

Essence Properties

BUILDING THE DREAM IN BC'S FRASER VALLEY



Essence is bringing larger family-oriented townhomes to the market in 2016 with double side-by-side garages and floor plans up to 2800 sq.ft.

Building homes comes naturally for Kevin Dhaliwal, president of Essence Properties. He grew up within a family of builders in the Fraser Valley, and has been involved in the construction of over 300 homes, worth in excess of \$150-million.

“I fell in love with the process of building and getting the satisfaction of homebuyers loving their new community,” says Dhaliwal from his head office in Surrey.

He began in construction management, diversified to building custom single-family homes and now primarily focuses on multi-family developments.

Great living begins with a quality blueprint

What’s the key to his success? “It’s building the dream for today’s homebuyers,” says Dhaliwal. “They want good communities, in nice areas, walking distance to schools and close to amenities.”

At least twice a week he drives by one of the first multi-family communities he built — Lotus on 82nd Ave. “I’m very proud of it,” he says. “At Essence, it has always been our goal to offer a very high end product but at competitive prices. Consumers are starting to understand the value and durability of materials like HardiPlank that is used in our Surrey and Langley townhouses, and the attention we give to landscaping and floor plans that fit their lifestyle.”

As a fully integrated real estate developer, Essence

oversees the entire development process — from acquisitions and land development, to construction, sales and marketing, and after-sales customer service. As a result, they have better quality control at all stages of development and have evolved to meet the needs of a new generation of homebuyers.

Looking Ahead

“For 2016 I’m moving into larger, more family-oriented product, rather than small tandem units,” says Dhaliwal. “As a developer I may yield less units, but it’s a more attractive product for buyers. A larger home in a strata community gives families the opportunity to be more established. They don’t have to pick up and move when they have kids.”

Features like double side-by-side garages, built-in closets, powder rooms, forced air-heating with AC option, gourmet kitchens, energy-efficient appliances and natural gas hook-ups for barbecues will all be included as standard finishes. And for those who purchase during the construction phase, Essence offers the rare opportunity to personalize their home.

Three highly anticipated Essence developments are coming to market in 2016. Evolve at The Hamptons follows the success of Essence and Elevate within the same South Surrey master-planned community and includes a luxurious collection of 30



CLAYTON HEIGHTS was a Georgie finalist for Best Residential Development in 2012.

townhomes. Come fall, a special collection of 16 four-bedroom townhomes will be released at Crest, near the Langley Event Centre, offering unprecedentedly large floor plans up to 2800 square feet. Families looking to settle in the Clayton Heights neighbourhood of Surrey can register now for VIP updates on The Towne, a new community featuring 29 homes, each with double garages and high-end appliances.

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When it comes to after-sales support, Dhaliwal says his team sets a high standard. Homeowners have access to an online system where any deficiencies can be reported and are followed up promptly with a service technician.

“I want my homeowners to be proud and happy, and whether moving to another home or recommending to a

friend, would choose Essence over anyone else. That’s the legacy that I want — that we did everything to ensure they were satisfied homeowners.”

For more information about Essence Properties and to register for their upcoming communities, visit essenceliving.com.



Coming this spring, EVOLVE at The Hamptons continues the legacy of luxury and well-designed homes in South Surrey.

cover
story

The Hamptons

Higher Luxury



Location
Surrey



Builder
Essence Properties and
Legendary Developments



Development
The Hamptons



Home Type
Townhomes and Duplexes



Sales Centre
23rd Avenue and 164th Street



Contact
legendaryliving.ca or
604.723.4497

IT'S NO SECRET. I love surprises. So arriving at The Hamptons in South Surrey immediately captures my attention. Located just two minutes from the shopping mecca of Grandview Heights — yes, I timed the drive on my way over — there's an unanticipated sense of being surrounded by country. The air smells fresh, and today a light wind is whispering through the many stately, mature trees.

From the street, The Hamptons has an old world charm I find irresistible — brick accents, picket fences, and gabled rooflines. A teenager, balanced expertly on a skateboard, waves at young mom busy decorating her front porch for the holidays as he zips past. No question this is one very family-oriented community too.

Homes to Match Your Lifestyle

Brought to you by Essence Properties and Legendary Developments, The Hamptons is comprised of two distinct home types — Essence, a collection of townhomes, and Elevate, 40 freehold duplexes that offer a cost-effective alternative to single-family residences.

“Legendary Developments has a long history of excellence building homes throughout Surrey and Langley,” explains Seeta Dhaliwal, partner in Essence Properties. “So when we decided to create a new sister company, Essence Properties, it meant future homebuyers will get the benefit of all same expertise and knowledge, just with a focus on multi-family design.”

Clearly the Essence townhomes fit the bill. “You get all the sophisticated finishings today's homeowners insist on — crown moulding, hardwood laminate flooring throughout the main living levels, stainless steel appliances, and finished basement,” Seeta says. “Plus you have access to the Beach House, our community amenity building that features an entertainment lounge, a screening room where you can watch the latest blockbuster with your friends, a fitness room and yoga studio to help you keep in



shape, even a community garden.”

Across the street, the Elevate duplexes are wowing a diverse array of buyers from downsizers to upsizers taking the next step on the property ownership ladder. “People tell us they like knowing

they own the land and don’t have to deal with a strata council,” Seeta says. “And since there are windows on three sides, it feel extra light and bright — just like a single-family home but with out paying the high price.”

Building Better Homes

Essence Properties will also continue the Legendary Developments mandate to continually search for ways to improve the homes they build. “We build every home as if we were going to live in it ourselves,” Seeta notes. “We look for ways to improve on the things past buyers tell us they love about their home and what we can do better in the next ones.”

The development team also came up with an innovative way to encourage kids of all ages who live at Essence to get outside and play. Space that could have been used for two additional units became, instead, a half basketball court — a great alternative to a pool that’s typically expensive to maintain and often doesn’t get used all that much. “Basketball, on the other hand, is a social sport as well that engages all generations and gets people interacting with their neighbours,” Seeta says adding it’s not uncommon for lifelong friendships to start with a spontaneous game of 21.

Experience For Yourself

The Hampton’s presentation centre and display homes are open noon to 5 p.m. daily except Fridays at 23rd Avenue and 164th Street in sunny South Surrey. Elevate’s remaining duplexes are priced from \$779,800: remaining Essence townhomes from \$448,800. For more information about The Hamptons, visit legendaryliving.ca or call 604.723.4497.

Two highly anticipated developments - Crest and Evolve - have broken ground and started construction.

Sep-27-2016

Crest is a brand new collection of 16 spacious townhomes in the heart of Langley. With more than 2,600 square feet of contemporary living space, these homes are perfect for families of all sizes. Evolve is comprised of 30 finely-appointed townhomes settled on a quiet residential street within the Hamptons master-planned community in South Surrey.

Register for [Crest](#) and [Evolve](#) to be one of the first to receive updates and promotions on these upcoming projects.

Crest



Evolve

