

## Living craftsman lifestyle in Moodyville

Townhomes in North Vancouver's The Trails offer homebuyers many choices to personalize

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Homes at The Trails are sizable, measuring to more than 2,100 square feet, and buyers are presented with two palette choices for the interior.

The first phase of The Trails, the Wall Group of Companies' redevelopment of an eight-acre site in the City of North Vancouver's emerging Moodyville neighbourhood, brings contemporary Craftsman-style architecture to the area, along with interiors inspired by the natural surroundings.



Amenities will include landscaped areas where residents can socialize, as shown in this artist's rendering.

Moodyville, one of North Vancouver's oldest neighbourhoods, is undergoing a transformation following the rezoning of the area east of St. Patricks Avenue to Queensbury Avenue and south of East 4th Street. Once complete, it will comprise approximately 1,500 homes, about 300 of these in The Trails.

The rezoning of the area allows for increased density and buildings up to four storeys, says IBI Group's Martin Bruckner, lead architect for The Trails development on the corner of East 2nd Street and St. Patricks Avenue.

The first phase of The Trails comprises 62 three-storey townhomes and two-storey stacked townhomes on a 68,000-square-foot site.

"The contemporary Craftsman-style have durable material on the exterior — including brick and composite panels — to create an interesting and varied architectural appearance," Bruckner says.

Homebuyers can choose the colour of their front door, with options including white, black, green, teal, blue or red.

Homebuyers also have choices to make on the interior colour schemes.

"There are two palettes, North Shore Beach with grey and white tones, and North Shore Natural with its warm woods," says Ada Bonini, principal at BYU Design, the firm responsible for interior design in Phase 1.

Sample boards showing the colours and materials in each palette are on view at the sales centre at 603 East 2nd Street.

The kitchen Shaker-style cabinets and island in the North Shore Beach option are a soft grey that complements the white quartz countertop and grey and white tones of the herringbone-patterned mosaic marble backsplash. In the North Shore Natural option, the cabinetry is a wood-laminate finish and the creamy colours of the marble mosaic backsplash and nickel hardware support a softer colour scheme, Bonini says.

The sample boards at the sales centre also present the choices for the bathrooms.

"We wanted a fabulous master ensuite; there's a free-standing tub and a large shower with a tiled shower pan," she says.

The "floating" vanity will allow the floor to extend under the cabinetry, giving the room a spacious ambience.

The 12-by-24-inch porcelain wall and

floor tiles in both colour schemes will also contribute to the airy feel, while three wall sconces mounted to illuminate the two mirrors above double sinks will make the spaces feel special.

Phase 1 planned amenities include landscaped areas with seating where neighbours can socialize or host get-togethers.

The Trails will also feature a greenway that will connect East 2nd Street to the section of the North Shore Spirit Trail that runs along the southern boundary of the site.

"This is going to be a great neighbourhood for families; it will be pedestrian- and bicycle-friendly and there will be a vibrant community living here when it is completed," Bruckner says.

### The Trails

**Where:** 603 East 2nd Street, City of North Vancouver

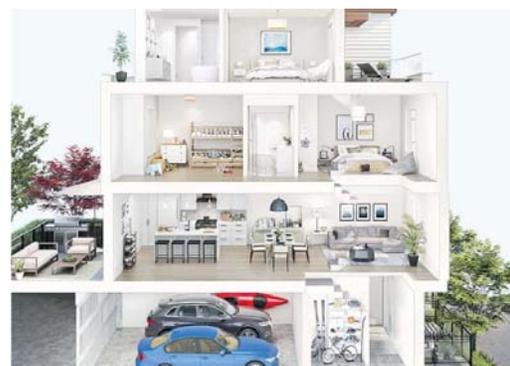
**What:** Over 300 townhomes (First phase: 62 townhomes)

**Residence sizes and prices:** 1,266 to 2,183 square feet; from \$1,159,000

**Developer:** Wall Group of Companies

**Sales centre:** 603 East 2nd Street, North Vancouver

**Hours:** Noon to 5 p.m. Sat — Thurs, or by appointment; 929-9333



The Trails, a project from the Wall Group of Companies, comprises more than 300 townhomes in the Moodyville area of North Vancouver.