

REAL ESTATE

Weekly



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YOUR HOME?**

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LOCATION & VALUE: The Crossing in Abbotsford captures contemporary style in a great location and with true value pricing. Pre-registration is strongly recommended as the community begins sales this month. Contact 604-626-0122 or visit the web site at www.thecrossingcondos.com.

The Crossing: location, style and value merge

The Crossing in Abbotsford is aptly named. The contemporary condominium community at the corner of Marshall Road and McCallum represents the connection between the best of downtown Vancouver-style new home design and the true value found only in Abbotsford. Superbly located close to freeway access, medical services including the future Abbotsford Regional Hospital, cancer medical centre, tremendous shopping and the green environment of the Fraser Valley, The Crossing also brings together a top local development and architectural team with first-time buyers and astute investors from across the Lower Mainland. Composed of three low-rise buildings with 187 homes, the Crossing is built by Abbotsford-based Palcor - which has completed more than 190 construction projects across West-

ern Canada - with the talented design of Focus Architecture Inc., also of Abbotsford. The result is a homegrown community of new homes reflecting the character and the potential of Abbotsford, one of Canada's fastest-growing communities. Offered this month for the first time, the initial building includes studio suites, one bedroom, one bedroom and den and two bedroom homes. Each home at The Crossing features nine-foot ceilings, large sun decks or patios, hardwood-style flooring in African Walnut or Virginia Maple, and oversized windows that flood the homes with light. Polished granite countertops compliment the complete stainless steel package which includes a ceramic smoothtop range. Handset white tile backsplash and imported tile flooring complete the contemporary kitchen.

Bathrooms feature glass-encased shower stalls, soaker tubs and full-width mirrors, quality tile flooring and stylish faucets and sinks. The amenities are to live for: a fully equipped fitness facility, a private lounge and entertainment area, and a lushly landscaped outdoor courtyard for contemplation. Security is assured with state-of-the-art entry phone, secure underground parking, fire sprinklers and personal security systems pre-wired in each home. The Crossing owners are protected by National Home Warranty 2-5-10 new home warranty. The Crossing is widely expected to be one of the most sought-after new home communities in the Fraser Valley, and buyers are urged to pre-register early for the best selection. For complete information, phone 604-626-0122, or visit the web site at www.thecrossingcondos.com.





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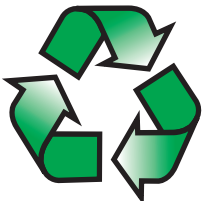
* see rew.ca for details

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WHERE LIFE AND STYLE CONNECT



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B C C O N D O S . N E T



The Crossing



Where Life and Style Connect

by Susan M Boyce

It's where city-savvy amenities rub shoulders with small town charm and quiet country ways. A place where you can indulge in the luxuries you deserve, the tranquility you crave, and the vibrant, urban options you've grown to love.

Welcome to The Crossing, a dynamic condominium community located where Marshall and McCallum Roads intersect in the evolving new epicenter of Abbotsford. This is a neighbourhood with verve, a neighbourhood where everything connects.

Living in Style

Designed for people who appreciate the beauty of efficiency, The Crossing combines classic elegance with sleek, urban design. All

the features you expect are included — stainless steel appliances, granite countertops, nine-foot ceilings, comfy breakfast bars, soaker tubs, sleek tile flooring in the kitchen/bath, and sophisticated hardwood laminate flooring throughout the living/dining areas. Floor plans flow effortlessly, their open airiness accentuated by contemporary architecture. It's as easy to imagine entertaining all the family as it is to simply curl up with no more company than a good book and a glass of chilled Chablis.

The Crossing's three buildings will also bring a selection of amenities for all residents to enjoy. The first building provides a fireside lounge with seating and kitchenette for those times when you host larger groups of friends or simply want to spending time chatting with your neighbours. Good news for fitness enthu-



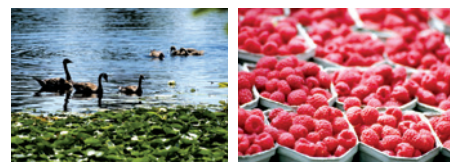
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This whole
neighbourhood is
undergoing an incredible
revitalization, and
The Crossing is going
to put buyers right in
the middle of it.

Rachael Zimmerman



siasts — get ready to toss out your expensive gym membership when you live at The Crossing, because you'll be able to break a sweat right here at home in the full fitness centre scheduled for building number two. And in the third, you'll find village style boutique shopping for browsing or grabbing last minute daily necessities.

A City in the Country

"Abbotsford offers a terrific lifestyle," says project marketer Rachael Zimmerman. "A lot of people don't realize at first just how much there is to do here, but you only have to spend a bit of time to find out why Abbotsford calls itself 'a city in the country.' You've got all the shopping, restaurants, and entertainment venues of an urban centre, but within minutes you

can be watching the ducks at Mill Lake or picking raspberries fresh out of the field."

And there's plenty of new excitement coming to town. "The City has already started clearing the land for a new Entertainment and Sports Centre that's going to be built adjacent to the University College of the Fraser Valley just a couple of minutes down the street from The Crossing," Rachael says. "There's also a new Community Recreation Centre planned as well as a Cultural Centre with art galleries and a museum. This whole neighbourhood is undergoing an incredible revitalization, and The Crossing is going to put buyers right in the middle of it."

The Crossing offers a total of 187 condominium homes ranging from junior one-bedroom to spacious three-bedroom floor plans.



The presentation centre and display suite are on schedule for a fall opening at the corner of Marshall and McCallum in Abbotsford. Be sure you're one of the first to see this exciting new community by priority registering today. Call 604-626-0122 or on the web at www.thecrossingcondos.com. **nh**



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WHERE LIFE AND STYLE CONNECT

CONTEMPORARY 1 & 2 BEDROOM CONDOS

All eyes are on Abbotsford – one of the fastest growing cities in Canada. Live here at The Crossing and you'll be at the epicentre of a dynamic city packed with outstanding recreational and lifestyle options. And while Abbotsford's urban style is fuelling a red-hot real estate market, you'll still find lots of small town charm and quiet country ways. For the attention you deserve, connect with The Crossing...Move in today.

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THE
CROSSING

FEATURES & FINISHES

Masterful design, exceptional quality, and meticulous attention to detail combine to make your new home at The Crossing a dream come true.

BUILDING A DREAM

- ◆ Architecture by Focus Architecture Inc. combines classic elegance with contemporary urban design
- ◆ Welcoming landscape design; inner courtyard seating areas, hedges and blossoming trees
- ◆ Exceptional amenities and common areas, including:
 - Warm and welcoming fireplace lounge to meet old friends and make new ones
 - Kitchen and dining area for social gatherings
 - Exercise studio with universal gym and cardio machines

LIVING IN STYLE

- ◆ Two designer colour schemes to choose from: Walnut and Maple by Portico Design Group
- ◆ 9' ceilings enhance the sense of airy spaciousness
- ◆ Vaulted ceilings in top floor suites
- ◆ Large sundeck or spacious ground floor patio for outdoor living and entertaining
- ◆ Oversized windows with horizontal Venetian blinds flood rooms with natural light
- ◆ Sophisticated hardwood-style laminate flooring in living and dining areas in African Walnut or Virginia Maple
- ◆ 32 oz. trackless, stainmaster carpeting in bedrooms puts deep luxury at your feet
- ◆ Stacking Laundry Centre
- ◆ Air conditioned hallways with refreshing cool air vented into suites on warm days

CONTEMPORARY KITCHENS

- ◆ Dramatic flat panel, horizontal grain laminate cabinetry in Walnut or Maple highlighted by brushed nickel pulls
- ◆ Recessed undercabinet lighting throws light just where it's needed
- ◆ Polished granite countertops
- ◆ Handset white ceramic tile backsplash highlighted by mosaic tiles in Vanilla or Lava
- ◆ Convenient breakfast bar for busy mornings
- ◆ Double compartment stainless steel sink
- ◆ Single chrome faucet with gooseneck spout and integrated pullout sprayhead for food prep and fast rinses

- ◆ In-sink disposal system deals with waste at the flick of a switch
- ◆ Classic Stainless Steel series including:
 - Refrigerator
 - Ultra quiet 5 level precision dishwasher
 - Microwave/hood fan
 - 30" electric ceramic smooth top range
- ◆ Imported porcelain or glazed ceramic tile flooring is both beautiful and practical

LUXURIOUS BATHROOMS

- ◆ Flat panel, horizontal grain cabinetry featuring full size vanity drawers
- ◆ Full width vanity mirror with designer light bar reflects good taste
- ◆ Contemporary ceramic china basin with chrome faucet
- ◆ Soaker tub with 6" x 24" handset ceramic tile and mosaic glass tile accents invites deep relaxation
- ◆ Chrome finished adjustable 5 jet hydro massage showerhead revives and invigorates
- ◆ Tempered glass shower door and 12" x 24" hand set ceramic tile in walk-in shower (in select suites)
- ◆ Dual flush toilet
- ◆ Imported porcelain or glazed ceramic tile flooring

FOR YOUR COMFORT & SECURITY

- ◆ Enterphone outside main lobby
- ◆ Fully secured, well-lit underground parkade with bright lighting
- ◆ Sprinklers and smoke detectors in all homes and common areas
- ◆ National Home Warranty
 - Materials and Labour (2 years)
 - Building Envelope (5 years)
 - Structural Defects (10 years)
- ◆ Security system rough-in for all suites

WHERE LIFE AND STYLE CONNECT

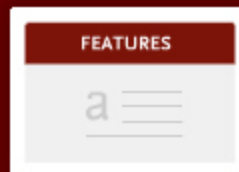




where dreams and reality connect

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Imagine enjoying your morning espresso at a convenient breakfast bar. Welcoming guests in a living room flooded with natural light from large windows. Serving fine cuisine prepared in your gourmet kitchen featuring sleek stainless steel appliances, granite countertops, and contemporary lighting. Later, sipping wine on a spacious patio watching the world turn gold in the setting sun. Then at days end, luxuriating in a relaxing soaker tub. Welcome to life at The Crossing – the incomparable intersection of style and substance.



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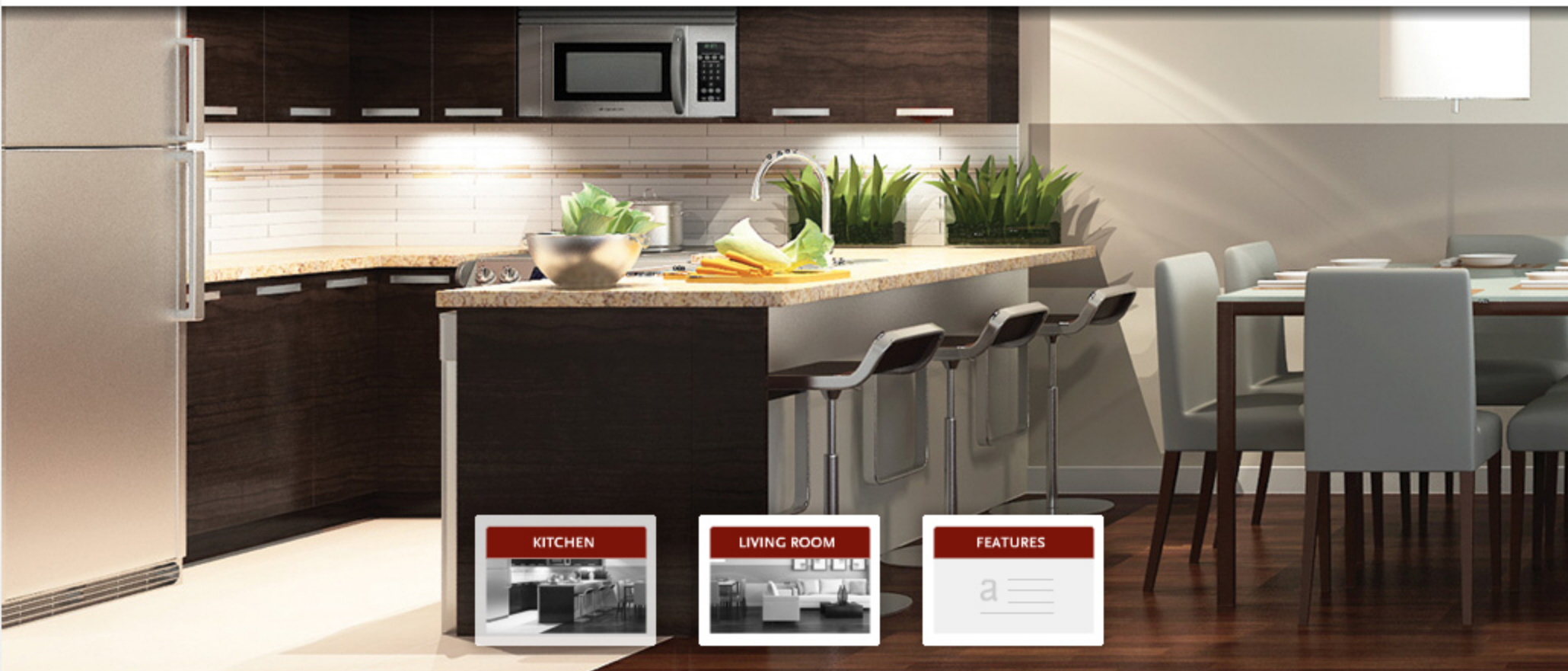
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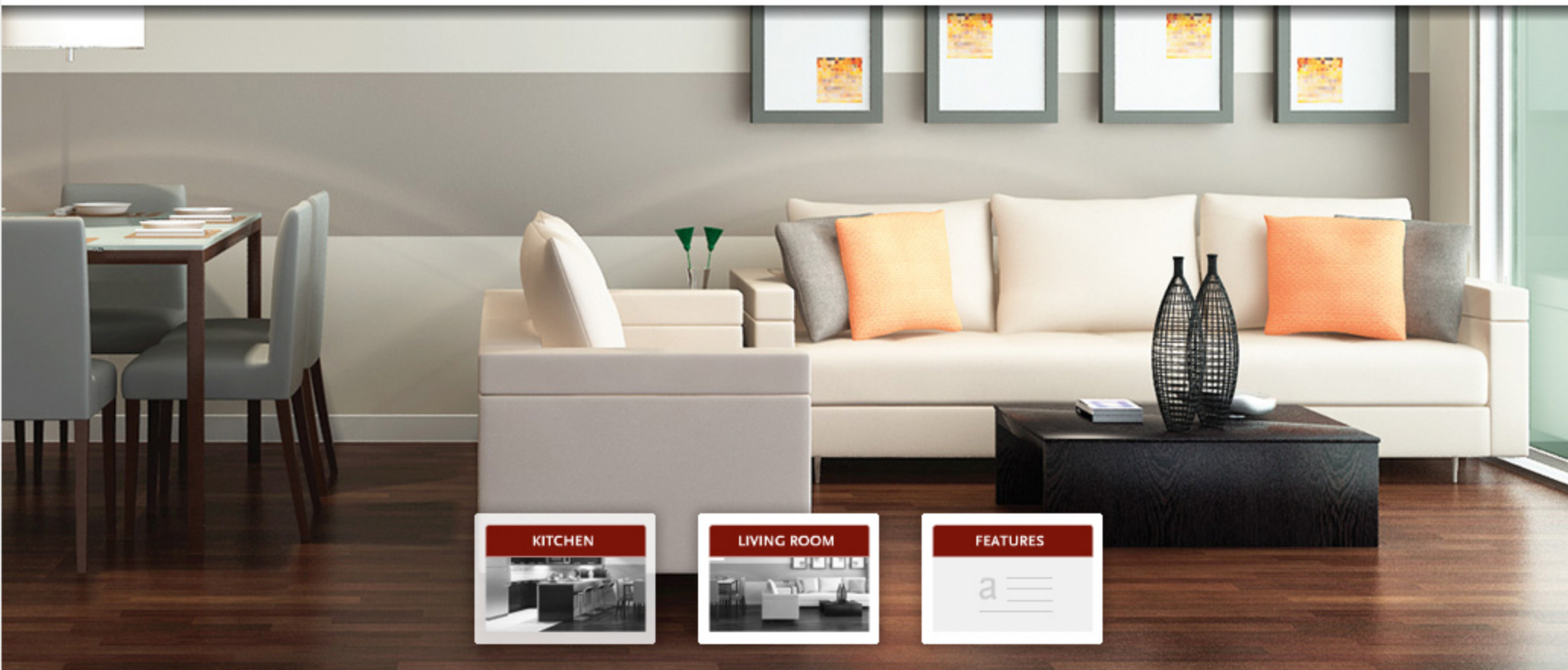


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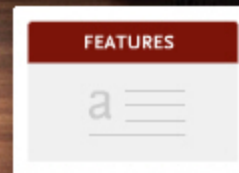
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KITCHEN



LIVING ROOM



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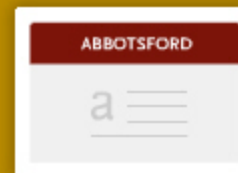


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• where
city and
country
connect

All eyes are on Abbotsford, one of the fastest growing cities in Canada. And while Abbotsford's big city style is fuelling a red-hot real estate market, you'll still find lots of small town charm and quiet country ways. As befits a major urban centre, every modern service is in place. Many are also expanding to meet the needs of the growing population such as the new Regional Hospital and Cancer Centre set to open in 2008, in addition to a planned cultural centre, community centre, and entertainment and sports complex. Abbotsford is on the map... and on the move.



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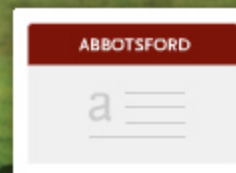
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SOURCE: CITY OF ABBOTSFORD



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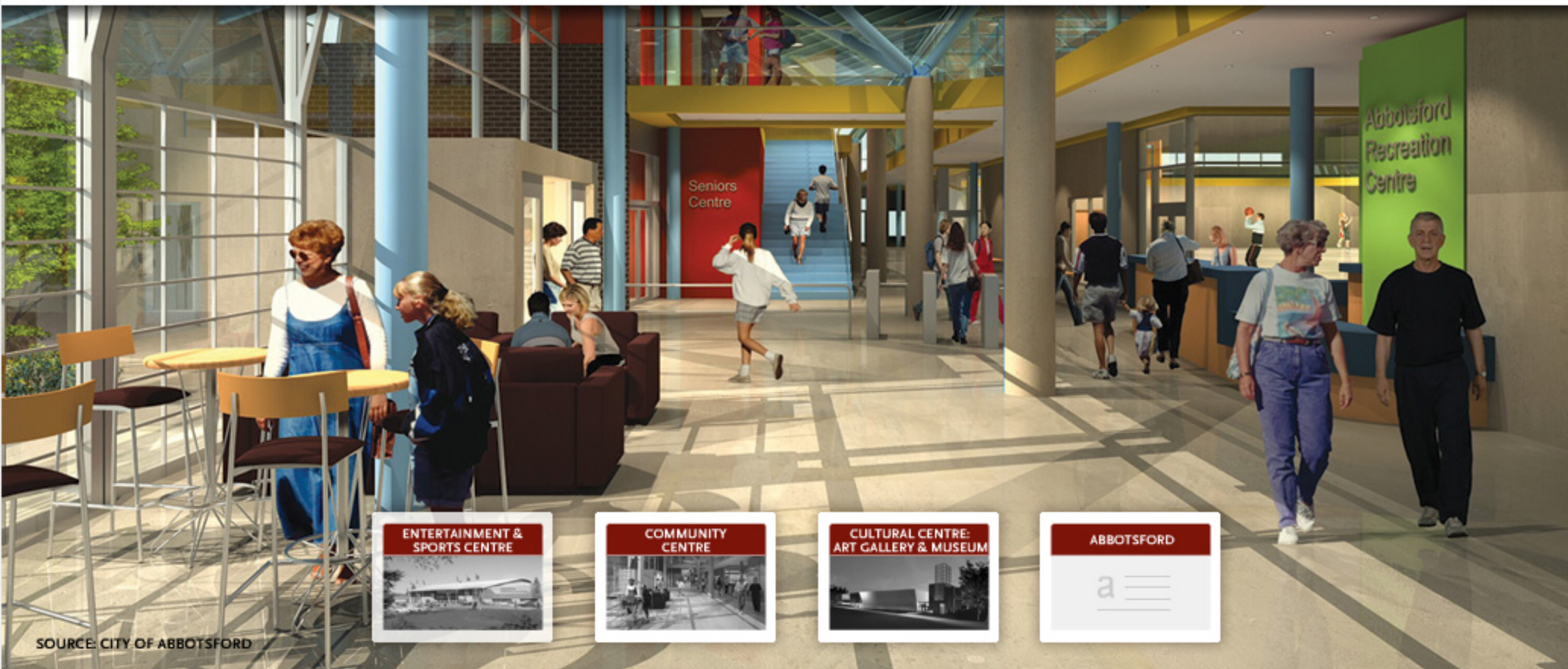
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SOURCE: CITY OF ABBOTSFORD

ENTERTAINMENT &
SPORTS CENTRE



COMMUNITY
CENTRE



CULTURAL CENTRE:
ART GALLERY & MUSEUM



ABBOTSFORD

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where
quality
and
trust
connect

As an established Abbotsford-based company with extensive experience in development and construction, Palcor believes that there is no better place to pursue its corporate objective than in this 'City in the Country'. Abbotsford is the vibrant hub of the Fraser Valley, attracting numerous new businesses and residents annually. Palcor's excellent reputation in the construction industry has helped the company in developing and maintaining long-term relationships with consultants, sub-trades, and suppliers. These ongoing associations ensure that Palcor's customers benefit from a superior project team that shares the company's prime objective of producing quality developments.

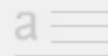
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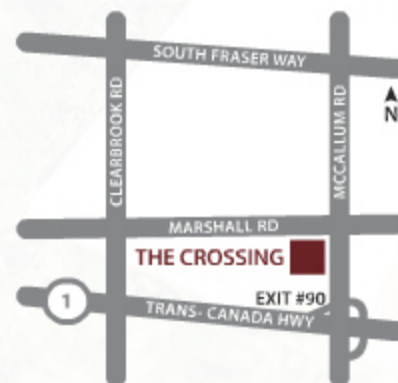
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