

FINDING THE RIGHT FIT IN ABBOTSFORD

MICHAEL BERNARD



Contemporary wide-plank laminate flooring is provided throughout the living and dining areas, and in kitchens and most entryways.



Kitchens in Allwood Place townhomes feature stainless steel Whirlpool appliance packages.

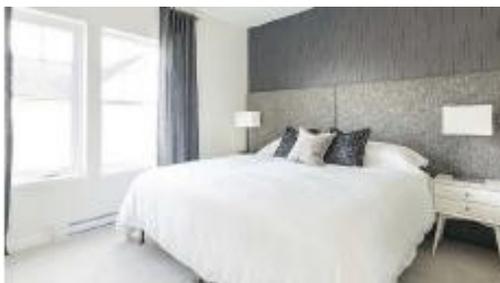
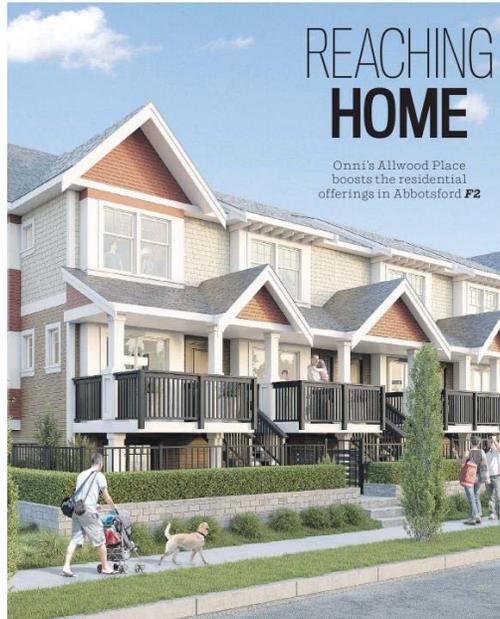
Young families looking for more space and lower housing prices might consider following some of Vancouver's big developers that are starting new townhouse projects in such Fraser Valley communities as Abbotsford.

Anticipating strong demand for more affordable housing, The Onni Group has begun construction — its first in Abbotsford in a decade — on a new master-planned community of 224 townhomes called Allwood Place, with prices as much as \$50,000 less than comparable products in nearby Langley, says company spokesman Sam Jenkins.

"You are seeing more and more people looking for affordable housing options, and those options are farther out in the suburbs," Jenkins said.

"The market has changed a lot even in the last three to four weeks. In Langley, you are spending mid to high \$400s for two- to three-bedroom townhomes and into the \$500s easily. You go 25 minutes down the road, you get into a townhouse in Abbotsford, for our project in particular, in the high \$300s.

"There is definitely a discount for taking that extra 25- to 30-minute drive."



Bedrooms in the two- and three-bedroom homes are carpeted.



Kitchens are fitted with modern flat-panel cabinetry and quartz composite countertops with breakfast bars.

Project: Allwood Place

Project location: 2800 Allwood St., Abbotsford

Project size: A master-planned community of 224 townhomes, with the first phase of 32 two- and three-bedroom townhomes, and the Alder Club, an amenity building that includes a gym, a lounge area with kitchen, a theatre room and indoor and outdoor play areas. Prices starting from \$389,900 for homes ranging from 1,155 to 1,300 square feet.

Developer: The Onni Group

Architect: Yamamoto Architecture, Vancouver

Interior Designer: ONNI

Sales Centre: 2800 Allwood St. Abbotsford

Sales Phone: 604-260-6797

Occupancy: February 2017



Master bathrooms have walk-in showers, while main bathrooms have a tub-shower combination.

While Jenkins says there have been some investors attracted by the positive cash flow provided by a strong rental market in Abbotsford, the majority of interested parties are “move-up” buyers, looking for alternatives to owning a smaller condo apartment or renting a basement suite.

“You still get a little bit of a back yard or a front yard. Even though you are part of a strata, it still feels like your own little independent space compared with high-



Allwood Place is a 224-unit master-planned community, with 32 homes on offer in the first phase. Homes range from 1,155 to 1,300 square feet.

rise or low-rise condos.”

The 32 homes in the first phase of the 224-unit development are either in the Georgian or Craftsman style with steeply pitched roofs, oversized patios, fixed window shutters and planter boxes that create a pleasing heritage character to the new neighbourhood, which was formerly a trailer park.

All homes share in a common amenity building called the Alder Club, which will contain a large fully equipped gym, indoor and outdoor children’s play area, yoga and meditation space, a cinema theatre, games rooms and a party room with kitchen.

What differentiates Allwood from other nearby townhouse developments is that it is located in the “heart of Abbotsford” with Save-On-Foods, coffee shops and other community amenities within walking distance, said Jenkins.

“There are a lot of options as opposed to getting into your car and driving for five to 10 minutes to go shopping,” he said. “That’s a huge benefit, and we are hearing a lot of feedback about our location.”

For commuters, the West Coast Express is only 13 minutes away by car with the future advantage of the railway connecting to the SkyTrain system next year for an easy trip to work in the city, he said.

Inside the homes, large vinyl framed double-glazed windows allow lots of natural light. Contemporary wide-plank laminate flooring is provided throughout the living and dining areas, in the kitchen and most entryways.

The bathrooms are equipped with 12-by-24-inch porcelain tile, while bedrooms come with carpeting.

All suites come with full-sized stacking Whirlpool high-efficiency washers and dryers.

The homes are heated with thermostat-controlled electric baseboard heating.

Modern flat-panel cabinetry with soft-close mechanisms are standard for all kitchens, which also have quartz composite countertops with breakfast bars. Stainless steel Whirlpool appliance packages include a 19-cubic foot refrigerator with bottom-mount freezer, a 30-inch slide-in electric range, an Energy Star rated dishwasher and below-counter microwave.

Private master ensuite bathrooms include a walk-in shower with floor to ceiling tile surround, while main bathrooms have a tubshower combination.

All homes come equipped with 2-5-10 year new home warranty protection, with two-year coverage on labour and materials, five-year coverage on the building envelope, and 10-year coverage on major structural items.



The homes feature plenty of natural light.