

University District at the heart of it all

Vibrant Surrey City Centre just keeps getting bigger and better with new amenities

MICHAEL BERNARD



The two-bedroom show suite welcomes visitors Saturday to Thursday from noon to 5 p.m.



Master ensembles have frameless showers, composite countertops and rectangular undermount sinks.



The 38-storey University District South Tower comprises 431 homes.

The city of Surrey is developing an image as a place for young professionals to study, live and work, and nowhere is that more apparent than in the rapidly developing Surrey City Centre, the neighbourhood anchored by a new city hall, library and recreation centre, as well as SFU's campus and a Kwantlen Polytechnic University satellite.

Bosa Properties saw its faith in Surrey affirmed when, in 2015, the city was named one of the world's "seven most intelligent communities", a reference by a New York-based think-tank to the city's knowledge-based future.

The developer rapidly sold off the Alumni Tower, the first phase of its University District project, two years ago. Despite the slowing pace of B.C.'s real estate industry, sales of the second 28-storey North Tower being built on an adjacent property by Bosa family company, BlueSky Properties, were brisk this fall. More than 80 per cent of 320 homes sold before BlueSky paused the campaign to begin preparations for sales in the 38-storey University District South Tower on the same parcel.

That pace is expected to continue with the sales of homes in South Tower.

That trend comes as no surprise to Judy Graham, sales manager for University District, who describes Surrey as a city of the future, attracting

1,000 new residents a month.

"It's becoming a major centre for commerce and innovation, attracting high-tech companies and educational institutions and it was named one of the world's top-seven intelligent communities," she said.

"University District is at the centre of the new downtown core across from the new city hall, public library. It's minutes from the SkyTrain station with quick access to downtown Vancouver and other areas of the Lower Mainland, which makes it a great place to live and work."

Sales associate Jen Laker says those

who visit the two-bedroom showroom are particularly impressed by the tower's location and the finishings in the kitchen.

Countertops are composite stone, while the undermount sinks are 18-gauge stainless steel. Particularly striking is the Grohe kitchen faucet, which is featured in a matte black finish.

Also standing out in the kitchen are the integrated appliances, including a 24-inch induction cooktop, a 24-inch hood fan insert, and convection wall oven, and a 30-inch refrigerator with bottom freezer.

Main bathrooms feature a soaker tub with integrated shower, while master ensembles have free-standing frameless showers. Both have a custom mirrored medicine cabinet with storage shelf and integrated lighting, composite countertops and a rectangular undermount sink.

All windows are double glazed and come equipped with roller shades. Laundry closets have front-loading stacking washers and dryers.

North Tower and South Tower share the amenities in a 23,000-square-foot private resort-inspired club space. Amenities include a fitness centre with yoga room, cardio, strength and stationary cycles and a turf sprint track. There are also indoor and outdoor children's play areas and a heated outdoor pool.

University District (South Tower)

What: A 38-storey concrete highrise with a total of 431 studio, one-, two- and three-bedroom apartments and townhomes

Where: 10448 University Drive, Surrey

Residence size and prices: From 430 square feet; Studios and Junior one-bedrooms starting from \$359,900

Developer: BlueSky Properties, a Bosa family company

Sales centre: 13409 – 104th Ave., Surrey

Hours: noon — 5 p.m., daily

Telephone: 604-588-5795