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THE VANCOUVER SUN

BOB RANSFORD | L6

EDITOR MICHAEL SASGES 604-605-2467

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E-mail Homes@png.canwest.com

HOME THOUGHTS

SPRING CLEANING

It's the time of year when homeowners start thinking of spring cleaning. But even more importantly than giving your interiors a good freshening is the need to maintain a regular schedule of seasonal home maintenance. Canada Mortgage and Housing Corp. (CMHC) has come up with a list of tips that should be followed this spring.

Among them:

- Check your furnace, air exchanger and air conditioner filters, and clean or replace them if needed.
- Check and clean your range hood filters once a month.
- Ensure all indoor and outdoor air vents (intake, exhaust and forced air) are clear of snow and debris.
- Test the ground fault circuit interrupter(s) each month by pushing the test button, which should cause the reset button to pop up.
- After consulting your hot water tank owner's manual, carefully test the temperature and pressure relief valve to ensure it isn't stuck.
- Shut down and clean the furnace humidifier, and close the furnace humidifier damper on units with central air conditioning.
- Have your fireplace or wood stove and chimney cleaned and serviced as needed.
- Clear all drainage ditches and culverts of debris.
- Check smoke, carbon monoxide and security alarms, and replace batteries if necessary.
- Clean all windows, screens and window hardware.
- Examine the foundation walls for cracks, leaks or signs of moisture, and repair them if required. Repair and paint fences as needed.
- Clean any debris from eavestroughs and downspouts, and make sure they are securely attached to your home and that the flow of water discharges away from your foundation.

For more information or a free copy of the About Your House fact sheet, Home Maintenance Schedule and other fact sheets on owning, maintaining or renovating your home, call CMHC at 1-800-668-2642 or go to www.cmhc.ca.

HOME-BUYING 101

Time is running out if you want to sign up for the 13th annual free First-Time Home Buyer Seminar, presented by the Greater Vancouver Home Builders' Association (GVHBA) on Tuesday from 7 to 9 p.m. in the Guildford Sheraton Hotel Ballroom, 15269 — 104 Ave., Surrey.

The seminar is designed to demystify the process of buying a first home for young people who are asking such questions as which type of home best suits their needs, what mortgage type and term to choose, what legal issues ought to be considered, and the benefits of builder licensing, warranties and homeowner protection.

To pre-registration call 604-588-5036 from 8:30 a.m. to 5 p.m. Monday to Friday. Registrations will also be taken by answering machine at the same phone number on weekends.



A FIRST FOR KITSILANO



FIRST, a 45-unit condo project (top) at the southwest corner of Burrard and First Avenue in Kitsilano, is considered a "boutique" project because of its small size but spacious interiors. More about this aptly named development, K2.

AVONDALE, a 79-unit condo development (left) at 333 East 15th, North Vancouver, is at the heart of the district's shopping, entertainment, recreation and transportation. More on this conveniently located project on L1.

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George Wong of Platinum Marketing Group and development manager Bud Eaton (right) at FIRST, the new condo project at First Avenue and Burrard Street in Kitsilano.

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NEW HOMES PROJECT PROFILE

FIRST

Developer: Wedgewood and Marcon
Architect: Ray Letkeman Architects
Interior Design: Kodu Design
Presentation Centre: 1808 West First Ave., Vancouver
Telephone: (604) 732-1101
Web: firstonfirst.com
Price range: \$399,000 to \$915,000
Penthouse: \$1 million to \$1.6 million
Size of regular condos: 600 to 1,500 square feet.
Occupancy: Early 2009

VANCOUVER SUN

FIRST is appropriately named because there hasn't been anything like it for the past 15 years in the neighbourhood, says Platinum Marketing group spokesman George Wong.

The 45-unit condo, in Kitsilano, appeals to buyers wanting to be in a prime location and in a mid-rise, concrete tower.

The six-floor building, on the southwest corner of Burrard and First, is considered a "boutique" project because of its small size but spacious interiors, says Wong.

"It's very unique because of the distinctive block and it's very rare. Nothing of this nature is on the horizon for Kitsilano and nothing has been offered similar to this here for about 15 years."

"Many would agree this block has the most personality and style in Kitsilano. The trendy shops, row housing and the merchants are here. It's a very distinctive style."

Wong adds although FIRST has a gym and meeting room, with a flat screen TV, fireplace and kitchenette that opens onto a large terrace, the amenities are really to be found just outside



A closet-lined corridor that links bedroom to bathroom at FIRST, the new condo project in Kitsilano.

buyers' doors, with the beach and Vanier Park only two blocks away.

The homes are priced from \$399,000 to \$915,000 with six penthouses available, priced between \$1 million and \$1.6 million.

The size of the regular suites ranges from 600 to 1,500 square feet, and all of them have over-height ceilings of 8 feet 10 inches. The penthouse ceiling heights are 9 feet 4 inches.

The architect, Ray Letkeman, has designed plans that maximize space with all homes having an open concept kitchen/living area, ideal for entertaining. The exterior of the building

will be a combination of masonry, concrete and glass with large windows in each suite to take full advantage of the location. Directly on the corner of Burrard and First there are no high-rises in the vicinity to block the sun.

Kodu Design has created a sleek interior with high-end European finishes in a neutral backdrop, either teak or maple color scheme.

This was deliberately done for home buyers to put their own unique stamp on the interiors.

"It's contemporary, urban style but yet it's not cold. It has a very human touch," says Wong.

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The kitchens at FIRST are by Molteni with satin aluminum-edged detailing. The countertops are made from engineered stone.

Countertops are polished white stone

From K2

Some of the features include hardwood flooring in the entry, kitchen, living, dining and storage/flex room.

The bedrooms have 100 per cent wool looped carpet in a warm tone.

Each unit has an enclosed balcony with large-format, 12-by-24 inch slate tiles. Some of the suites have in-floor electric radiant heat on the outdoor patios.

The kitchens are Dada kitchens by Molteni, with satin aluminum edged detailing and come with either a taupe or white matte finish.

The countertops are a polished

white engineered stone with matching 12" backsplash. The sinks are under-mount with a distinctive ribbon faucet.

The bathrooms are all outfitted with a custom-Italian-imported rectangular basin with a polished chrome lever style ribbon faucet. Behind it is a full-height bevelled mirror flush to the walls.

The floors are a large 18-by-18 inch porcelain floor tile.

The toilets are dual flush and water efficient.

The developers are Wedgewood and Marcon who Wong notes have been building homes in Vancouver for over 25 years and in that time have built over 6,500 condos.



Bathrooms at FIRST are all equipped with Italian-imported rectangular basins.