

Location, value drive interest in Briza

Briza is nestled between two SkyTrain stations - Surrey Central and Gateway - so residents will get the benefit of all the local amenities, and be able to tap into everything that Vancouver and the rest of the Lower Mainland has to offer.

SIMON BRIAULT Updated: January 18, 2020



Briza is a project from Genaris Properties in Surrey. [PNG Merlin Archive] PNG

Briza is a 65-unit condo and townhouse development planned for central Surrey. There's lots to recommend it. But the most noteworthy thing, according to both the developer and some buyers who have already signed up, is the pricing, with homes in the current inventory beginning at well below \$300,000.

The company behind the project is a relatively new player on the residential development scene, but Genaris Properties is already getting plenty of things done: single-family homes, townhomes and, with Briza, condos.

"The inspiration for our name comes from sui generis, which is Latin for something that is unique and of its own kind," said Dharam Dhillon, one of the principals of Genaris Properties. "That's the approach we take to every single one of our developments."

Briza is nestled between two SkyTrain stations – Surrey Central and Gateway – so residents will get the benefit of all the local amenities, and be able to tap into everything that Vancouver and the rest of the Lower Mainland has to offer.

"I have some amazing memories from growing up in Surrey," said Dhillon. "Briza not only gives you access to all these great amenities to build your own memories, but it's also in an area that's transitioning and turning into something very special. If you buy into this development and work in Vancouver, you'll have the convenience of being able to hop on a SkyTrain within walking distance and then you have everything on your doorstep when you get home."

The website for Briza includes a map that is peppered with locations for dining, banking, recreation and shopping. Central City shopping centre is within walking distance and features 140 stores, restaurants, services, Simon Fraser University campus, and an office tower.

Genaris Properties' five-storey, wood-frame development will include condos and five townhomes. Most homes at Briza feature outdoor spaces overlooking Surrey City Centre or green space. There is secure underground parking for residents and visitors, nine-foot

ceilings in all homes and laminate flooring throughout.

Kitchens feature soft-close cabinetry, elongated chevron pattern backsplashes and engineered quartz countertops. There are undermount single-bowl sinks and black Moen faucets with flexible pull-out spray hoses. The appliance packages – fridge-freezers, ranges, dishwashers and microwaves – are by Blomberg.



Bathrooms feature walls that highlight penny-round tile with contrasting grout colour, custom vanities in a velvet matte finish and undermount porcelain sinks. There are walk-in showers in all ensuites. Other features? Custom mirrors with storage shelves in black and white, dual-flush toilets for smart water consumption and tile flooring in all bathrooms.

"It's a perfectly sized development in my opinion – not so big that you don't know your neighbours, but big enough to create a vibrant cultural and family atmosphere," Dhillon said. "There's also a great unit mix. We've

got studios for people who are living on their own and family-sized spaces for people who are downsizing or who have kids going to the local schools.”

The project is scheduled to be completed some time in 2022, but Maria Carlos saw the benefits of getting in early and has bought a studio apartment at Briza.

“The price, the quality and the location were the things I most liked about Briza when I saw it,” she said. “It’s expensive in that neighbourhood, but this place was a very, very good deal. It’s near to where all the action is. There’s a lot of development in the area and I think as it gets built up, Briza will be part of that urban core.”



Carlos is one of many who have shown an interest in Briza, according to Dhillon, who is keen to point out the diversity of the development’s buyer demographic.

“The intention with Briza is not only to make it accessible in terms of lifestyle and location, but also financially,” he said. “We wanted to make sure that nobody is priced out. We’ve had a lot of folks from the area and that’s been really encouraging for us. We’ve put our heart and soul into this project and it’s nice that it resonates with people who already live in the neighbourhood.”

“There have also been people from South Surrey who realize that there’s nothing better than being a stone’s throw from the SkyTrain station,” Dhillon added. “They work in Vancouver and this location gives them an extra half hour in their day and you can’t put a price on time.”

There is no sales centre for Briza, but potential buyers can contact the developers by phone or online.

“It’s not going to cost you an arm and a leg to live here and you’re not going to be putting your entire paycheque towards a mortgage,” said Dhillon. “This development is for everyone and so is the price.”

Briza

Project location: 10616 — 132nd St., Surrey

Project size: Briza is a five-storey, wood frame condo development (including five townhouses). Homes in current inventory range from 421 to 1,243 square feet and priced from \$270,900

Developer: Genaris Properties

Architect: Creekside Architects

Interior designer: BAM Interiors

Sales phone: 604-721-5460

Website: <http://www.brizasurrey.com>