

New homeowners say views and location tops on their list

Finding a home at Tsawwassen Springs

new local home



For Francis Cheung and his wife, finding a home that allowed them to just close the door behind them when they wanted to travel was extremely important. They found that perfect home at Tsawwassen Springs, by Shato Holdings and Talisman Homes.

"It's so close to the border and the ferries," Cheung says. "We could just walk to the ferries."

He was immediately impressed by the quality of the workmanship on the homes, and says he looks forward to seeing the community when it is all complete. However, it wasn't just the construction that he was looking for.

"We're right in the middle of the golf course," he says. "The view was one of the most important things to us."

Homeowner Dale Martin was looking to downsize after living in Tsawwassen and Ladner for 20 years, and found the entire community to be exactly what he wanted.

"Once I saw the whole concept, I knew it was going to be a real community," he says, adding that he also liked the idea of living on a golf course.

"It's very well designed," Martin says. "There is no wasted space."

He was also impressed with the lengths Shato and Talisman were willing to go to ensure he was completely satisfied.

"The whole experience was great," he says. "They really bent over backwards to make sure (everything was okay) ... (Tradespeople) came in and fixed any defects, no questions asked."

'Langley is literally right over the hill'

Head into the great outdoors with Latis

by Colin Oswin

Get up and get outside with Latis. A condo project from developer Kerkhoff Construction, Latis is located right in the heart of Cloverdale. The project will have just 34 units in total, which Craig Anderson, marketing manager at Pilothouse Real Estate, describes as "a very limited, very intimate selection of homes."

Latis places a big emphasis on providing outdoor space for its residents, with big balconies included with most units. The balconies here range from 90 up to 183 square feet, and one second-floor unit comes with a huge, 412-square-foot terrace. One unit on the top floor has a smaller 51-square-foot balcony, but Latis makes up for this, adding a 553-square-foot rooftop deck. And this suite isn't alone – five of the top-floor units at Latis include these rooftop decks.

Anderson says these types of rooftop spaces are extremely rare in Cloverdale.

"We took an existing building structure and had fun with it," he says.

"We already had a roof and a flat building area, so it didn't add a lot of cost."

The decks on the roof are all fenced off, and they also come equipped with electrical outlets and gas lines for entertainment and barbeques. And at four storeys, Latis will rise above the two- and three-storey buildings that dominate the neighbourhood, providing excellent views in all directions.

"You have to invite your friends to come see it," Anderson says. "Your place is where everyone is going to go in the summer."

In addition to the balconies, decks and ground-floor patios, individual gardens will be available for all units in the grounds surrounding the building, so even if you don't purchase a unit with a rooftop patio, you'll still have some outdoor space you can use to grow whatever you want.

Latis features one- and two-bedroom suites, with one three-bedroom suite on the ground floor. All come with dens as well. And with 17 different layouts, buyers will find a lot of variety at Latis.

In the kitchen, you'll find a stainless-steel appliance package, highlighted by a big, 24-inch-wide refrigerator and a classy Venmar designer hood fan over the stove. Under-cabinet puck lighting keeps the space nice and bright, and a two-basin undermount sink adds

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to the modern feel of the space. The microwave and dishwasher are housed in two drawers under the counter, providing a cool, space-age touch.

Kerkhoff used quartz for the kitchen and bathroom countertops. Since quartz is less porous than granite, Anderson says it makes for a superior countertop surface.

"This is a level above granite," he says. "We tried to stain it with red wine – it didn't work."

The living rooms feature laminate floors, faux-wood window blinds and 5.5-inch baseboard moulding. In the bedroom, buyers will find broadloom

carpeting, contemporary baseboards and a window trim package to highlight the big and bright windows.

The development includes underground parking for cars as well as a storage space for bicycles. Anderson says he pushed hard for the inclusion of the community bike rack because the amenities in Cloverdale are so close by. You can pedal your way around the neighbourhood on errands and grocery runs or even to school at Kwantlen Polytechnic University.

"I'm amazed at how close things are,"

he says. "Langley is literally right over the hill."

A major retail and commercial redevelopment underway at the site of the old Cloverdale Mall means buyers at Latis will arrive early in an up-and-coming area.

"Drastic changes are coming to Cloverdale after decades," Anderson says. "This is an opportunity 18 to 24 months before everyone else jumps in."

Homes at Latis start at \$194,900. For more information visit latiscondos.com or call 604-575-0669.



Submitted photos

Latis, by developer Kerkhoff Construction, features a mix of one-, two- and three-bedroom homes spread among four storeys (above). Stunning interior features include quartz countertops and chic laminate flooring (top).