

ADERA GIVES THE GREEN LIGHT

Developer fills a gap in the market with 67-townhome project in South Surrey

SIMON BRIAULT



Greenway, a new townhome addition to Adera's South Ridge Club in South Surrey, will feature large open kitchens, complete with quartz countertops, glossy tile backsplashes and under-mounted stainless steel sinks. The bathrooms, meanwhile, will have European fixtures and porcelain tiling.

PHOTOS: RAEF GROHNE ARCHITECTURAL PHOTOGRAPHER



The South Ridge Club features a lap pool, hot tub, theatre room, community kitchens and other shared spaces.

Project location: Mountain View Drive, Surrey Project size: 67 townhomes of three and four bedrooms Residence size: 1,550 to 1,960 square feet Price: From the mid-\$500,000s Developer: Adera Development Corporation Architect: Integra Architecture Interior designer: Cutler Sales centre: 1-15918 Mountain View Dr., Surrey Hours: Noon to 5 p.m., daily Telephone: 604-582-1113 Occupancy: Spring 2017 When considering the key buyer demographic for Adera's new townhome development in South Surrey, Eric Andreasen immediately thought of downsizers: baby boomers who are cashing in on single-family homes and moving into smaller, more hassle-free housing that doesn't require a lot of upkeep and maintenance.

But although these buyers are likely to feature strongly in the forthcoming sales of Adera's Greenway at South Ridge Club, the company's vice-president of marketing and sales noticed another trend.

"We've been really surprised that there are, in fact, significant numbers of young people who are coming out here from places like Yaletown, Kitsilano or downtown Vancouver," Andreasen said. "What they're trying to do is establish themselves for life as they start to raise their families."

tween single-family homes and condominiums," Andreasen added. "This is why townhomes are becoming such an important part of the market, and we feel like we're meeting a significant need here."

This certainly holds true for Megan Pottinger, who has bought a four-bedroom townhome with her husband at Willsbrook, South Ridge Club's first phase of townhomes. (Greenway, the development's second phase, will go on sale in June).

"My husband has been working in South Surrey for eight years, but we've never looked into living in that area," Pottinger said. "We've always been dead set on staying in Vancouver. But when we were looking to upgrade, we didn't realize how expensive it would be to get one more bedroom."

THE LUXURY GOES UP TO THE ROOF

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Saturday May 21, 2016



Adera's Eric Andreasen says Greenway's extensive options will include outdoor furniture and roof deck hot tubs.

PHOTOS: RAEF GROHNE ARCHITECTURAL PHOTOGRAPHER



The homes at Adera's Greenway project will have large, open kitchens and airy dining spaces.

"We found South Ridge Club online and when we went to have a look, my husband fell in love with it," Pottinger added. "We bought a unit the next day."

Andreasen said South Ridge Club — and Greenway in particular — represent a new level of luxury for Adera and that the main attraction of the development is the clubhouse itself.

"In the past, we've found these clubs

are very much welcomed by the residents because they serve as places of wellness, whether it's exercise, relaxation or a sense of community," he said. "There's a ton of functionality built into this place and the whole project is built around it."

The club features a lap pool, a hot tub, an outdoor barbecue space, a theatre room, a dog-washing station and a lounge. There's also a pool table, two gourmet kitchens (one outdoors, one indoors) and a community dining table. Downstairs, there's a fitness room and a two-storey gymnasium, where residents can play basketball, volleyball, badminton or floor hockey.

"Greenway is a step up in terms of size and specifications," Andreasen said. "One big attraction for buyers will be the large rooftop decks, which in some cases cover the entire area of the home. These are pretty much all-season spaces with lots of coverage — you could easily put patio heaters up there and use it as an extension of your home year-round."

Greenway homes feature large open kitchens and dining spaces, some with oversized islands. There are stainless steel refrigerators with french doors and bottom-mount freezers, 30-inch stainless steel convection wall ovens, and five-burner gas cooktops with hood fans — not to mention quartz countertops with glossy tile backsplashes, and under-mounted sinks with polished chrome faucets.

Bathrooms feature quartz countertops, refined European fixtures and porcelain tiles. Select homes include separate tubs and standup showers with frameless glass sides and built-in shower niches.

"Another unique selling point for Greenway is the level of customization that we're offering," Andreasen said. "Buyers will really be able to personalize their homes, everything from the appliances to the flooring and the colour schemes. There's a big list of options, including hot tubs for the roof decks and outdoor furniture. It just helps people set up their place based on their personal tastes instead of having to select from a menu that only has two or three items on it."

The local area is growing in popularity, not only for its affordability, but also its proximity to a wide range of amenities and local attractions. Morgan Crossing, a large outdoor shopping mall, is nearby. Crescent Beach is only a short drive away and South Ridge Club is only

five minutes from the border for those who want to go down to the U.S. or catch a flight from the Bellingham airport.

"In terms of what we're looking forward to most, it would be the space and the amenities for sure," Pottinger said. "Our current place has only two bedrooms, whereas the new home has four. The pool and the gymnasium with the half-basketball court will be amazing. Living there will cut my husband's commute down from nearly an hour to about 10 minutes. We're super excited to move in."

Previews for the three- and four-bedroom homes at Greenway began Thursday and completion is expected for the first quarter of 2017.