

Saturday March 31, 2018

LINKS ATTRACTS DIVERSE FAMILIES

MICHAEL BERNARD



All homes have a landscaped grassy backyard and a patio and/or sundeck.



The Links Residences is a project from Infinity Properties in Surrey.



All townhouses have wide-plank laminate flooring throughout the main levels and customization is available as per choice.

The Links Residences, located next door to Surrey 's Guildford Golf and Country Club, has been proving to be attractive to families with kids. One downsizing couple has a son in Grade 6 who is mad about golf, while another couple is looking to upsize because they 're tired of being "held hostage" when their two teenagers have their friends over.

Erica Enstrom said she and her partner don't play golf, but are moving to a 2,900-square-foot townhome that overlooks the course's 18th green because

they want to stoke their son's passion for the game.

"He has become quite fanatical in the last couple of years and goes golfing almost every day," Enstrom said. "Being able to send him out without having to chauffeur him to a golf course is a pretty nice feature of The Links."

Rita Michie and Michael Wilkie currently live in a fairly spacious three-bedroom townhouse with their 17-year-old son and 15-year-old daughter, but when the kids have their friends over, staying home is a challenge.

"They are teenagers and when they bring their friends over, we are kind of held hostage when they want to watch a movie or run amok," Michie joked. "We have to kind of leave."

So when the opportunity came up to buy a three-bedroom 1,963-square-foot three-bedroom townhome with a family room, they jumped.

Steve Harder, a partner in Momentum Real Estate Group, the firm marketing The Links for Infinity Properties, said interest in the development has been very strong, with more than 220 groups looking through two presentation homes during the official opening weekend earlier this month.

The setting is a big draw. In addition to being next to the golf course, the attractive Tudor-style and Craftsman design townhomes are dispersed over a large site at different elevations.

The development covers a total 7.85 acres with close to half of that dedicated to protected green space and parkland. Each home comes with its own side-by-side garage space for two cars.

All the homes have a fully landscaped grassy backyard, large enough to provide some outdoor space, but small enough not to pose a maintenance burden, Harder said. All homes also come with rear patios and/or sundecks.

"With sizes ranging from 1,400 square feet right up to 3,145 square feet, we're getting very different buyers," said Harder, adding it makes for a more diversified community. "I hesitate to use the expression 'something for everyone' but we are getting close to offering that to the market."

Enstrom said her family is downsizing from a sprawling 3,800-square-foot single-family home backing on to a ravine in New Westminster. Their deci-



Homes at the Links Residences are spacious, ranging from 1,400 square feet up to 3,14 square feet.

sion to leave it is one based on lifestyle.

"As a family of three, we don't need 3,800 square feet, but as my son enters his teenage years, he will like to hang out with his friends. We also need a space for guests and I need a home office, so there are all these variables. What we don't need is the upkeep of a single-family home that needs a new furnace or a new roof or the windows replaced, etc.

"I think for us this is about choosing a certain lifestyle. I'm in my mid 40s and I'm certainly not my parents' generation. They spent their weekends working on the house. We want to spend our weekends going out for dinner or watching our son play golf or going away."

Inside the homes, the finishings are typical of the higher quality that Infinity incorporated into its early projects at the Heritage and Belmont developments in Langley.

There is laminate wide-plank flooring throughout the main floor, quartz countertops throughout the entire home, and oversized porcelain tile in all of the bathrooms. There is some customization available as well with hardwood floors, herringbone tile kitchen backsplashes, Shaker-style fireplace cabinets and rubber floors available for the basement storage rooms.

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Memberships at golf course next door help sweeten deal



The Links Residences is adjacent to the Guildford Golf and Country Club in Surrey.



Large closets are another feature on offer.



The Links Residences is offering big, spacious homes with three and four bedrooms.



This display space in one of the townhouses has been outfitted as a home office.



The den space in the house provides the perfect spot to relax or watch television.



Kitchens are equipped with Whirlpool appliances, including a stainless steel gas range, fridge and dishwasher, a Venmar stainless steel chimney-style hood fan and a microwave from Panasonic. Upgrades to KitchenAid appliances are also being offered.

Kitchens are equipped with Whirlpool appliances, including a stainless steel gas range, fridge and dishwasher, a Venmar stainless steel chimney-style hood fan, and a Panasonic microwave. All homes come with a Whirlpool front-loading washer and dryer. Upgrades to KitchenAid appliances are offered. The homes also have 36-inch Napoleon brand natural gas fireplaces.

Ensuite bathrooms have undermount double-vanity sinks, polished chrome Moen shower heads, bathtub and sink faucets, and standard frameless glass showers.

Some homes come with a finished basement, including a bedroom and bathroom. Other options include a sink and beverage centre, a laundry room with quartz countertops, and upper cabinetry. All homes are equipped with an American Standard gas furnace, a 50-gallon hot water tank, a roughed-in central vacuum, and gas barbecue connections. Other options include Nuheat in-floor heating and thermostat in ensuites, air conditioning and a Sonos speaker system.

To sweeten the deal for buyers, the golf course next door is also offering a \$1,500 membership that provides unlimited golf Monday to Friday and anytime

after noon on weekends for every family member in the household (up to four people) and discounts on food and merchandise.



The Links Residences are a collection of 55 townhouses from Infinity Properties, featuring three- and four-bedroom units at 7979 152 St. in Surrey. Occupancy begins this summer.

The Links Residences, Surrey

Project Address: 7979 152 St., Surrey

Project Scope: A collection of 55 three- and four-bedroom townhouses adjacent to Guildford Golf and Country Club. Homes range from 1,410 to 3,145 square feet. Located about 10 minutes by car to Guildford town centre shopping, 14 minutes to SkyTrain and 40 minutes drive to downtown Vancouver

Prices: \$670,000 to \$710,000 for three-bedroom, two-bath and powder room; \$753,000 to \$865,000 for three-bedroom, two-bath, two powder rooms; \$910,000 to \$1,055,000 for four-bedroom, two-bath, two powder rooms. Prices do not include GST

Developer: Infinity Properties

Architect: Atelier Pacific Architecture Inc.

Interior designer: Jill Bauer Design

Sales Centre: 7979 152 St., Surrey

Sales centre hours: noon — 5 p.m., Sat — Thurs

Sales phone: 604-670-7858

Website: www.thelinksatguildford.com

Occupancy: Beginning summer 2018