



LIVE WEST COAST

ADERA CARES
TOGETHER. FOR A BETTER FUTURE.

adera.com



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



Striving towards a new understanding
of sustainability. Adera Cares.

PEOPLE. HOMES. COMMUNITIES.

People come first. It's our customers, employees, and extended family of trades, suppliers, and consultants that inspire us to be innovative. Homes are our craft, our product, our legacy. It's important that our homes reflect our care of the world around us. Communities are the neighbourhoods where we build and where our customers live, play, and work. Everyone at Adera is deeply involved with each of these elements. We are moved into action, participation, and contribution in true West Coast fashion. We genuinely care.

LIVE WEST COAST is more than just mountains, yoga, and sushi, it's a philosophy. A philosophy rooted deeply in our organization. One that affects our decisions about what we build and how we build it — and it begins with YOU.

Each project, designed and built by Adera, carefully considers your unique story, and it's our mission that our homes are a central part in making that story better. For us, it's about building the best in sustainable West Coast Modern architecture, it's about giving you more through innovation and design, the ability to personalize your home, and it's about creating homes that elevate your lifestyle — one that's social, environmental, playful, and stylish.



Sat B.
Proud owner at Salus



Rachel and Tyler
Proud owners at Brownstones



Jade Michael Carter
Proud owner at Green



Adera Beach Party
July 2011





Mandy Newton and Family
Adera Employee - 13 years
Manager, Shared Services



Randy and Jodie
Adera Day

WE CARE ABOUT PEOPLE

The people who live in our homes, as well as the people who build them, are all vitally important to our **LIVE WEST COAST** philosophy.

Our customers inspire us to do a better job every day, to build better homes. Our customers provide guiding perspective and define what life on the West Coast is all about. Read about their incredible lives and share your story at adera.com/mystory.

The sustainability of the Adera team is also important. A happy, growing, enriched workplace ensures the continued high quality of our personalized homes. To build an innovative culture for our employees' benefit, we commit to numerous extracurricular activities like the Adera Employee Fitness Challenge, the Annual Adera Charity Golf Tournament and our employee education policy. We also seek out and work with other like-minded, forward-thinking sustainable companies. Together, from within, we have built a team passionate about making the homes you live in, and our communities, better.





BREEZE COMMUNITY

Adera has been building trust for over 40 years. Every thoughtful feature found in our homes has been designed to give you peace of mind that you're buying a home from a builder who cares.

OPERATIONAL SYSTEMS

- 1 All vinyl windows exceed ENERGY STAR requirements
- 2 Whisper quiet ventilation fans provide continuous supply of fresh air & regulates humidity
- 3 Improved air tightness leads to less heat loss
- 4 Programmable thermostat
- 5 Multiple thermostatically controlled zones
- 6 ENERGY STAR refrigerators & dishwashers
- 7 Motion sensor light switches in bathrooms
- 8 Common areas lit with high efficiency lamps
- 9 Minimum 50% of light fixtures are fluorescent, compact fluorescent or LED
- 10 Exterior lighting complies with Dark Skies program
- 11 Optional electric fireplace with fan kit

EXTERIOR & INTERIOR FINISHES

- 12 Advanced concrete mixes use less cement
- 13 Interior doors made with recycled & recovered content
- 14 Balcony surfaces made from low maintenance materials
- 15 All carpet padding made from natural or recycled textile, carpet cushion or tire waste
- 16 MDF casing and baseboard (MDF reuses waste material)

INDOOR AIR QUALITY

- 17 All insulation third-party certified with low or zero formaldehyde
- 18 Factory powder coated interior wire shelving

- 19 Water-based paints used on all site built & installed millwork
- 20 Low VOC content interior paints
- 21 Carpet & Rug Institute (CRI) IAQ label on all carpet & underlay
- 22 Ceramic tiles installed with low VOC adhesives & plasticizer-free grout
- 23 Low formaldehyde sub floor sheathing and underlayment

WATER CONSERVATION

- 24 High efficiency toilets
- 25 Water efficient faucets & shower aerators
- 26 Water saving dishwasher
- 27 Optional ENERGY STAR low water consumption clothes washer
- 28 Water efficient satellite controlled irrigation technology
- 29 Landscape design reduces lawn to less than 50% of the area

BUILDING MATERIALS

- 30 Non-solvent based damp proofing on foundation walls
- 31 Optimum Value Engineering (OVE) reduces wood use in framing
- 32 All insulation certified by a third party to contain a minimum recycled content of 50%
- 33 Insulation levels exceed the Model National Energy Code for Buildings
- 34 100% of lumber & plywood is harvested sustainably CSA-Z809 criteria
- 35 Minimum 25% recycled content in all ceramic tile

WASTE MANAGEMENT

- 36 Comprehensive recycling program for construction site including education, site signage & bins
- 37 Reusable bracing used for framing

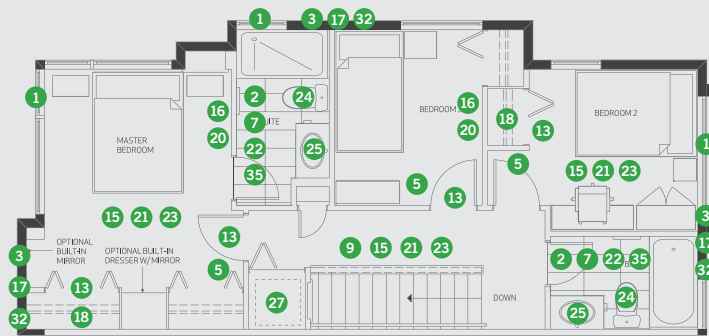
The Developer reserves the right to change the offering without notice and to make modifications to the information contained herein. Specifications, materials, and availability are subject to change without notice. Renderings or pictorials are representational only and not necessarily accurate, and should not be considered as a substitute for reference to issued building plans. All sales by Disclosure Statement only. E & OE. Please see a sales representative for details. Any information contained herein is a representation only and is subject to change without notice. Facts are based on the modeling of a typical home and are estimates that can change with variable conditions, weather, or personal usage.



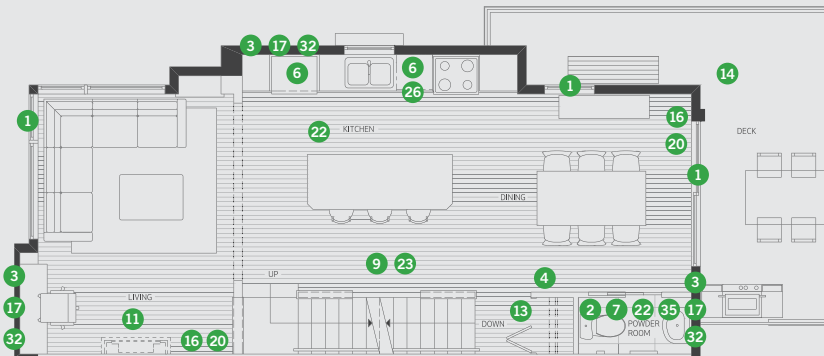
BRISK COLLECTION

B1 PLAN: 3 BED, 2.5 BATH

1327 SF



FLOOR 3



FLOOR 2

*GARAGE LEVEL NOT SHOWN

CONSTRUCTION PROCESS

Efficient construction plan
Truck management plan
Erosion control plan
Pre-occupancy suite VOC flush-out
Storm water management plan

68%

Reduction in waste

12%

Direct savings in energy costs

31%

Reduction in water use

41 tonnes

Reduced amount of greenhouse gases

WE CARE ABOUT HOMES

Our goal is to provide you with the most personalized West Coast home experience imaginable while considering the impact our homes have on Mother Earth. As a Platinum sponsor of BuiltGreen™ BC, Adera really does care about making a difference.

FEATURED BREEZE INNOVATIONS

- Built Green Gold
- Street lamps will be LED, a first for Surrey
- Filtration system to collect & detain water run-off before it travels to municipal infrastructure

AWARD WINNING DESIGN

- Platinum Georgie Award – 2nd ever awarded based on winning 28 Georgies
- 2011 CHBA-BC Built Green Award Winner – Built Green BC Builder of the Year
- 2010 CHBA-BC Built Green Award Winner – Built Green BC Builder of the Year
- 2008 CHBA Grand SAM Award Winner - Best Builder in Canada
- Georgie Award for Best Customer Service in 7 of last 14 years

YOU CAN BE SURE THAT YOUR SUSTAINABILITY TRIPLE BOTTOM LINE IS ALWAYS MAXIMIZED

- 1 A direct **FINANCIAL BENEFIT** in the way of lower monthly bills
- 2 A **PERSONAL BENEFIT** knowing that you're more committed to being responsible for this planet
- 3 A **SOCIAL BENEFIT** knowing that you're doing something awesome for friends, family, and all of mankind



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RUN FOR THE CURE
BAKE SALE



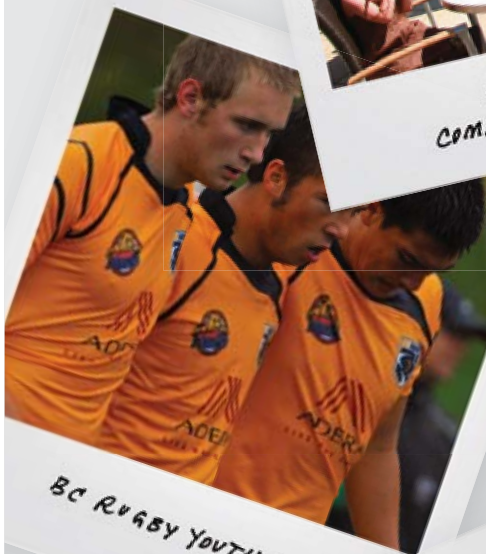
LOCAL ATHLETICS



CYCLING BC



BUILDING
COMMUNITY EVENTS

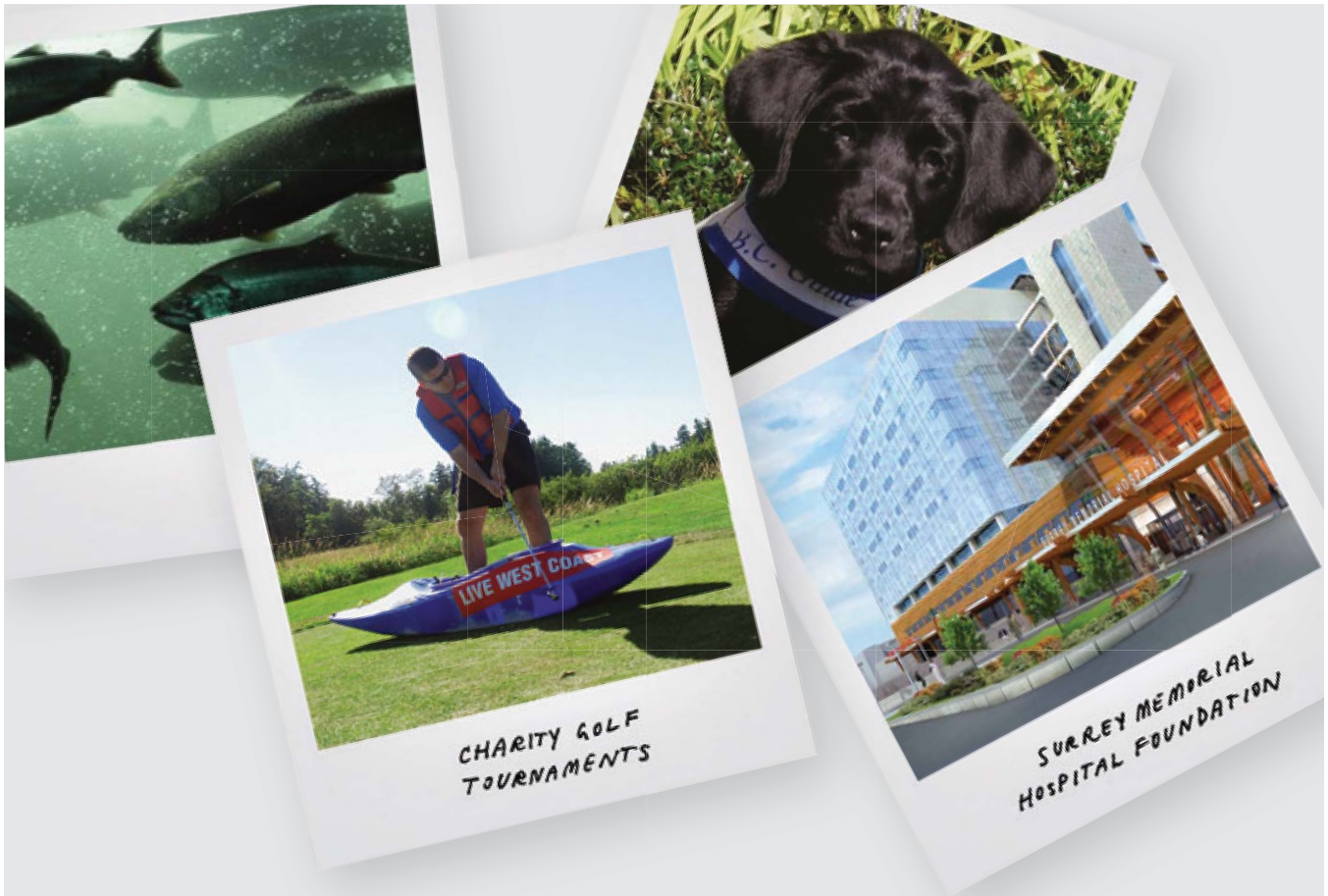


BC RUGBY YOUTH T's



WE CARE
ABOUT OUR
COMMUNITIES





CHARITY GOLF
TOURNAMENTS

SURREY MEMORIAL
HOSPITAL FOUNDATION

Adera supports local initiatives, charitable efforts, and gives personal time to create positive, beneficial change. In Surrey, Adera has made financial donations to the Surrey Memorial Hospital Foundation's Emergency Care Centre campaign and has hosted Building Community Events for new neighbours in our projects. Adera also sponsors up-and-coming local youth athletes and various charity golf tournaments.

Additionally, the Adera team organizes or participates in beneficial community events like raising money for Run for the Cure in support of breast cancer research, the annual Adera Charity Golf Tournament with all

proceeds donated to various children's charities, and have begun a new tradition of adopting a family during the holiday season. There's an irrepressible enthusiasm for sustaining the communities in which you, our customers, choose to live.

**IT'S ALL PART OF THE BIGGER PICTURE.
TOGETHER. FOR A BETTER FUTURE.**



ADERA CARES



A man wearing a blue t-shirt with "DAKINE" on it, a green and white helmet, and a red wristband is giving a high-five to a young child. The child is wearing a white t-shirt with a graphic, a colorful helmet, and a race bib with the number "151-2". They are both on bicycles. In the background, there are other people and trees.

**LIVE
WEST
COAST**

breeze

For more information on Adera Cares or Breeze contact us:
604.582.1113 breeze@adera.com

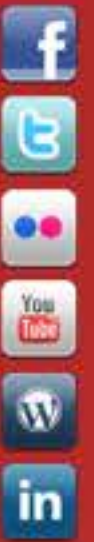
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LIVE WEST COAST



Properties / Current Properties / Breeze

VISION



Where Living is Easy

This vibrant community of townhomes in South Surrey is just across the way from Morgan Crossing and minutes from Crescent Beach and the Semiahmoo Trail. Designed in stunning West Coast Modern architecture, this community will be anchored by the West Coast Club dedicated to health and entertainment, designed to allow you to LIVE WEST COAST to the fullest! Experience urban living in suburban Morgan Heights, with easy access to the US border, Richmond, and downtown Vancouver.

The inspiration for Breeze is rooted in a philosophy that celebrates the use of natural materials. Cedar detailing, and floor-to-ceiling glass walls are designed to bring the outside in and enhance your living experience. Balconies and elegantly landscaped entry areas also act as natural extensions to your West Coast home.

Built to high standards of sustainability, this community of two, three, and four bedroom homes will serve your life just as comfortably whether you're looking for a quiet moment or to have some fun with a group of your friends.

breeze

VISION

COMMUNITY MAP

GALLERY

FLOORPLANS

DESIGN FEATURES

SUSTAINABILITY

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BREEZE 3D
On Facebook



PRICING
AVAILABILITY
3D FLOORPLANS

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Properties / Current Properties / Breeze

FLOORPLANS

Choose a floorplan below to see which home is best for you:

AERIEL COLLECTION

1,122 SF. approx.
2 Bed + Den, 2 Bath



BRISK COLLECTION

1,333 SF. approx.
3 Bed, 2 1/2 Bath



CURRENT COLLECTION

1,224 SF. approx.
3 Bed, 2 1/2 Bath



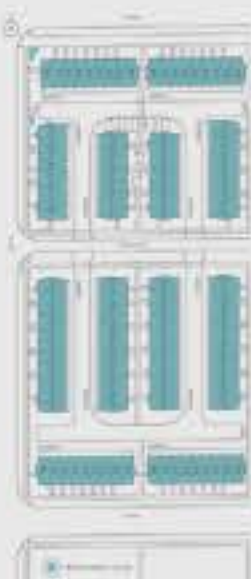
DRIFT COLLECTION

1,445 SF. approx.
3 Bed + Den, 3 Bath



SITEPLAN

Phase 1



breeze

VISION

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SUSTAINABILITY

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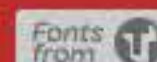
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DESIGN FEATURES



High Design Meets Modern Livability

A GOURMET KITCHEN FIT FOR A FOODIE

After buying some seasonal goodies at the local market, you'll look forward to spending some time in a kitchen designed to be the social hub of your home. The large, open-concept kitchens are perfect for at-home chefs to cook and entertain at the same time. From the sleek granite or quartz countertops and stainless steel appliances, to the rich flooring, the resulting look is refined styling for the aesthetically conscious.

- Large, open kitchen spaces and dining islands, which are 30% larger than our traditional design
- Designer glass tile backsplash
- Extra large single bowl undermount sink
- Your choice of two designer colour schemes: Steel or Cream

INNOVATION AT HOME

Style is just the beginning. Other features to make life comfortable include:

- Interior design that emphasizes natural light
- Durable, low maintenance laminate flooring
- Elegant porcelain tile in bathrooms
- Delta Vero single post single lever bathroom fixtures
- Frameless glass shower surround
- Horizontal blinds for shade and privacy

[Download a full list of features](#)

*Limitations apply. Contact Sales for details.

breeze

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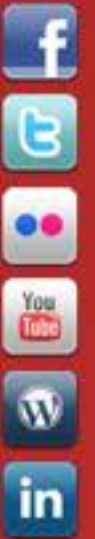
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SHOPPING

LEISURE & FITNESS

FOOD & DINING

HEALTH & BEAUTY

ESSENTIALS

SCHOOLS

ARTS & CULTURE

Coast Capital Playhouse Theatre

Ocean Park Library

Surrey Public Library

White Rock Gallery

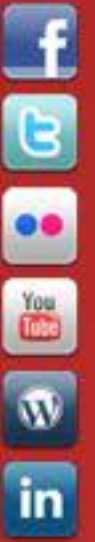
White Rock Museum & Archives

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SHOPPING

LEISURE & FITNESS

FOOD & DINING

HEALTH & BEAUTY

ESSENTIALS

BMO

Choices Market

Morgan Heights Cleaners

Safeway

Save On Foods

Scotiabank

Shoppers Drug Mart

Sunnyside Village Post Office

Thrifty Foods

White Rock Veterinary Hospital

SCHOOLS

ARTS & CULTURE

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SHOPPING

LEISURE & FITNESS

FOOD & DINING

Boathouse
Cactus Club
Charlie Don't Surf
Cielo's
Harbour House
Liberty Wine Merchants
Milestones Grill & Bar
Starbucks Coffee
The Keg
Washington Avenue Grill

HEALTH & BEAUTY

ESSENTIALS

SCHOOLS

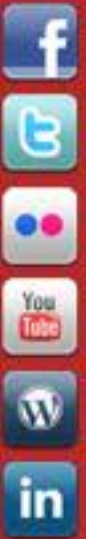
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SHOPPING

LEISURE & FITNESS

FOOD & DINING

HEALTH & BEAUTY

Blo - Blow Dry Hair

Morgan Creek Medical Walk-In Clinic

Peace Arch Community Medical Clinic

Peace Arch Hospital

Pure Pharmacy

White Rock Acupuncture and Natural Health Clinic

ESSENTIALS

SCHOOLS

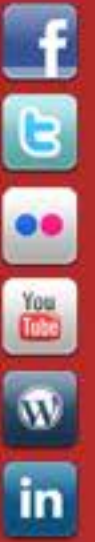
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SHOPPING

LEISURE & FITNESS

1001 Steps Park
Bikram's Hot Yoga
Essence Of Dance
Flomotion Fitness + Yoga Studio
Morgan Creek Golf Course
Peace Portal Golf
Semiahmoo Trail
South Surrey Athletic Park
Steve Nash Sports Club

FOOD & DINING

HEALTH & BEAUTY

ESSENTIALS

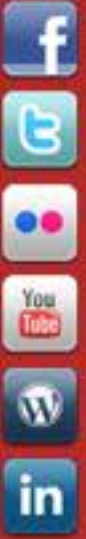
SCHOOLS

ARTS & CULTURE

LIVE WEST COAST



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SHOPPING

LEISURE & FITNESS

FOOD & DINING

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ESSENTIALS

SCHOOLS

Brilliant Star Montessori Preschool & Kindergarten

Chantrell Creek Elementary

Earl Marriott Secondary School

Elgin Park Secondary

Southridge School

Sunnyside Elementary

Wind & Tide Preschools

ARTS & CULTURE

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SHOPPING

BCBG Max Azria
Crocodile Baby
Future Shop
H&M
Home Depot
Indigo Books
Petland
The Brick
Walmart Supercentre
Winners

LEISURE & FITNESS

FOOD & DINING

HEALTH & BEAUTY

ESSENTIALS

SCHOOLS

ARTS & CULTURE



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SUSTAINABILITY

A Standard for Sustainability

"Living green" isn't just a nice catchphrase anymore — it's important to everyone. As a Breeze homeowner, you're doing your part in making an active contribution to reduce your eco-footprint. These homes are BuiltGreen Gold certified, designed and constructed to be resource-efficient and environmentally friendly. What does that mean for you? Your sustainability triple bottom line is maximized: financially, you benefit from lower maintenance costs and lower monthly energy bills; personally, you actively reduce your ecological footprint; socially, you know you're doing your part for friends, family and future generations.

Some of the sustainable innovations at this community include:

- Breeze will be the first development in Surrey to use LED street lamps
- Sustainable landscape design reduces maintenance costs and water consumption; and incorporates environmentally responsible plants, hedges, shrubs and flowering trees
- Common grounds are maintained using storm water-efficient irrigation technology

[Learn more about Breeze's sustainable features](#)

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SUSTAINABILITY

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LIVE WEST COAST



A VIBRANT COMMUNITY WHERE THE LIVING IS EASY

- West Coast inspired surroundings with modern water features, greenspace, natural landscapes & foot trails interlacing the community
- Rich selection of local shopping at adjacent Grandview Corners & Morgan Crossing, transportation systems, abundance of schools, plus accessibility to all major routes leading to Vancouver, the Lower Mainland, the Fraser Valley & the USA
- Minutes from Crescent Beach where you can walk your dog, stroll along the shore & enjoy a wide array of activities on the water

CONTEMPORARY INTERIORS FILL YOUR ROOM WITH MODERN LIGHTNESS

- Your choice of two designer colour schemes: Steel or Cream
- Large, open kitchen spaces and dining islands to gather with family & friends for at-home socializing
- Light & bright interior design
- Stainless Steel Appliances:
 - Samsung ENERGY STAR 18 cu. ft. Bottom Mount Refrigerator
 - Frigidaire Stainless Steel ENERGY STAR Free-Standing Electric Range
 - Frigidaire Stainless Steel ENERGY STAR Dishwasher
 - Frigidaire Stainless Steel Over-the-Range Microwave
- Granite/quartz surfaces in kitchen or dining island
- Designer glass tile kitchen backsplash
- Extra large single bowl undermount kitchen sink
- Streamlined Delta kitchen faucet with Touch-Clean spray head
- Elegant 12x24 porcelain tile in bathrooms
- In-sink 1/2 hp. disposal
- Delta Vero single post single lever bathroom fixtures
- Frameless glass shower surround (select homes)
- Oversized baseboards
- Metropolitan Evoke Wide Plank laminate flooring in living, dining and kitchen areas
- Plush 40 oz, 100% nylon carpeting in bedrooms and stairways
- Horizontal blinds for shade and privacy

A BREEZE THAT INSPIRES FRESH ARCHITECTURAL FORMS

- West Coast modern inspired architecture: clean, extended lines & planes, elegant & simple forms, contemporary
- High performance exteriors: Hardie Plank and Panel, vinyl exterior siding for lasting protection against weather & insect damage accented with manufactured cedar highlights, metal & glass rails with cedar accents
- Cedar & aluminum soffits, cedar siding & railing
- Tall windows for indoor/outdoor living
- Lushly landscaped green corridors with social and access components
- Personal, private garage

WEST COAST CLUB – FIRST CLASS AMENITY BUILDING AND SOCIAL HUB

- Stay active in the fitness centre with a wide range of exercise equipment including treadmill, elliptical trainer, stationary bikes, free weights, multi-gym, yoga room, infrared sauna and change room with shower
- Multi-functional entertainment room:
 - Full kitchen, pool table, large dining room, large screen TV – perfect for gatherings with friends and family
- Expansive outdoor covered patios mean more space for a weekend barbecue or neighbourhood event

AS IMPORTANT AS THE AIR WE BREATHE

- Homes built to BuiltGreen Gold level
- ENERGY STAR windows & appliances
- Motion sensor light switches in bathrooms
- Low flow faucets & shower aerators
- High-efficiency toilet
- Min 50% light fixtures are fluorescent, compact fluorescents or LED
- Low VOC paints
- Programmable thermostat
- Whisper quiet continuous ventilation

- Increased insulation – zero formaldehyde
- Street lamps will be LED, a first for Surrey
- Filtration system to collect and detain water run-off before it travels to municipal infrastructure
- Water efficient irrigation technology
- Locally sourced materials
- All lumber sustainably harvested CSAZ809

A PERSONAL CUSTOMIZATION EXPERIENCE

- Samsung or Frigidaire ENERGY STAR front loading, stacking washer and dryer
- Two choices to upgrade your appliances
- Different types of hardwood flooring
- Under-cabinet LED lighting
- Designer dining room light fixtures to add a special personal touch
- Ethanol fireplaces
- Granite upgrade for bathroom countertops
- Nuheat and heated floors in bathroom and kitchen
- Glass tub and shower tub enclosures
- Air conditioning to keep cool when it's West Coast hot!
- Central vacuum makes for easy cleanup
- Built-in closet organizers, desks, custom mirrors, custom vanities, entertainment cabinets, shelving and closets
- Garage organizers
- Custom accent wall paint on pre-selected walls
- Custom finish carpentry package
- Faux wood blinds
- Window screens

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live west coast

All areas approximate. Buyers are strongly encouraged to check the latest architect



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are solely for illustrative purposes only and may vary from as built development.





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is not in never falling, but in
rising again after you fall."*

Vince Lombardi

www.polyhomes.com

WESTCOASTHOMES

SATURDAY, FEBRUARY 4 | 2012 | EDITOR BARBARA GUNN 604.605.2179 | HOMES@VANCOUVERSUN.COM

NEW-HOME PROJECT PROFILE

Feeling the *Breeze*

Adera town houses in South Surrey will provide plenty of space for indoor-outdoor living
H4, H6



SOLD (BOUGHT) H2	SAFER LIVING H10	REAL ESTATE MATTERS H7
High on The Heights A nine-year-old Burnaby home with substantial upgrades and some of the best views in town sells for over the asking price in less than a week.	Making modifications to the home A newly launched government program aims to help low-income seniors and those with disabilities improve the accessibility of their homes.	Planning for the future Bob Ransford weighs in on the departure of Brent Toderian as Vancouver's director of planning, and considers the qualities that will be needed by his replacement.



SAIL

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LIVE WEST COAST™





The main living area in the Breeze show home provides for ‘a nice, bright, open effect,’ says Eric Andreassen of Adera Development Corp.

PHOTOS BY JENELLE SCHNEIDER/PNG

NEW-HOME PROJECT PROFILE

Enjoying South Surrey’s Breeze

Developer’s townhouses expected to hold big appeal for young couples

BY CHANTAL EUSTACE

New-home buyer Waleska Brum says she found everything she was looking for in Breeze, a new townhouse development in South Surrey.

“I fell in love with the windows, the way the kitchen is laid out and it’s got a huge deck,” says Brum of the 1,400-square-foot townhouse she and her husband have just purchased.

“It’s great for entertaining,” she says, describing the open-concept cooking and dining space, brightened by floor-to-ceiling windows. “The design is great.”

So is the location, she says. It’s a short walk from the shopping hubs of Grandview Corners and Morgan Crossing, and close to transit routes, schools, fitness facilities, yoga studios and amenities that include restaurants and grocery stores.

And she says, Crescent Beach is just minutes away, perfect for walking her little Maltese dog.

Breeze will include plenty of space for putting as well. The 227-unit townhouse community will be connected by foot trails, with landscaped water features, green space and an amenities building.

It’s also a BuiltGreen Gold-certified development. Homes feature Energy Star windows and appliances, motion sensor light switches in the bathrooms, where you’ll find low-flow faucets and shower aerators and high-efficiency toilets.

Grounds are planted with hedges, shrubs and flowering trees, which are maintained using storm water and water-efficient irrigation technology.

And Breeze is lit by LED street lamps, which is a first for Surrey, says Adera.

Adera Development Corp.’s Eric Andreassen says Breeze will appeal to a wide range of home shoppers and especially to young couples living in Vancouver who are looking to expand their living space at a good price — without sacrificing urban amenities or style.

Two-, three- and four-bedroom townhouses range from 1,119 square feet to 1,501 square feet and start at \$299,900.

“They get a lot of fresh air, the beach and the water,” says Andreassen, “mixed with this high urban lifestyle.”

And he says, the community offers an attractive backdrop for living.

“We have built it in striking West Coast modern

architecture,” he says of the design by Integra Architecture.

Buildings have clean, extended lines and a contemporary look, with Hardie Plank vinyl exterior siding and manufactured cedar highlights. Homes also feature private garages.

“The inspiration for Breeze is rooted in a philosophy that celebrates the use of natural materials. Cedar detailing, and floor-to-ceiling glass walls are designed to bring the outside in and enhance your living experience,” says the Breeze sales kit.

“Balconies and elegantly landscaped entry areas also act as natural extensions to your West Coast home.”

Buyers will also have access to the impressive amenities building, coined the West Coast Club, which includes everything from a fitness centre with a treadmill, elliptical trainer, stationary bikes and free weights, to a yoga space. It will also have an infrared sauna, showers and change room.

The West Coast Club also has an entertainment room with a full kitchen, pool table, dining room, large flatscreen television and a covered outdoor patio with a fireplace.

CONTINUED ON PAGE H6



The townhouses’ kitchens feature granite or quartz kitchen dining islands, stainless steel appliances and extra-large undermounted sinks.

NEW-HOME PROJECT PROFILE | CONTINUED FROM PAGE H4



PHOTOS BY JENELLE SCHNEIDER/PNG

Two-, three- and four-bedroom townhouses range from 1,119 square feet to 1,501 square feet and start at \$299,900.

Community comes together at West Coast Club

Andreasen says this place will help to anchor the community. “They can meet friends in the community or they can have functions,” he says. “This place was designed to be nice, peaceful, relaxing — or breezy, if you will.”

Inside the Breeze presentation centre on 160th street in Surrey, Andreasen leans against an oversized kitchen dining island topped in granite, and gestures to the staircase and open living room design.

“You’ve got a real home out here and no one above you,” he says. “It’s a nice place to move to.”

He notes the homes are full of “nice, little perks” like the granite or quartz kitchen dining islands, stainless steel appliances, extra-large under-mounted sink in the kitchen, and large windows through the homes.

“It really brings the outdoors in,” he says, walking toward a wall of windows in the display suite living room.

“It’s a nice bright open effect.”

In addition to emphasizing natural light, the interiors feature two choices of colour schemes, steel or cream, and laminate flooring in the kitchen and living room.

Buyers can also decide on custom options, or upgrades, and on things like under-cabinet LED lighting, upgraded appliances, different hardwood flooring options, heated flooring, a central vacuum and faux wood blinds.

They can also select built-in options for organizers, desks, vanities, closets and even

entertainment cabinets or custom mirrors.

“There’s a whole list of options,” says Andreasen, pointing out some custom millwork in one of the bedrooms.

“That way every home is a unique home.”

As for Brum, she says she can’t wait for her home to be built and looks forward to life at Breeze.

“We’re ready for the move,” Brum says. “I’m really excited.”

Breeze 16223 23A Ave., Surrey
Project size: 227 three-storey townhouses in 24 buildings
Residence size: 1,119 sq. ft — 1,501 sq. ft.
Prices: From \$299,900
Developer: Adera Development Corporation
Architect: Integra Architecture
Interior design: Christina Oberti Interior Design
Sales centre: 20 — 2215 160th St., South Surrey
Hours: Noon — 5 p.m., daily
Website: www.adera.com
Telephone: 604-582-1113
Email: breeze@adera.com
Occupancy: Fall 2012
On sale: Grand Opening Feb. 18

Special to The Sun



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GALLERIES



The Breeze show home demonstrates the creative use of space. One area has been imagined as being ideal for a work station.



(Left to right): Masumi Ward, Francesca Bond and Kerri Zanussi at the Breeze sales centre in South Surrey.

Bathrooms include low-flow faucets, shower aerators and high-efficiency toilets.



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Adera's Breeze 227 three-storey townhouses

West Coast Modern in a Lively Setting

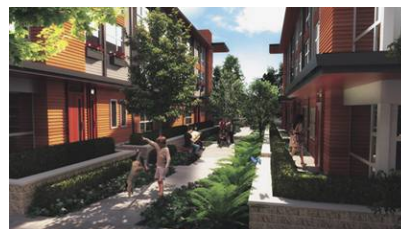
Province

Sunday, February, 19, 2012



Close to Crescent Beach and across from Morgan Crossing, Adera's Breeze townhomes are blessed with stunning urban design and an enviable location

"Live West Coast" is the guiding philosophy behind the location and design of Adera's award-winning communities. Breeze is Adera's latest project - a vibrant collection of townhomes in South Surrey located just across from the Old World charm of Morgan Crossing - an upscale European-inspired village that is one of the Lower Mainland's most talked-about new gathering places.



Located just one Highway 99 exit before the Washington state border, Breeze homes in Morgan Heights are a short drive from Richmond and about a half-hour south of downtown Vancouver.



Just outside the door lie the natural delights of South Surrey 和 many regional parks. Breeze is just minutes from the sparkling waters of Crescent Beach and the Semiahmoo Trail. Named after the gently curving bay that is home to abundant birdlife, the historic Semiahmoo Trail retraces the pioneer route of an old wagon road that linked settlements on the Fraser River to South Surrey in the mid-19th century.

“The homes at Breeze blend stunning urban design into the lively setting of Morgan Heights and the Crossing, without compromising the connection to nature via the natural spaces and proximate location only minutes to the beach,” says Eric Andreasen, Adera’s vice-president of sales and marketing.

Like all Adera homes, the inspiration for Breeze is rooted in a design mandate which celebrates the use of natural materials. Designed in stunning West Coast Modern architecture, Breeze will be anchored by the West Coast Club - an amenity-rich hub for keeping fit and socializing. Cedar detailing and floor-to-ceiling glass walls bring in abundant sunshine and create a warm living space.

Balconies and elegantly landscaped entry points act as natural extensions of these West Coast homes. All Breeze townhomes feature modern and efficient layouts, with a focus on kitchens and bathrooms, extensive glazing and use of natural materials.

“Breeze combines Adera’s signature contemporary West Coast Modern design along with a BuiltGreen Gold rating for sustainable construction,” says Adera President Norm Couttie. “Not only will Breeze homes support the West Coast lifestyle of our home- owners, they will be economical to operate, given their high standard of energy conservation and green design. Also, Adera’s Home Customization Program is likely the most comprehensive in B.C., allowing new homeowners the opportunity to personalize dozens of features in their new homes.”

Adera has been building trust, and homes, for more than 40 years - with innovation, sustainability, partnership and passion. An industry leader in sustainable development, Adera has been honoured with numerous local, national and international, and sustainability awards.

Breeze townhomes are designed by award-winning Integra Architecture in two-, three-, and four-bedroom configurations. The Breeze presentation centre, with its brand-new display home and architectural model, is located at Grandview Corners Shopping Centre, 20 - 2215 160th Street, in South Surrey. For more information or to register, visit www.adera.com

Breeze At A Glance

Sales Centre:

20 - 2215 160th Street, South Surrey

Number of Units:

227 three-storey townhouses

Square Footage:

1,119 to 1,501 square feet

Prices:

From \$299,900

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Breeze 16223 23A Ave, Surrey by Adera

Complementary colours create a sense of flow throughout the interiors

Michelle Hopkins

Province

Sunday, February, 19, 2012



Adera's Breeze is a 227-unit town house community in South Surrey that will be welcoming both inside and out. The property will feature foot trails, landscaped water features and plenty of green space. Photograph by: Jenelle Schneider - PNG

Project: Breeze

What: Project size: 227 three-storey



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townhouses in 24 buildings

Where: 16223 23A Ave, Surrey

Developer: Adera Development Corporation

Residence size: 1,119 sq. ft - 1,501 sq. ft

Prices: From \$299,900

Sales centre: 20 - 2215 160th Street, South Surrey

Hours: Noon - 5 p.m., daily

As soon as you enter the master bedroom in the show home at Breeze, you feel a sense of serenity and warmth. It is decorated in a soothing palette with white bedding and a tufted off-white headboard, complemented by striped wallpaper in warm grey and beige.

That tranquil theme runs throughout the show home at Breeze, a new townhouse development from Adera in South Surrey.

"We didn't vary the colours much, to keep things calm," says Cristina Oberti of Cristina Oberti Interior Design Inc. "When choosing a colour scheme for adjoining rooms, aim to create a sense of flow throughout the interior of your home by staying in the same colour scheme."

Another key component to designing an inviting and peaceful environment is to keep furnishings and accessories proportionate to the size of the room. That provides a more spacious look, which doesn't overwhelm to the eye.

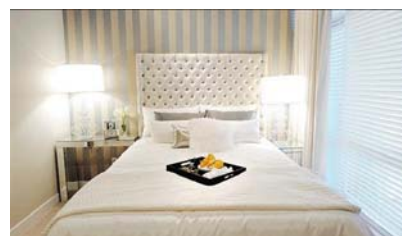
"We designed it to create a timeless and spacious environment, opposed to trendy by using simple forms, clean lines and warm materials," says Oberti.



The show home for Breeze, a new townhouse development from Adera in South Surrey, is decorated in an inviting, soothing palette. Photograph by: Jenelle Schneider - PNG, Special To The Province



Photograph by: Jenelle Schneider - PNG, Special To The Province



Photograph by: Jenelle Schneider - PNG, Special To The Province



Adera's Breeze is a 227-unit townhouse community that will be connected by foot trails, with landscaped water features, green space and an amenities building.

It's also a BuiltGreen Gold-certified development. "The inspiration for Breeze is rooted in a philosophy that celebrates the use of natural materials. Cedar detailing, and floor-to-ceiling glass walls are designed to bring the outside in and enhance your living experience," says the Breeze sales kit.



Photograph by: Jenelle Schneider -
PNG, Special To The Province

"The interior design theme was West Coast-modern style, with influences from Fred Hollingsworth and Arthur Erickson - bringing the outside in," adds Oberti.

She adds that sometimes homeowners take "comfort" too far and end up creating rooms that are bland and uncomfortable. You can avoid that by pulling in pieces such as the oversized upholstered chair in the living room or the unique table lamps in the master bedroom to add more patina.

Meanwhile, Adera had a very specific target market in mind when designing the West Coast contemporary town house project.

"They wanted to target the Generation Y and young urban professionals whose home needs to be personal and relevant," says Oberti. "An individual who embodies many of the characteristics of Sunnyside Heights' future residents."

The Sunnyside Heights community is within walking distance to the popular, dog friendly Sunnyside Park.

Breeze is also a short walk from some of the neighbourhood's best shopping, at both Grandview Corners and Morgan Crossing. It's also close to transit routes, schools, fitness facilities, yoga studios and some great dining spots.

Best of all, fitness enthusiasts will love the fact that Crescent Beach is just minutes away.

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Breeze

Breeze is a new townhouse project by [Adera Development](#) currently in preconstruction at 24 Ave & 160 St in [Surrey](#). Available townhouses start at \$299,900.



DEVELOPMENT NAME Breeze

DEVELOPER(S) [Adera Development](#)

PROJECT TYPE Townhouse

ADDRESS 24 Ave & 160 St

NEIGHBOURHOOD/CITY Surrey

STATE/PROVINCE British Columbia

POSTAL CODE V3S

PROJECT WEBSITE [adera.com](#)

EMAIL breeze@adera.com

SALES CENTRE PHONE # 604-582-1113

SALES CENTRE ADDRESS 20 - 2215 160th St., South Surrey BC



CONSTRUCTION STATUS Preconstruction
SELLING STATUS Registration Phase
UNIT SIZES From 1119 to 1441 Square Feet

PROJECT SUMMARY

From Adera Development:

This vibrant community of townhomes in South Surrey is just across the way from Morgan Crossing and minutes from Crescent Beach and the Semiahmoo Trail. Designed in stunning West Coast Modern architecture, this community will be home to a club dedicated to health and entertainment, designed to allow you to LIVE WEST COAST to the fullest! Experience urban living in suburban Morgan Heights, with easy access to the US border and downtown Vancouver.

PRICES (AVAILABLE UNITS) From \$299,900



BuiltGreen Gold South Surrey BREEZE Townhomes by Adera > Eco-Friendly West Coast Living from \$300's With 2 to 3 Bed+Den Floor Plans, 2 Colour Schemes



The South Surrey Breeze Townhomes

Located just minutes away from Crescent Beach, White Rock, Semiahmoo Trail and Morgan Crossing master planned community, the new Adera Breeze Surrey townhomes will be part of a vibrant community fit for people of all age groups and lifestyles. Designed with modern West Coast architecture, the South Surrey Breeze Townhomes by Adera Developers will truly allow all home owners to live west coast with plenty of entertainment space, amenities on site and local conveniences and services just outside your door. The urban living opportunity in Morgan Heights South Surrey real estate development at the Breeze by Adera townhomes is coming in January 2012, so please register your interest for more information. Close by is downtown Vancouver as well as the United States border. The Breeze Surrey townhomes will come in two, three and four bedroom floor plans and will be Built Green with many sustainable and eco-friendly features both inside and out. The sought after townhouses will start from just \$300' s. A NEW BREEZE IS COMING SOON TO SOUTH SURREY REAL ESTATE MARKET. Breeze Surrey



condos by Adera will set a new benchmark in West Coast urban living. This vibrant South Surrey Breeze Townhome project is located just steps away from world class shops and amenities and will be designed around a stunning health and entertainment club. The new Adera Breeze South Surrey townhomes are also connected to a central greenway for more eco-friendly features. Register now and be the first to learn more about this awesome Adera South Surrey real estate development today.



The Breeze Townhouses in South Surrey Real Estate Market > An Overview

The vibrant community of Morgan Heights Surrey welcomes the newest addition of premium townhouses to the area. Developed by Adera Breeze Surrey townhouses features a West Coast inspired neighbourhood with modern water features, green spaces, natural landscaping and foot trails that are seen throughout the community. The South Surrey Breeze Townhouses will feature a great locale close to Grandview Corners and Morgan Crossing shopping centres with great local conveniences, amenities, shops and restaurants in addition to major highways leading to the US border, Fraser Valley, Metro Vancouver and elsewhere. Major public transit and top ranked schools are also nearby while outdoorsy homebuyers here at the Breeze Surrey townhouses can enjoy plenty of outdoor recreation, community facilities, walking and biking trails as well as the shores along Crescent Beach White Rock. The South Surrey Homes by Adera at Breeze Townhouses

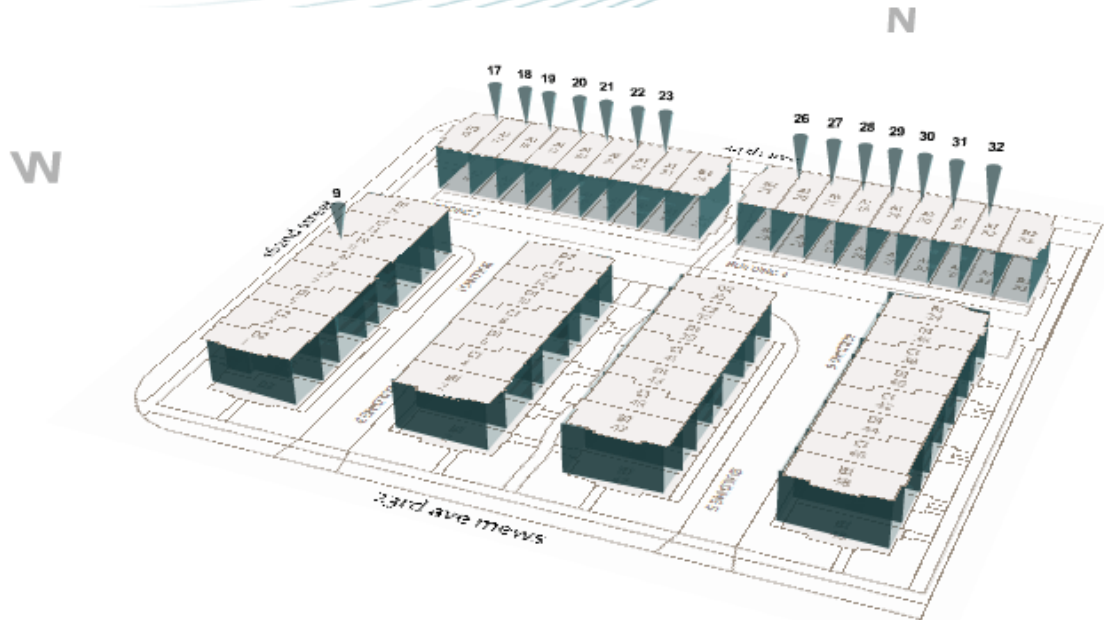


will have BuiltGreen Gold level standing as well as Energy Star rated windows and appliances, Whisper quiet continuous ventilation system and programmable thermostats. Other BuiltGreen Gold features at the South Surrey Breeze Townhouses for sale include low VOC paints, 50% light fixtures are fluorescent, compact fluorescents or LED lighting as well as high efficiency low flow toilets, faucets and shower aerators. Other BuiltGreen Surrey townhouse features at Breeze Surrey real estate development by Adera includes motion sensors for light switches in the bathrooms. The Built Green Gold Surrey Breeze Townhomes will also have increased insulation and zero formaldehyde, LED street lamps, filtration system for water run-off/irrigation, water efficient irrigation technology, locally sourced materials in building construction and all lumber is sustainably harvested.

The amenities on site at the Breeze Surrey townhouse project includes an expansive outdoor covered patio for homes, multi functional entertainment lounge with a full kitchen area, pool table, large screen TV and large dining room. Also on site at the South Surrey Breeze townhomes is a fitness centre, infrared sauna, yoga room, fitness room with free weights, elliptical trainer, treadmill and multi-gym apparatus in addition to a change room with shower facility. All of the homes here at the new Surrey townhomes at Breeze by Adera will have personal, private garages and the community itself will have lushly landscaped green corridors and outdoor spaces that are professionally landscaped. There are tall windows for indoor and outdoor living in addition to West Coast modern inspired architecture that is contemporary, clean and elegant. Other architectural features at the Breeze Surrey real estate development includes high performance exteriors with Hardie Plank and Panel, vinyl siding, metal and glass railings and cedar accents.



breeze
live west coast



BREEZE Surrey > The Best Opportunity for Home Buyers is Now Here

Sunny South Surrey real estate market is now launching the newest exceptional project by Adera. The South Surrey BREEZE townhomes will feature West Coast style living for homebuyers and a great location close to Morgan Crossing amenities and services. Located near 160th Street and 24th Avenue the Breeze by Adera South Surrey townhomes for sale is a dynamic and urban community that will feature some of the best beaches, recreational opportunities and schools nearby. The sophisticated and savvy design of the Breeze Surrey townhomes will ensure lasting value and great curb appeal and the new generation Adera Live West Coast design is similar to that seen at seven35 in North Vancouver that has been a huge success. From the dramatic flat rooflines to the large overhanging cedar soffits and from the entrances with portico style design, the new South Surrey Breeze townhomes for sale is naturally beautiful, just like its surroundings. The community itself at the Adera Breeze South Surrey real estate development will also feature a water feature, lush green landscaping as well as a private club that will include a large



entertainment area, yoga room, gym, indoor and outdoor fireplace as well as a three sided deck with cascading water fall feature into a pond. The preconstruction Surrey Breeze townhomes for sale will also feature high end interiors that include kitchens and bathrooms that are what we call high design. From the spacious dining island to the open concept living space and from the floor to ceiling windows to the central courtyard, the new Breeze by Adera South Surrey real estate development is one of the best that we have seen. The awesome value at Breeze Surrey by Adera starts from just \$299,900, so you can own a new city home for less than \$300k. In addition, the floor plans at Breeze South Surrey townhouses include two to four bedrooms and plenty of space to grow into. But one of the best features here at the South Surrey Breeze homes is that they are being Built Green Gold certified upon completion.

South Surrey Real Estate Launch

Located in the urban core of Morgan Crossing South Surrey real estate district, the new Adera Breeze Townhomes is a new community featuring West Coast Modern residences with efficient floor plans, beautiful interiors and outside living. From native landscaping throughout to floor to ceiling windows and from strong cedar details in the exterior facade to expansive overhangs, the BuiltGreen Gold Surrey townhomes at the Breeze Morgan Crossing townhomes will range from 2 to 3+den floor plans between the size range of 1120 to 1440 square feet. Just a few minutes away from downtown Vancouver and Richmond as well as the US Border and Fraser Valley, the new South Surrey Breeze townhomes in Morgan Crossing community are coming February 4th during the VIP Preview Event, so don't miss out on your opportunity to LIVE WEST COAST.

The brand new townhomes at South Surrey Breeze by Adera are located in the new neighbourhood of Morgan Crossing where you will find plenty to see and do throughout the year. But on site, residents at the Breeze Surrey townhomes for sale will find the Breeze West Coast Club amenity space that includes a wellness lounge, gym and multi-functional spaces to entertain, host a party, relax or play. In addition, as with all other Adera projects, homebuyers can customize their new South Surrey Breeze townhome through the Adera Customization Program, that includes GE Cafe Appliance set, a larger executive dining island option that is thirty per cent larger than traditional designs in addition to upgrades to the living room, bedrooms and bathrooms too. Take advantage of this early opportunity to purchase a new Morgan Crossing South Surrey Breeze Townhome by Adera.



The South Surrey Breeze Floor Plans and Interior Features Available Now

The contemporary Breeze Surrey homes for sale will introduce 2 colour schemes called Cream and Steel and all homes will have open kitchen spaces with dining islands, light/bright interior designs and a stainless steel appliance package that includes Energy Star rated appliances. The kitchens at the new Breeze Surrey homes for sale will have granite or quartz surfaces in addition to glass tiled backsplashes, extra large single bowl sink (undermount) as well as Delta kitchen faucet with Touch-Clean spray technology. Other features at the pre-construction Surrey Breeze townhouses for sale include horizontal blinds for shade and privacy, plus forty ounce one hundred per cent nylon carpets in the bedrooms as well as Metropolitan Evoke wide plank laminate floors in the living rooms, dining area and kitchen. Other interior features at the Breeze South Surrey townhomes for sale include oversized baseboards throughout the homes, frameless glass showers in select floor plans, Delta Vero single post single lever bathroom fixtures, in sink garbage disposal and large format bathroom porcelain tilework.

Some of the optional upgrades at the Breeze Townhouses in South Surrey real estate market include the following: window screens, faux wood blinds, carpentry package with custom finishing, custom accent wall paint, garage organizers, built in closet organizers, desks, custom mirrors, entertainment cabinetry, closets, shelves and custom vanities in the bathroom. Other upgrade options at the new Adera Breeze Townhouses in South Surrey include central vac system, air conditioning system, glass tub and shower tub enclosures, Nuheat heated floors in the kitchen and/or bathroom(s), granite counters for the bathrooms and ethanol fireplaces. Other options at the Adera Breeze Townhouses in South Surrey include designer dining room light fixtures, under cabinetry LED lighting, hardwood floors, upgrade appliances and Samsung or Frigidaire Energy Star front loading stacked washer and dryer.

You can preview the new Breeze floor plans online on Facebook at http://apps.facebook.com/adera_breeze/ with a cool 3D interactive application. There are 4 Breeze floor plans available at this South Surrey Adera project that includes Plan A which is a 3 Bedroom and 2 Bathroom layout, Plan B which is similar but has an extra powder room (so 2.5 baths) and Floor Plan C which is a 3 Bedroom and 2.5 Bath townhouse. The South Surrey Breeze Floor Plan is the largest and only townhouse that features 4 Bedrooms and 3 full bathrooms which is great for growing families or small families looking for an extra bedroom for a home office or in law.



All of the homes at the South Surrey Breeze townhouse project by Adera are situated in 6 'clusters' of homes. Each cluster contains 7 to 9 townhouses.

More Details about Breeze Surrey Townhouses

Breeze, Adera's newest community of townhomes in South Surrey real estate market, flaunts exterior West Coast Modern architecture without compromising its warm, efficient interior living space. This vibrant South Surrey townhome community of two to three + den bedroom homes, ranging from 1,119 - 1,441 sf, will be BuiltGreen Gold certified, designed to be resource-efficient and environmentally friendly. Strong cedar detail, expansive overhangs, floor to ceiling windows, and native landscaping - it's West Coast all the way here at the South Surrey Breeze townhomes for sale! Located across the street from the brand new urban core of Morgan Crossing, Breeze South Surrey townhomes will be a very socially interactive community of urban townhouses that epitomizes LIVE WEST COAST. Just minutes from the beach in White Rock, a block away from first-class shopping, the best restaurants at your doorstep, a 10 minute drive to the US Border, or an easy drive to Richmond and downtown Vancouver - the options are endless at Breeze Surrey townhomes in Morgan Crossing!

Anchored by the South Surrey Breeze West Coast Club, a multi-functional amenity built for fitness, wellness, and social interaction, Breeze Townhouses will serve your life just as comfortably whether you're looking for a quiet moment or to have some fun with a group of your friends. You can personalize your new Breeze Surrey home too, with a variety of options available in Adera's Customization Program, like a gourmet kitchen with a large executive dining island option (up to 30% larger than our traditional designs), GE Café Appliances, and more! A stunning and professionally equipped kitchen fit for even the most seasoned of culinarians!

Breeze is a brand new refreshing community of stylish townhomes built within a stone's throw of the Morgan Crossing Lifestyle Centre, the heartbeat of urban South Surrey. Stunning West Coast Modern Design, this collection of two, three and four bedroom townhomes will offer bright, open interiors with functionally enhanced kitchens, and detail-driven bathrooms. Strong cedar detail, expansive overhangs, floor to ceiling windows, native landscaping - it's West Coast all the way! Coming early 2012, Breeze Surrey townhomes will feature modern West Coast architecture built to the developer's exacting high standards of sustainability and green building practises. Now accepting priority registrations, the 2 to 4 bedroom Breeze Surrey townhomes for sale will be centred around a lush



green courtyard and the on site amenities will include a clubhouse site for health and entertainment year round.



From: Adera Development [mailto:info@adera.com]

Sent: January-13-12 9:37 PM

To: Jenny Hu

Subject: Exclusive Realtors Preview Event at Breeze - January 19



Your Personal Invitation

Exclusive VIP REALTOR Preview:

Thursday, January 19, 2012

4pm - 7pm

20 - 2215 160th Street, South Surrey

breeze
live west coast

Dear Jenny,

Breeze, Adera's newest community of townhomes in South Surrey, flaunts exterior West Coast Modern architecture without compromising its warm, efficient interior living space. This vibrant community of two to three + den bedroom homes, ranging from 1,119 – 1,441 sf, will be BuiltGreen Gold certified, designed to be resource-efficient and environmentally friendly. Strong cedar detail, expansive overhangs, floor to ceiling windows, and native landscaping – it's West Coast all the way!



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Located across the street from the brand new urban core of Morgan Crossing, Breeze will be a very socially interactive community of urban townhomes that epitomizes LIVE WEST COAST. Just minutes from the beach in White Rock, a block away from first-class shopping, the best restaurants at your doorstep, a 10 minute drive to the US Border, or an easy drive to Richmond and downtown Vancouver - the options are endless at Breeze!

Anchored by the West Coast Club, a multi-functional amenity built for fitness, wellness, and social interaction, Breeze will serve your life just as comfortably whether you're looking for a quiet moment or to have some fun with a group of your friends. You can personalize your home too, with a variety of options available in Adera's Customization Program, like a gourmet kitchen with a large executive dining island option (up to 30% larger than our traditional designs), GE Café Appliances, and more! A stunning and professionally equipped kitchen fit for even the most seasoned of culinarians!

Join us for this exclusive VIP REALTOR PREVIEW where, as an invitee, you will be provided with first access to these new homes. Here are some of the benefits that you will receive by attending:

- Entry for door prize of \$1,000 cash to be awarded at the end of the evening;
- First access to inventory for your clients. Qualified Realtors will be eligible for 5 day holds on Breeze homes for eager customers;
- Adera VIP Realtor Bonus Program at Breeze – The details of a lucrative bonus program will be revealed at this event exclusive to the launch of the project only;
- Early-Bird pricing.

To confirm your attendance at this exclusive Realtor Preview Event please click [HERE](#) to RSVP by January 17th.

For more information please contact:

Stephanie Sonnenberg, Sales Manager

Call 604.582.1113

Email breeze@adera.com

Tweet [@BreezeByAdera](https://twitter.com/BreezeByAdera)

LIVE WEST COAST



*This is not an offering for sale. All sales by Disclosure Statement only. E & OE.

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

