

WESTCOAST HOMES 2

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SATURDAY, SEPTEMBER 22, 2007

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Collaboration of 4 builders, 2 brokers puts down roots

White Rock detached-home venture received with huzzahs

NEW HOMES PROJECT PROFILE

Forest Ridge

Location: White Rock
Project size: 37 single-family detached homes
Residence size: 3,500 – 4,000 sq. ft., including finished basement
Prices: \$760,000, including GST
Presentation centre: 14810 34th Ave., White Rock
Hours: By appointment
Telephone: 604-617-5874 or 604-614-5000
Web: theforestridge.com
Occupancy: Two to four months

WESTCOAST HOMES

Forest Ridge is a four-builder development organized by two White Rock realtors. It has been such a success — 32 of the 37 homes have been sold as of this week — that some involved have decided to do it again.

See **FOR SALE L2**

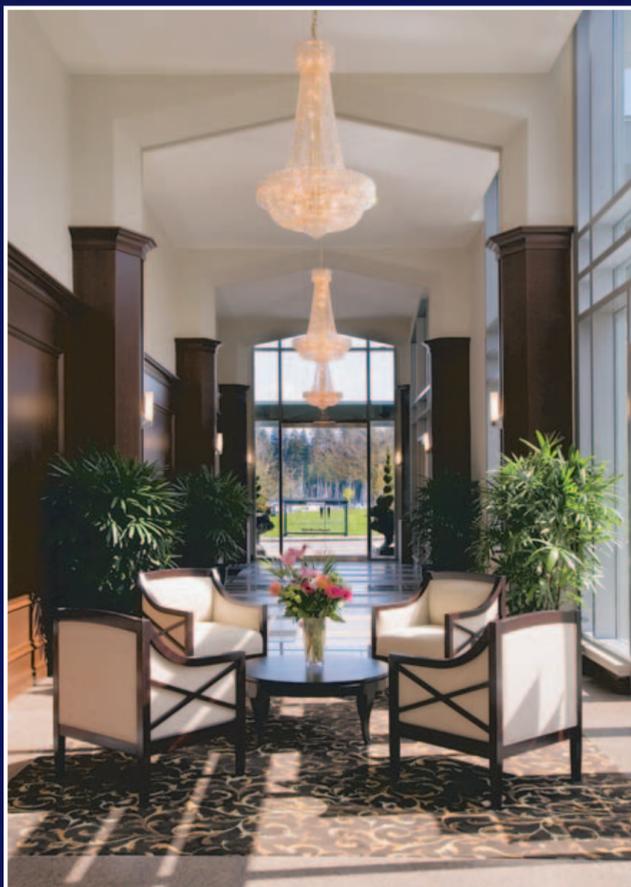


PHOTOS BY IAN LINDSAY/VANCOUVER SUN

A dining room and a front parlour in the Forest Ridge show home introduces visitors with another epoch's ideal of principal living quarters.

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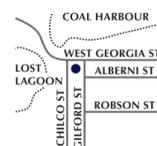
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THE DEVELOPER RESERVES THE RIGHT TO MAKE MODIFICATIONS AND CHANGES AS NEEDED. L&O.E.



'For sale' signs already out on prime builder lots

From L1

They are looking to build homes on 11 lots in McNally Creek, just a two-minute drive from the ocean, and five lots in the up-and-coming neighbourhood of Morgan Heights.

Morgan Heights is going through a building boom as a number of developers begin residential projects around a large-scale mall development, where Wal-Mart is under construction.

Although construction of the homes in McNally Creek and Morgan Heights has not begun, the "For sale" signs are already out on the prime builder lots. These homes, like those in Forest Ridge, will all be on cul-de-sacs and two of the plots for McNally Creek are already spoken for by prospective buyers.

White Rock realtor Todd Antifaev, who has 24 years experience, and realtor John Moss, with 34 years, have become familiar with quite a few of the builders in their community over the years.

Recognizing that the "little guy" was getting squeezed out of the market, they came up with the idea of suggesting that smaller builders band together to create "more buying power for larger tracts of land."

The four they approached — Laurel Ridge Homes, Patsell Homes, Pavilion Homes and Providence Homes — were quick to get on board.

In an interview in the show home for Forest Ridge, Antifaev says the idea worked because all four builders have a similar philosophy, kept to the same high standards of construction and enjoyed working together.

When it came to which builder got which lot, they basically drew straws and took turns choosing the lots they would build on, says Antifaev, adding "everyone was very happy."

But what set this project apart from many other larger-scale housing developments — besides its multi-builder approach — was the ability for buyers to semi-customize their homes.

See **OWNERS CHOOSE** L4



The Forest Ridge homes were built to 22 different plans — and to accommodate the aspirations of buyers.

'Big builders can't take the time to give buyers choices,' says Todd Antifaev (left), with John Moss, organizer of the development.

'You generally get a choice of three colour schemes and that's it. Our guys help buyers through the process and people can sit down with a designer to coordinate their choices.'

Painted Boat Resort puts value and romance back into waterfront living

The dream of waterfront living is one that captivates the imagination of anyone with a love of the outdoors and a healthy spirit of adventure. But for most of us who still pursue active lives in the city, the additional costs of owning a waterfront home for vacations and weekend getaways are out of reach.

A fresh approach to owning waterfront

Making the dream both practical and affordable is a challenge recently taken on by Painted Boat Development Ltd. Their response was to create an extraordinary six-acre water-front resort at Madeira Park in Pender Harbour. Located on a spectacular inlet featuring stunning water views, this intimate community of 31 luxury vacation villas provides owners with an exclusive, five star resort experience throughout the year.

A five star resort experience

In every respect, these homes were conceived to capture the essence of luxurious comfort. The airy, open floor plans feature stunning views, cathedral ceilings on the upper floors and custom designed furniture by Dana Brash. The spacious 2 bedroom and 2 bedroom with den villas range from 1,114 to 1,760 sq. ft. to provide plenty of room and to accommodate visiting guests and family. Premium stainless steel appliances, granite countertops and custom cabinetry grace the gourmet kitchens while the large entertainment-sized decks encourage al fresco dining and offer glorious views.

With its own deep-water marina, Painted Boat Resort is a haven for boaters of every description with preferential moorage always available for residents. Adding to the resort ambiance is the spectacular Peter Treuheit-designed spa with hot tub, complete salon and private rooms for massage, yoga and Pilates. A glass-fronted fitness centre overlooks the inlet, so owners and their guests can take in the surrounding natural beauty while working out on the facility's state-of-the-art equipment.

Sprawling decks extend from the rock grotto infinity pool to invite lazy afternoons in the sunshine or a refreshing swim after boating, hiking or golf. To cap off the perfect day, enjoy fine dining at its best at Painted Boat's celebrated gourmet restaurant overlooking the marina.

Supernatural outdoor recreation

Set amidst stately trees at the water's edge, Painted Boat Resort offers countless recreational activities through all four seasons of the year. The protected waters of Pender Harbour boast secluded kayaking coves, excellent sport fishing and a private beach right on your doorstep. Just outside, in the Georgia Strait, beautiful Desolation Sound and the Northern Gulf Islands beckon, just a short cruise away.

Closer to home and just down the road are tennis courts and two public golf courses, along with numerous hiking and cross-country ski trails through the adjacent forest and local mountains.

Affordable ownership

What makes Painted Boat Resort so affordable is a unique option that allows owners to purchase a quarter interest in the vacation villa of their choice. This quarter, freehold interest provides year round access on a rotating schedule for thirteen weeks, including two or three set weeks during

the peak summer months. The villas are beautifully appointed and fully furnished, right down to the bed sheets and silverware, so there's no need to worry about decorating or maintenance.

The concept of fractional ownership gives residents access to a level of quality and exclusivity that might otherwise be financially out of reach. Given that the average recreational property is used less than two months a year, the benefits in terms of overall value are immediately apparent.

Canadian Rocky Mountain Resorts and Rockwater to manage

Ken Delf, President, Painted Boat Development Ltd. recently announced that Canadian Rocky Mountain Resorts of Calgary, one of Canada's most successful mountain lodge operators, will manage and operate the waterside restaurant and marina. Kevin Toth, President of Rockwater Properties Inc. and with 17 years experience at Fairmont Hotels, will provide general management and operational responsibilities for Painted Boat Resort. "The two resort companies will be able to share executive leadership and provide luxury service and accommodation for visitors at both resorts," added Delf.

Waterfront the way it used to be

To fully appreciate the Painted Boat Resort experience, one needs to visit this extraordinary resort property and experience it first hand. Close enough to Vancouver for weekend getaways, Painted Boat is still far enough away to possess all the natural rustic charm and scenery that has made B.C. one of the most popular tourist destinations in the world.

For those who value privacy and an authentic connection to the unspoiled treasures of our spectacular coastline, Painted Boat is both an affordable alternative and a real breath of fresh air.



The Show Home at Painted Boat



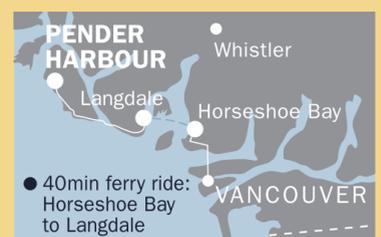
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Owners choose exterior paint colours

From L2

"Big builders can't take the time to give buyers choices. You generally get a choice of three colour schemes and that's it. Our guys help buyers through the process and people can sit down with a designer to coordinate their choices. You don't want people making bad choices on house paint colours or what tiles go with what granite," says Antifaev.

The Craftsman-style homes, while similar, have differences, considering 22 building plans were used and the homeowners themselves chose the exterior paint colours.

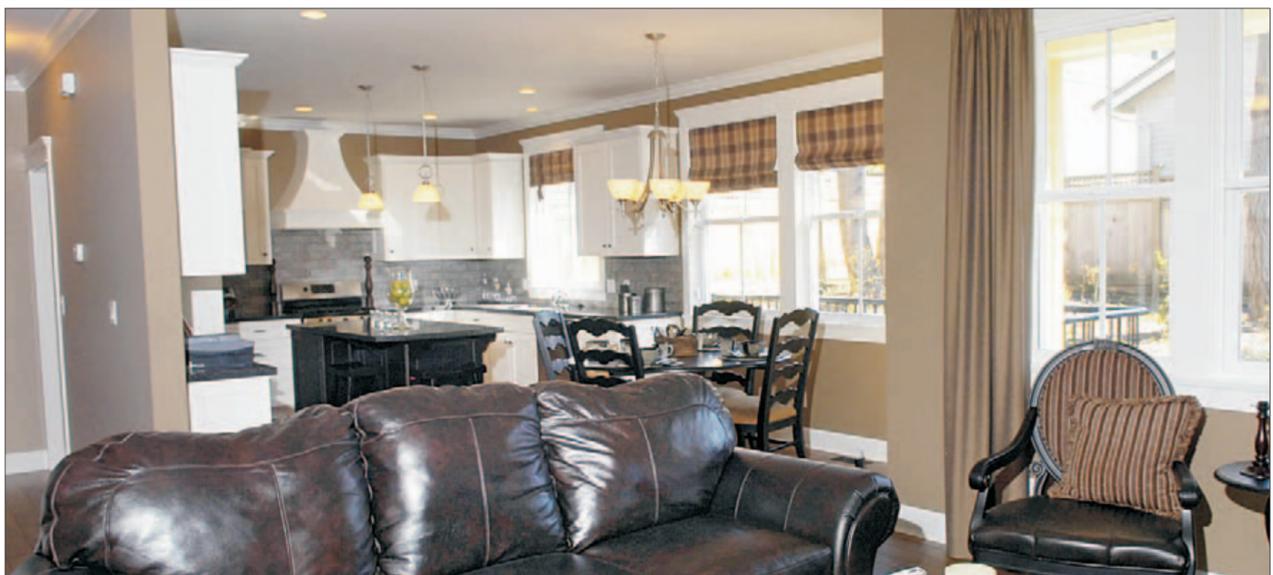
The homes were either three or four bedrooms, and homeowners had the option of finishing the basements. Of the homes sold, all, except two, have finished basements. The five remaining homes for sale have three bedrooms, but Antifaev says there's still time left for prospective buyers to make some of the decisions to semi-customize the homes.

See **A FRONT ROOM** L6

In the back of the Forest Ridge show home are the kitchen and attached family room.

Forest Ridge cooks will prepare meals at granite counters and with stainless steel appliances.

Although walnut flooring is underfoot throughout the main floor of the show home, many buyers selected another species for their homes: oak.



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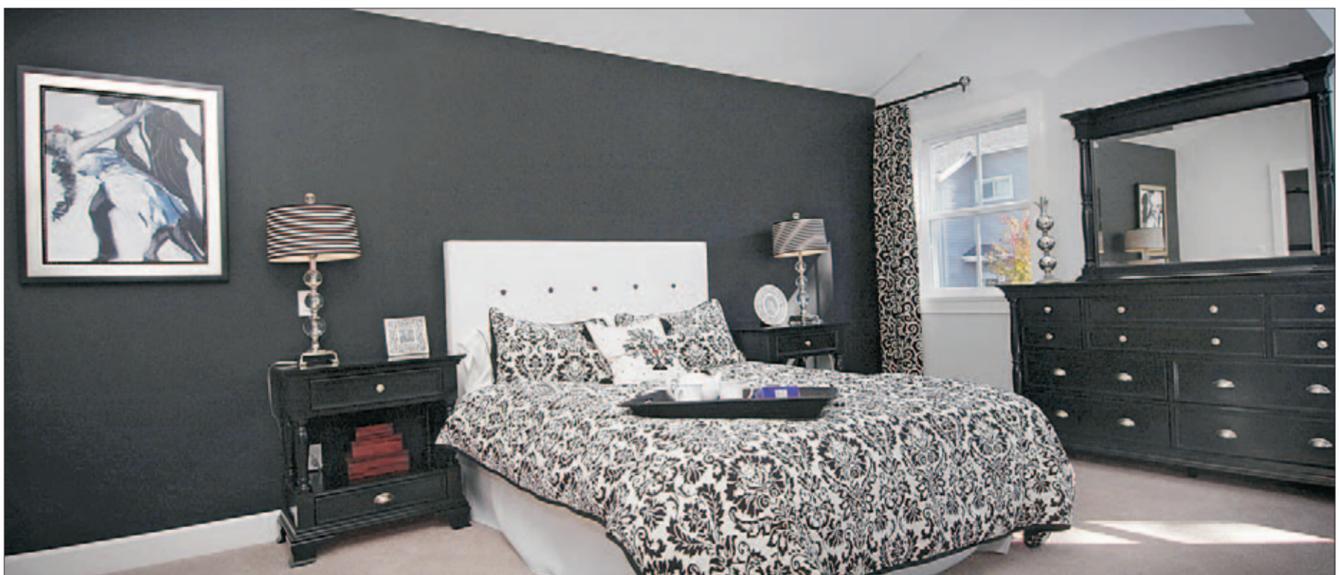


The asking price on the remaining three-bedroom homes at Forest Ridge is \$760,000, including GST.

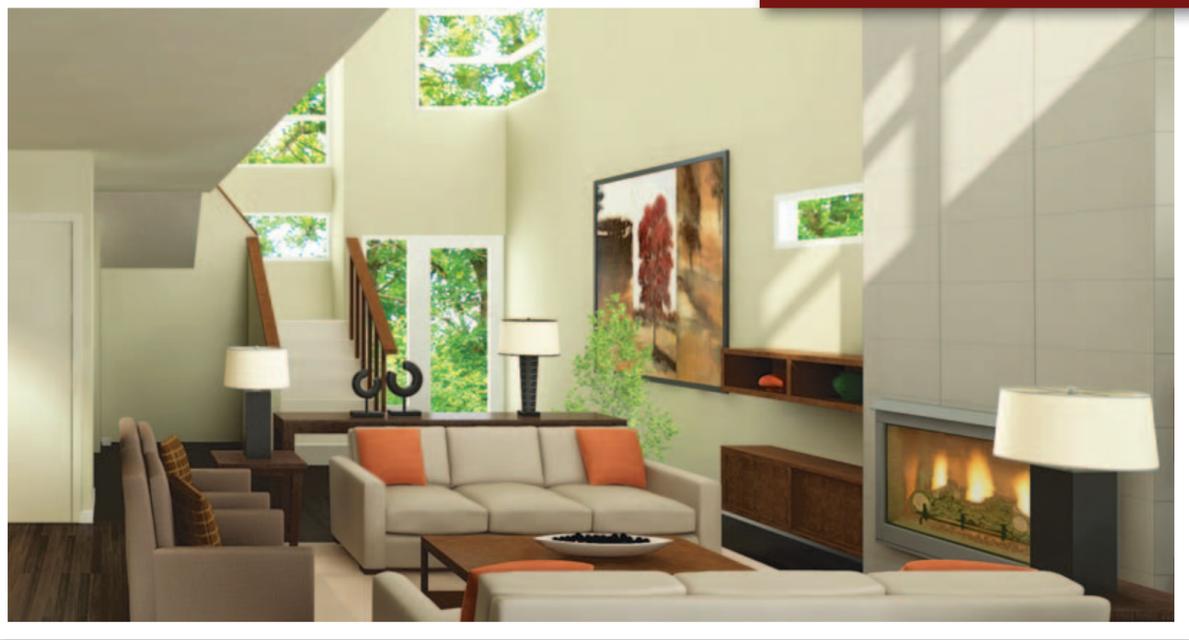
If the last buyers are anything like some of the first buyers, they will be buying a 'downsized' residence and with the proceeds of the sale of properties worth double, or thereabouts.

'They're saving money but they didn't want to sacrifice quality coming out of these expensive properties,' Todd Antifaev says.

The master suite in the Forest Ridge show home suggests no sacrifice will be demanded of any household there.



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