

COURT CLOSE TO EVERYTHING

In the amenities-rich heart of Abbotsford, one developer takes pride in thinking small

SIMON BRIAULT

PHOTOS: PNG MERLIN ARCHIVE



Kitchens in the Court condo project feature flat-panel cabinetry, recessed pot lighting, soft-close doors and drawers and polished quartz countertops.

The builders responsible for Court, a new condo project in the heart of Abbotsford, are quite happy being small players in the residential-development market.

In fact, the website for Heinrichs Developments highlights how the small team helps the company to be “approachable, efficient and cost effective” in the way that it operates.

“Gerald Heinrichs, my uncle, has been in the industry for about 25 years, building both in the Okanagan area and also in the Fraser Valley,” said Andrew Heinrichs, the company’s development manager. “He’s kind of a rags-to-riches story. He started out framing and worked his way up in the industry by building his own companies. Heinrichs Developments is the latest iteration of that.

“His idea with these companies is that he likes to have a very tightknit team that he uses as a focal point,” Heinrichs added. “The owners who buy our homes are looked after by Heinrichs representatives, who know everything about the product. We’re physically building the home and then handing you the keys as well, rather than keeping buyers at arm’s length by bringing in multiple third parties.”

The result, according to Heinrichs, is a superior end product and a higher level of customer service than you might expect from other home builders.

“I myself do the walk-throughs and I also work on project scheduling and budgeting,” Heinrichs said. “We’re a very grassroots and down-to-earth company. It’s easier to answer the questions that buyers have when we’re the ones who are, for example, ordering the building materials or getting the warranties for their appliances.”

With an address of 2814 Gladwin Road — right in the heart of Abbotsford’s rapidly growing downtown — Court comprises two six-storey condo buildings and a total of 153 homes. Units range in size from about 600 to 1,750 square feet. There are studios, one- and two-bedroom homes and larger units with two bedrooms plus flex spaces. Prices start at \$299,900 for one-bedroom homes and \$399,900 for two-bedroom plans.

Kitchens at Court feature flat-panel cabinetry with soft-close doors and drawers, recessed pot lighting and polished quartz countertops accented by stacked vertical porcelain tile backsplashes. There are single-basin stainless steel undermounted sinks featuring modern matte black nickel faucets with pull-down sprays. The stainless-steel appliance packages are by Whirlpool.

Bathrooms have flat-panel cabinetry with soft-close doors and drawers, polished quartz countertops with undermount porcelain sinks and oversized geometric floor tiles in matte porcelain.

There are large-format porcelain tile shower surrounds with polished chrome rain shower heads and fixtures, high-efficiency dualflush toilets and double vanities and seamless glass shower enclosures in master ensuites.

When it comes to the floor plans at Court, there will be plenty of variation on offer. Along the Gladwin Road and Landeau Place sides of the development will be multi-level units with big loft spaces inspired by a Scandinavian, industrial feel. These will include exposed brickwork and glass railings overlooking the spaces below.



The Court condominium project in Abbotsford will feature two six-storey buildings with 153 homes ranging from about 600 to 1,750 square feet.



An artist’s rendering depicts the outdoor space at Court — two six-storey condo buildings with 153 units

Affordable abodes close to shopping, city transit, parks and university

PHOTOS: PNG MERLIN ARCHIVE



Units have a contemporary feel.



On offer at Court are studio suites and homes with one and two bedrooms. Larger units also have flex spaces.

munity plan to be the central corridor. It's in a very central, interconnected, walkable and transit-friendly location."

The brochure for Court lists no fewer than 43 amenities in the area — everything from restaurants, shopping and schools to health and wellness outlets. The development is within easy reach of Mill Lake Park, which includes an outdoor pool, a water park, three separate playgrounds, several picnic areas and rest stops, as well as a small dock. The University of the Fraser Valley's main campus is also nearby.

"The homes are definitely at an affordable price point for many people," said Heinrichs. "We're trying to cater to both entry-level homebuyers and the investor market, as well."

Sandy Chang, who has bought a two-bathroom home on the third floor, fits the bill perfectly.

"I was born and raised in Vancouver and me and my best friend bought this place as an investment because we know that the market is heading out east," she said. "We plan to rent it out, probably to students. We knew that Abbotsford is a growing city and there could be a lot of new development coming to the area so we wanted to get in early.

"It was a super easy process," Chang added. "We made two trips out there, the first one to get a glimpse at the neighbourhood and to talk with staff at the showroom. When we first saw what they were offering, we liked it so much

we knew we were going to go to the bank and try to make this work. The second time we went it was just to sign the papers. They were very accommodating. It was a really good experience."

Court

Project location: 2814 Gladwin Road

Project size: 153 homes ranging in size from approximately 600 to 1,750 square feet. There are studios, one- and two-bedroom homes and larger units with two bedrooms plus flex spaces. Prices start at \$299,900 for one-bedroom homes and \$399,900 for two-bedroom plans

Developer: Heinrichs Developments

Architect: David Tyrell Architecture

Interior designer: i3 Design

Sales centre: 33323 South Fraser Way

Hours: noon — 5 p.m., Sat — Thurs

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Bathrooms in Court have quartz countertops with undermount sinks.

This type of design is not the kind of thing that's been brought to Abbotsford before, according to Heinrichs.

"We're right near the main shopping corridor in Abbotsford," he added. "We're just off South Fraser Way, which the City of Abbotsford has determined in its com-