



The indispensable tools of 21st-century sizzling-wok cooking, a powerful range hood and a gas range, are among the features of a Bayberry kitchen. The 'fridge, like the range a Frigidaire appliance, measures up at 21 cubic feet. The countertops are laminate; the backsplashes, ceramic tile. The floorplan below shows the three living levels in a four-bedroom home.

Gatehouse announces an urban oasis

From K2

door access to public roadways, in other words, and all will have traditional front-yard, front-door access to a street, public or private.

That courtyard, or the income from the five or six homes forgone that it signals, is a critical component of the Ledingham McAllister claim that at a Bayberry is a bit of green, a pocket urban oasis, that competing projects can't offer. "Bayberry Park's most unique feature is its large English-style garden courtyard," Aragon says.

"The arrangement of homes around the garden courtyard and the gatehouse entry was inspired by Kitsilano's Tatlow Court and its adjacent Tatlow Park.

"At Bayberry Park the hand-crafted gatehouse sets the tone for the community as an urban oasis. Inside, the beautifully landscaped courtyard with its arbour and benches provide a private retreat."

Bayberry buyer Goco says that, yes, the roadway borders and the courtyard whose inclusion they influenced are important components of Bayberry.

"We found the other townhome complexes to be compacted together," the 24-year-old Vancouver native said in an interview. "There wasn't much greenery around.

"The courtyard I think greatly improves the appearance. It adds so much value and prestige to the complex. I see this as a bonus because there are so many townhomes to choose from, but Bayberry is the only one with a courtyard in the front of the complex."

The streets, additionally, are a source of off-project parking.

"The quiet residential streets mean easier access for visitors," Aragon says. "As well, in other communities, you have to drive through the interior streets to get to your front door. This is not the case at Bayberry Park."

Goco agrees visitor access will be easier at Bayberry than at other townhome projects she has visited. "The absence of other townhome projects did contribute to our decision since again there isn't that crowded feeling, of being beside the other neighbourhood homes.

Also, it would be great when we have guests over, they have the option using the visitor parking and or to park on the street.

"The home we purchased is facing the courtyard. That way we have a great view and we won't hear the cars on the streets."

Goco bought at Bayberry with her husband and her mother. They bought a four-bedroom, 3 1/2-bath townhouse overlooking the courtyard for \$409,900. Two of the bedrooms have en suites.

They are currently living in a four-bedroom, 2 1/2-bath townhouse, which they intend to rent out when they move to Bayberry.

"It is a great neighbourhood and we do see this property as a great investment to hold on to," Goco says of her current residence. "We have decided to keep it as a source of income and to begin to build our real estate portfolio.

"Since my mother is retired and she is also wanting to increase her assets, the two of us joined together to purchase a new home in Bayberry."

Ledingham McAllister's longevity — it's been in business for a century — was another important selling point, seller and buyer report.

"In the past I have heard stories from friends who purchased a home without really looking into the builder," Goco says. "They had problems with things such as missing shelves in the kitchen cabi-

nets and faucet finishes different from the finishes in the the showhome. Ledingham McAllister has been around for quite awhile and I have seen their other developments and have no doubt in my mind that I will not have any problems with Bayberry."

She regrets one decision the company made at Bayberry — not to put a tub in the master bathroom.

"We were disappointed that there wasn't a bathtub, but over-all there was more value to the home in comparison to the other homes. Also, this allowed for the other rooms to be much larger, again in comparison to other townhomes."

Aragon says Ledingham McAllister has found buyers prefer showers. "You will find distinguishing finishes to include Kohler plumbing fixtures, ceramic tile floors and double vanities in the master bedroom."

Additionally, the developer has put a tub in the second upper-floor bathroom.

Goco attributes her sense of "more value" at Bayberry to Ledingham McAllister's appliance and finishing decisions. In commenting on that big Sakura range hood, she made it clear it was but one component of a well-packaged product, with stainless steel appliances and granite countertops all standard.

Is that a Sakura? Indeed . . .

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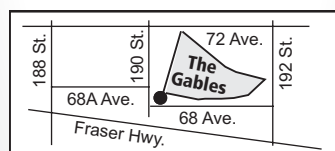
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