

USHERING IN NEW ERA FOR MOODYVILLE

Kindred development in North Van features water views, SeaBus access

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Kindred will be made up of two five-storey buildings of one- and two-bedroom homes.



Kindred is a new-home project from Fairborne Homes in North Vancouver.



Kindred will take a south-facing location on a slope, with views of the water across to downtown Vancouver.

Peter Lafuente has an eye for multi-family real estate, so when his parents began to think about downsizing from their West Vancouver home, he was on hand to help them find something that would give them the new lifestyle they wanted.

"My parents are longtime West Van-



Kindred kitchens will feature stainless steel appliance packages, including a Fisher

couver residents," Lafuente said. "My mom grew up in Ambleside and I spent my whole childhood there. They're coming to the age where downsizing is something that they're thinking about."

Speaking of his parents' decision to purchase an apartment at Kindred — a multi-family residential development by Fairborne Homes — Lafuente added: "I've worked in rental property management and I was familiar with the quality of the buildings that Fairborne has put up in North Vancouver."

These include Capstone, Time and First Street West, the last of which houses the sales centre for Kindred. The 96-home development will comprise two five-storey buildings of one- and two-bedroom homes in the Moodyville neighbourhood of North Vancouver, a few blocks east of Lonsdale Quay.

"Moodyville is traditionally a neighbourhood of small, singlefamily homes," said Cristy Edmonds, director of sales and marketing at Fairborne Homes. "There hasn't been much in the way of change in the area for the past 70 years and a lot of the houses were built originally for workers in the Second World War era.

"A couple of years back, the City of North Vancouver approved a new community plan for the neighbourhood and that has allowed developments like Kindred to happen. This is the first project to come to market in this new and emerging neighbourhood."

Edmonds said the location, on a south-facing slope with views of the water across to downtown, is proving popular with buyers. Kindred is on a transit corridor, within walking distance of the SeaBus at Lonsdale Quay and also connected to the Spirit Trail. This provides a walking and bicycle route right outside the development that can take residents across much of the North Shore.

"People want to be in that area of North Vancouver and there's limited opportunities for new development," Edmonds added. "That's really what has made Kindred so appealing for buyers. There's been a good mix: first-timers, move-up buyers and downsizers."

Fairborne Homes, which Edmonds describes as "a relatively small company doing big things," has been building homes in the Lower Mainland since 1996. The homes at Kindred will be in a contemporary West Coast-style and highly energy efficient — built to LEED gold equivalency. Buyers get a choice of two colour schemes in the units, which have nine-foot-high ceilings (11 in top-floor corner homes) and laminate oak flooring throughout entry, kitchen, living and dining rooms.

"We were looking for something that would be low maintenance for them, where they could just lock up and leave whenever they wanted," Lafuente said. "We got a beautiful two-bedroom, two-bathroom corner unit that faces southwest. It's just under a thousand square feet, it has very nice finishing, 11foot ceilings and a really beautiful patio. It's going to be great for us as a family when my sister and I can come over with our significant others and we can all sit together in a covered outside space."

Kitchens at Kindred feature stainless steel appliance packages, including a Fisher & Paykel counter-depth fridge and a gas cooktop and wall oven by KitchenAid. There are quartz countertops with full-height tile backsplashes, two-tone cabinetry with soft-close doors and drawers and islands with bar counter seating.

'They (even) look after my little dog when I can't'



Bathrooms will have quartz countertops, porcelain tiles on the walls and floors, frameless glass showers and soaker tubs.



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Kindred will include a social lounge with walk-out access to a south-facing patio and barbecue area. There's also a bocce court, natural play area and community garden plots.

Bathrooms have quartz countertops, porcelain tiles on the walls and floors, frameless glass shower doors and soaker tubs.

There are water-efficient symphonic flush toilets with soft-close seats and chrome bath and shower fixtures.

"We build homes for real people — these are not just small units for investors," Edmonds said.

"There are some very livable larger suites and that's why we've seen downsizers buying homes at Kindred. They're a nice size with generous ensuite bathrooms and the type of luxury features and details that people may not even have had in their single-family home."

Kindred will also include an entertainment and social lounge complete with comfortable seating, flat-screen TV and wet bar with walkout access to a south-facing patio and barbecue area.

There's a bocce court, natural play area and community garden plots.

For peace of mind, there is video surveillance at all entry points, a secure entry phone system with floor-controlled access and gated underground parking.

"The building will be ready in the spring of 2019 so that should give them enough time to do their downsizing," Lafuente said. "It's a perfect place for them and it's petfriendly — they look after my little dog when I can't, which is most of the time."

Homes at Kindred start in the mid-\$400,000s and range in size from 617 to 1,108 square feet.

Fairborne Homes is launching the second phase of sales now.



Kindred is a 96-unit project by Fairborne Homes. The mid-rise development, in North Vancouver's Moodyville neighbourhood, is due for occupancy in spring 2019.