage with plenty of room on the driveway to park an extra car.

Miracon's customer service and single-family homebuilding credentials were a big part of the appeal for Carole and Werner Krueger, who bought a Prima home during the project's first phase.

"We met the developers quite early on and they were very accommodating with any changes that we wanted to make, and that's very unusual in a townhouse project," Werner Krueger said. "You normally have cookie-cutter designs that are set in stone, but our builder said that if we gave him enough time, he would make changes. And he did."

"We wanted an extra bathroom upstairs instead of downstairs, and they said that would be no problem," Krueger said. "I said I wanted all the bathroom floors heated and it was no problem. I also said I wanted extra sockets in the garage and in the kitchen island and they put them in with no extra charge. We wanted extra lighting in the dining room and they installed that for us."

The Kruegers are moving from a rancher in the same neighbourhood that is similar in size to their new Prima home. The big difference is that they won't be looking after half an acre of yard.

"We're moving away from the acreage to a more lock-and-leave situation," Krueger said. "We spend the winters in California and Arizona, so a townhouse was going to be much more convenient for us. One of the distinct advantages of our new place is the fact that there are master bedrooms on the main floor and the first floor. That's a big advantage at our age. Right now, we can live upstairs, but when it becomes necessary we can move downstairs without any inconvenience."

Prima's 28 units each have three or four bedrooms, master bedrooms on the main floors and three and a half bathrooms. There are four plans in total — A, A2, B and C — all with openconcept loft spaces on the upper floors and fully fenced private backyards. Buyers can choose their laundry configuration: a side-by-side washer and dryer or a stacking arrangement that allows space for a sink and storage unit.



NEW-HOME PROJECT PROFILE

Style sense

The look is warm and inviting at Miracon's Prima development in South Surrey >> G2

Prima

Project location: 3103 160th St., Surrey

Project size: 28 units of between 1,986 and 3,666 square feet, priced from \$724,900

Builder: Miracon

Interior designer: In-house

Architect: Focus Architecture

Sales centre: 3103 160th St.

Hours: Sales centre opens Sept. 19 at noon

Website: miracon.ca/projects/prima/

Occupancy: Fall through spring 2016

A custom take on townhomes



Miracon has adjusted its Prima townhomes to suit buyers' needs.



Prima homes measure from almost 2,000 square feet to more than 3,600.



Throughout the homes, there is wide-plank engineered flooring, custom five-panel Shaker doors and energy-efficient glazed windows with argon gas infill by SmartGlass. The premium plumbing fixtures are by Kohler and optional features include heat pumps and air conditioning units, as well as a loft or basement bar with a slick square sink and an arched swivelling faucet.

Kitchens feature maple cabinetry with soft-close hinges and quartzite counters with marble backsplashes. Also included is a Jenn-Air appliance package with a french door refrigerator, a talltub dishwasher, a gas range or cooktop and a three-speed slideout range hood.

In the bathrooms, there are European-inspired fixtures with built-in pressure balancing, ceramic tile shower and tub surrounds, rectangular undermount sinks in white vitreous china and porcelain tile floors.

Frontline Real Estate Services is marketing the project. Michelle Boshard, the company's vice-president of project marketing, said: "Most of our buyers are downsizers, but we're also getting interest from people who have actually been in the market for single-family homes because they realize that you can get so much more for your money here. The C plan is nearly 3,700 square feet, has four bedrooms and a triple-car garage. Even with taxes, you're still only in the region of \$900,000, and there's no way you'd find a new singlefamily home in this area for that kind of money."

Prima is within walking distance of Morgan Crossing, a huge shopping complex with banks, convenience stores and

a Thrifty Foods. The Kruegers go to the Steve Nash gym there, and their doctor is just a few blocks away.

"We looked around for six to eight months and we wanted somewhere that wasn't older than about 12 years," Krueger said.

"But even when we looked at places that were less than 12 years old, there were always things that my wife or I would have wanted to change. In this place, we won't change anything. Everything is exactly the way we like it. We looked at many projects here and some are very nice. But now we've found the one that is absolutely perfect for us."

Miracon has another upcoming project in South Surrey called Westside, a collection of 33 premium single-family homes, coming in the spring of 2016.

When it comes to Prima, the first phase of the development has already sold out and construction on the second phase is progressing this summer. A new show home opens for business on Sept. 19.



The townhomes at Prima have wide-plank engineered flooring and energy-efficient windows, and the kitchens feature cabinets with soft-close hinges and quartzite counters.