

WEDNESDAY, FEBRUARY 18, 2009

Richmond Property Update: Pre-Construction Terasa Green Townhomes, Ampri Karat Townhouses, Empirical Living Homes - New Richmond BC Real Estate Sales

RICHMOND KARAT TOWNHOMES NOW 55% SOLD OUT - AUGUST 2009

The latest update on the pre-construction Richmond townhomes for sale at Karat Townhouses is that over half of the luxury homes are now sold out. Worth the wait: Good things come to those who wait. Presenting Karat Richmond Townhomes, an exclusive collection of 45 signature Am-Pri townhomes for sale in Richmond's North McLennan community. Experience a higher level of sophistication through Karat's upgraded interior finishes backed with Am-Pri's commitment to long term quality and sustainability in residential construction projects. Some of the great features that homebuyers will like at the pre-sale Richmond Karat Townhomes for sale include stainless steel appliances, nine foot ceilings throughout the main floor spaces in addition to granite counter tops throughout the homes. IN addition, the pre-construction Karat Richmond townhomes for sale will introduce energy efficient building technologies in addition to public art installations called "Tsunami in Steel." The show home address for the new Richmond Townhouses for sale at Karat by Am-Pri developers is located on site at 7393 Turnill Street in Richmond, BC. They are open daily from one to five in the afternoon and you can visit ampri.ca for additional information including floor plans and features lists. The prices for these new Richmond townhouses at Karat living start from just \$428,000 fro three bedroom homes with garage and they include the net GST too. Call Jatinder at 604.377.2051 for additional details. All homes at Karat Richmond townhouses will come with the National Home Warranty.



RICHMOND KARAT TOWNHOMES FOR SALE



Introducing an upscale collection of 45 new Richmond townhouses, Karat townhomes is brought to you by Am-Pri Construction and will bring a new level of elegant living to the northeast corner of Garden City Road and General Currie in Richmond BC real estate market. Pre-sales for the Karat Richmond Townhomes are expected to begin early in the new year. Results from a competition for the project's public art component should be released soon. For more information about the new pre-construction Karat Richmond townhomes for sale, please visit www.ampri.ca. 45 sparkling townhomes at General Currie and Garden City are coming in early 2009 with dazzling living spaces for sale. The Karat Richmond Public Art Project Competition – The Richmond Public Art Commission and Am-Pri are inviting artist(s)/teams to participate in a competition to provide a site-specific work of public art as part of the new Richmond real estate development at the Karat Townhomes. For more information about this public art competition for the new Karat Richmond townhouses, please download the PDF document from http://www.ampri.ca/home/karat_rfp.pdf.



Karat

[HOME](#)[INTRODUCTION](#)[LOCATION](#)[FEATURE](#)[FLOOR PLAN](#)[ABOUT AM-PRI](#)[CONTACT](#)

Realize the Precious Moments in Life

Presenting Karat – an exclusive collection of 45 signature Am-Pri townhomes in Richmond's established North McLennan community. Karat is a community in every aspect of the word as it celebrates all that is Richmond, from its proximity to world class dining, extensive shopping, and limitless lifestyle options.

As a tribute to the city of Richmond, an installation of a spectacular steel sculpture by James Kelsey, Tsunami in Steel, will stand on the grounds of Karat. This public art commission is part of Am-Pri's commitment to the community, exemplifying the elegance that is associated with the City of Richmond and the Am-Pri brand.

"The family is one of nature's masterpieces."
- George Santayana



Karat

RICHMOND DAZZLING LIVING



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



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1. Yaohan Centre
2. Aberdeen Centre
3. Parker Place
4. Lansdowne Mall
5. Kwantlen Polytechnic University
6. Richmond Centre
7. Minoru Park
8. City Hall
9. Anderson Elementary School
10. Garden City Community Park
11. A.R. MacNeill Secondary
12. Richmond Nature Park
13. Mylora Golf Course
14. DeBeck Elementary School
15. Garden City Shopping Centre
16. Palmer Park
17. R.C. Palmer Secondary School
18. Blundell Park
19. Blundell Shopping Centre
20. Steveston Village

--- Canada Line





The Am-Pri Advantage

Am-Pri Green is a building philosophy that promotes sustainable and eco-friendly building technologies and considerations in efforts of creating a smaller impact on the environment. Extra consideration has been placed in the building methods and finish materials; from the Energy-Star Low-E windows, energy efficient boilers, and multi-zone heating controls, to the local sourcing of materials, every detail has been considered to protect the environment in an effort to provide owners with peace of mind and decreased operating costs over time.

All Am-Pri homes are covered by National Home Warranty's 2/5/10 year warranty program. This coverage, coupled with Am-Pri's personalized service strategy, annual Building Envelope Inspection and the Warranty Resource Homeowner Package will give home buyers reassurance in their decision process.

[Click here to view the features list](#)

"Study nature, love nature,
stay close to nature.
It will never fail you"





Traditional Architecture

Impressive Design

Spacious Kitchens

Inspired Bathrooms

Peace of Mind

Modern Conveniences

AM-PRI Green

The builder reserves the right to make modifications and changes should they be necessary.



RICHMOND DAZZLING LIVING

FEATURES

Traditional Architecture

- Elegant architectural details - from the deep gables and traditional wood trim, to decorative window boxes
- Trees and landscaped pathways enhance the community's natural serenity
- Beautiful central green space with seating area

Impressive Design

- Gracious entry foyer with stylish imported floor tiles
- Laminate flooring throughout the living rooms
- Bright and airy nine-foot ceilings throughout main floor living areas
- Heritage-style panelled interior doors enhanced with attractive knob handles
- Stylish Decora light switches
- Painted wood baseboards and door casings throughout living areas

Spacious Kitchens

- Custom-crafted flat panelled laminate cabinetry
- Convenient cabinet features including roll-out pot drawers and microwave shelf
- Stylish recessed pot lighting
- Double stainless steel sink with single lever faucet and chrome side spray
- Granite countertops throughout
- Two-speed high power exhaust hood fan by Sakura
- Imported tile flooring
- Stainless steel appliances by Frigidaire & Samsung
 - Refrigerator – 18.7 cubic feet with auto defrost and adjustable glass shelves
 - Range – slide-in, self-cleaning electric range
 - Dishwasher – four button standard featuring Durawash®

Inspired Bathrooms

- Contemporary laminate cabinetry with sophisticated brushed chrome pulls
- Luxurious ensuite bathrooms feature a deep soaker tub with hand set decorative tile surround

- Polished chrome accessories including towel bar and paper holder
- Expansive vanity mirror with cosmetic light-bar
- Main bathrooms feature bathtubs with ceramic tile surround and chrome faucet control
- Powder rooms with stylish sink, accent vanity mirror, decorative lighting, and imported tile flooring

Peace of Mind

- Advanced rain screen protection for durability in our West Coast weather
- Door viewer on main entry door
- Hard-wired smoke detector
- Rough in wiring for alarm system and vacuum
- Comprehensive National Home Warranty Program: 2-year materials and labour, 5-year building envelope, 10-year structural defects
- Warranty Resource Homeowner's Package

Modern Conveniences

- All bedrooms, living rooms have cable and phone outlets
- All units are pre-wired for optional satellite TV service
- Convenient stacking washer/dryer
- Linen closets in most floor plans
- Two hose bibs
- Built-in closet shelving
- Extra storage space

Am-Pri Green

- Low-emittance (Low-E) windows - blocks out UV rays and lowers the total heat flow through the window
- Advanced sealing package around windows and all exterior wall penetrations to minimize air leakage
- All exterior doors manufactured from fibreglass for longer lifespan
- Majority of light fixtures come fitted with energy efficient compact light bulbs that use 50% less energy and last up to ten times longer
- Individually controlled climate zones enable owners more control to reduce energy use



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



PLAN A
1143 - 1194 SQ.FT.

PLAN B
1172 - 1207 SQ.FT.

PLAN C
1237 - 1294 SQ.FT.

PLAN D
1320 - 1348 SQ.FT.

PLAN E
1168 - 1197 SQ.FT.

PLAN F
1352 SQ.FT.

PLAN G
1361 SQ.FT.

PLAN H
1320 SQ.FT.

PLAN I
1334 - 1341 SQ.FT.

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Perfectly polished interiors

Walk into a Karat home and be welcomed by a contemporary colour palette of natural woods, granite, stainless steel and glass. Cabinetry in the kitchen is counter-balanced with natural granite countertops, professional series stainless steel appliances, sparkling mosaic tile accents and polished chrome fixtures. Nine foot ceilings on the main floor accompanied with large Low-E windows allows natural light to spill into the beautiful living spaces. Unwind and indulge in the spa-like ensuites and bathrooms with reflective glass tile surfaces, elegant faucets, custom cabinetry and deep soaker tubs.



Am-Pri's Commitment

Dream – Grow – Inspire

The principles that are the foundation of Am-Pri Construction are what makes us unique, and what sets us apart from other companies. The projects we undertake, the materials we use, and every detail of every home that we build are based on the ideas that have been with Am-Pri from the beginning: To create homes where families can Dream. Grow. And Inspire. Amit Sandhu and the entire Am-Pri team welcome you to be part of our growing family.

[Learn more about our General Manager, Amit Sandhu](#)





Contact

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