

A boutique collection
of view inspired residences.

[\(index.html\)](#)

[HOME \(/\)](#) [AREA \(/AREA/\)](#) [EXTERIORS \(/EXTERIORS/\)](#) [INTERIORS \(/INTERIORS/\)](#) [FLOORPLANS \(/FLOORPLANS/\)](#)

[GALLERY \(/GALLERY/\)](#) [BUILDER \(/BUILDER/\)](#) [NEWS \(/NEWS/\)](#) [CONTACT \(/CONTACT/\)](#) [REGISTER \(/REGISTER/\)](#)

COASTAL LIVING AT ITS BEST

Introducing Royce, an exclusive collection of 87 luxury residences offering a rare sense of serenity high above the Pacific Ocean. With its head-turning architecture, optimized for the breathtaking views across the water, Royce blends seamlessly with its surrounding environment and gently invites you in. Designed by award-winning Ankeman Associates Architects Inc., Royce is a place where you'll get to know your neighbours by name and enjoy the welcoming, village-like atmosphere that locals to White Rock have long-since known. Royce – where the ultimate location and opulent luxury reside.

**A NEIGHBOURHOOD
FULL OF LIFE**

**AN INSPIRED VISION
THAT BEGAN WITH A VIEW**

**BEAUTIFULLY TAILORED WITH
A DESIGNER'S TOUCH**

<http://royceliving.com/area>

<http://royceliving.com/exteriors>

<http://royceliving.com/interiors>

<http://forgeproperties.ca/>



In our continuing effort to improve and maintain the high standard of the Royce development, the developer reserves the right to modify or change plans, specifications, features and prices without notice. Materials may be substituted with equivalent or better at the developer's sole discretion. All dimensions and sizes are approximate and are based on Architectural measurements. As reverse and/or mirrored versions of the floor plans occur throughout the development, please see architectural plans if important to you. Renderings are an artist's conception and are intended as a general reference only. Please refer to disclosure statement for specific offering details. E. & O. E. [Privacy policy](http://royceliving.com/privacy-policy) (<http://royceliving.com/privacy-policy>).



A boutique collection
of view inspired residences.

[\(index.html\)](#)

[HOME \(/\)](#)

[AREA \(/AREA/\)](#)

[EXTERIORS \(/EXTERIORS/\)](#)

[INTERIORS \(/INTERIORS/\)](#)

[FLOORPLANS \(/FLOORPLANS/\)](#)

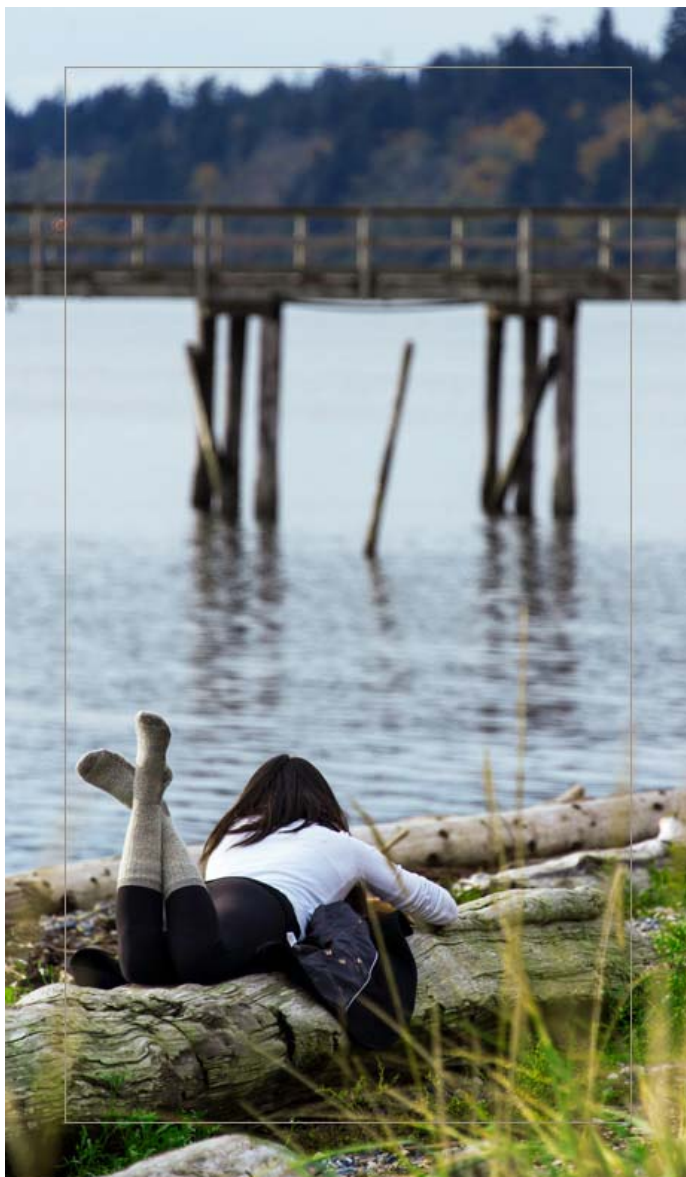
[GALLERY \(/GALLERY/\)](#)

[BUILDER \(/BUILDER/\)](#)

[NEWS \(/NEWS/\)](#)

[CONTACT \(/CONTACT/\)](#)

[REGISTER \(/REGISTER/\)](#)



A NEIGHBOURHOOD FULL OF LIFE

The charming city of White Rock is more than a beachside location; it's a lifestyle destination. Whether you're raising a young family or getting ready for the pleasures of retirement, this is a place where nature and community are warmly embraced. Having experienced some growth over the past few years, White Rock has managed to retain its classic, small-town values that make this one of the most desired and livable West Coast addresses.

This close-knit community boasts a superb location, great weather and ample opportunities for residents to be active. Enjoy morning walks along the promenade, long leisurely bike rides through Sunnyside Park trails and summer picnics at one of the many beaches close by. Or if some quiet time is in order, relax and savor the luminescent views over the ocean from the comfort of your own private terrace. Your options (like the views) are endless!

[The Best of White Rock \(http://royceliving.com/best-of-white-rock\)](http://royceliving.com/best-of-white-rock)

[Neighbourhood Map \(http://royceliving.com/area-map\)](http://royceliving.com/area-map)





[\(http://forgeproperties.ca/\)](http://forgeproperties.ca/)



In our continuing effort to improve and maintain the high standard of the Royce development, the developer reserves the right to modify or change plans, specifications, features and prices without notice. Materials may be substituted with equivalent or better at the developer's sole discretion. All dimensions and sizes are approximate and are based on Architectural measurements. As reverse and/or mirrored versions of the floor plans occur throughout the development, please see architectural plans if important to you. Renderings are an artist's conception and are intended as a general reference only. Please refer to disclosure statement for specific offering details. E. & O. E. [Privacy policy](http://royceliving.com/privacy-policy) (<http://royceliving.com/privacy-policy>).



<http://www.fifthave.ca>

<http://www.invisioncreative.ca/>



A boutique collection
of view inspired residences.

[\(index.html\)](#)

[HOME \(/\)](#)

[AREA \(/AREA/\)](#)

[EXTERIORS \(/EXTERIORS/\)](#)

[INTERIORS \(/INTERIORS/\)](#)

[FLOORPLANS \(/FLOORPLANS/\)](#)

[GALLERY \(/GALLERY/\)](#)

[BUILDER \(/BUILDER/\)](#)

[NEWS \(/NEWS/\)](#)

[CONTACT \(/CONTACT/\)](#)

[REGISTER \(/REGISTER/\)](#)



AN INSPIRED VISION THAT BEGAN WITH A VIEW

Forge Properties has carefully chosen a team of locals for Royce; a group of passionate people with an intimate understanding of what makes White Rock wonderful. Unlike the overwhelming towers you see in crowded downtown cores, Royce has been inspired by the beautiful natural surroundings, giving it a stunning, West Coast feel. Deliberately positioned to elevate your point of view, Royce is more than just a beautiful home – it is a home that is inspired by elegance and designed with real purpose.

Architect

Ankenman Associates Architects Inc.

Based in Crescent Beach and with a multitude of successful projects in both the public and private sectors since their inception in 1980, AAI is a well-respected architect firm with extensive knowledge of the White Rock/South Surrey environments.

[\(http://forgeproperties.ca/\)](http://forgeproperties.ca/)



BC CONDOS.NET



In our continuing effort to improve and maintain the high standard of the Royce development, the developer reserves the right to modify or change plans, specifications, features and prices without notice. Materials may be substituted with equivalent or better at the developer's sole discretion. All dimensions and sizes are approximate and are based on Architectural measurements. As reverse and/or mirrored versions of the floor plans occur throughout the development, please see architectural plans if important to you. Renderings are an artist's conception and are intended as a general reference only. Please refer to disclosure statement for specific offering details. E. & O. E. [Privacy policy](http://royceliving.com/privacy-policy) (<http://royceliving.com/privacy-policy>).



(<http://www.invisioncreative.ca/>)



A boutique collection
of view inspired residences.

[\(index.html\)](#)

[HOME \(/\)](#) [AREA \(/AREA/\)](#) [EXTERIORS \(/EXTERIORS/\)](#) [INTERIORS \(/INTERIORS/\)](#) [FLOORPLANS \(/FLOORPLANS/\)](#)

[GALLERY \(/GALLERY/\)](#) [BUILDER \(/BUILDER/\)](#) [NEWS \(/NEWS/\)](#) [CONTACT \(/CONTACT/\)](#) [REGISTER \(/REGISTER/\)](#)



BEAUTIFULLY TAILORED WITH A DESIGNER'S TOUCH

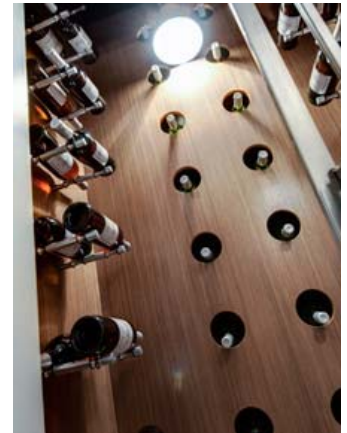
A sparkling gem nestled on the hillside of White Rock, Royce features interiors as captivating as its architecture. Spacious and airy, large windows let in an abundance of natural light and allow you to take in fluid North to South panoramas. Handcrafted to achieve the highest level of style and elegance, generous layouts and the use of natural materials combine to create the opulent feeling of your new home. The luxurious gourmet kitchen, with its six-piece professional appliance package, solid Quartz countertops and integral Carrera marble backsplash is a chef's dream.

Watch The Video Tour (<http://player.vimeo.com/video/61573885?title=0&byline=0&portrait=0&autoplay=1&loop=1>)

Interior Design

Kleen Design

This local, award winning interior design firm has a unique understanding of visual expression through not only design, but also artistic means and has a deep understanding of the delicate balance of form and function.



(<http://forgeproperties.ca/>)



In our continuing effort to improve and maintain the high standard of the Royce development, the developer reserves the right to modify or change plans, specifications, features and prices without notice. Materials may be substituted with equivalent or better at the developer's sole discretion. All dimensions and sizes are approximate and are based on Architectural measurements. As reverse and/or mirrored versions of the floor plans occur throughout the development, please see architectural plans if important to you. Renderings are an artist's conception and are intended as a general reference only. Please refer to disclosure statement for specific offering details. E. & O. E. [Privacy policy](http://royceliving.com/privacy-policy) (<http://royceliving.com/privacy-policy>).



A boutique collection
of view inspired residences.

[\(index.html\)](#)

[HOME \(/\)](#) [AREA \(/AREA/\)](#) [EXTERIORS \(/EXTERIORS/\)](#) [INTERIORS \(/INTERIORS/\)](#) [FLOORPLANS \(/FLOORPLANS/\)](#)

[GALLERY \(/GALLERY/\)](#) [BUILDER \(/BUILDER/\)](#) [NEWS \(/NEWS/\)](#) [CONTACT \(/CONTACT/\)](#) [REGISTER \(/REGISTER/\)](#)



http://royceliving.com/assets/193112_Royce_Living_565_RGB.jpg



http://royceliving.com/assets/193112_Outdoor_Living_Area_CMYK.jpg



<http://royceliving.com/assets/interiors-header.jpg>



(<http://royceliving.com/assets/interior-dining.jpg>)



(<http://royceliving.com/assets/interior-bath.jpg>)



(<http://royceliving.com/assets/interior-office.jpg>)



(<http://royceliving.com/assets/interior-kitchen-2.jpg>)



(<http://royceliving.com/assets/interior-bed.jpg>)



(<http://forgeproperties.ca/>)

In our continuing effort to improve and maintain the high standard of the Royce development, the developer reserves the right to modify or change plans, specifications, features and prices without notice. Materials may be substituted with equivalent or better at the developer's sole discretion. All dimensions and sizes are approximate and are based on Architectural measurements. As reverse and/or mirrored versions of the floor plans occur throughout the development, please see architectural plans if important to you. Renderings are an artist's conception and are intended as a general reference only. Please refer to disclosure statement for specific offering details. E. & O. E. [Privacy policy](http://royceliving.com/privacy-policy) (<http://royceliving.com/privacy-policy>).



(<http://www.fifthave.ca>)

(<http://www.invisioncreative.ca/>)



A boutique collection
of view inspired residences.

[\(index.html\)](#)

[HOME \(/\)](#) [AREA \(/AREA/\)](#) [EXTERIORS \(/EXTERIORS/\)](#) [INTERIORS \(/INTERIORS/\)](#) [FLOORPLANS \(/FLOORPLANS/\)](#)

[GALLERY \(/GALLERY/\)](#) [BUILDER \(/BUILDER/\)](#) [NEWS \(/NEWS/\)](#) [CONTACT \(/CONTACT/\)](#) [REGISTER \(/REGISTER/\)](#)

BUILT WITH INTEGRITY BY FORGE PROPERTIES



A family-run company and a proud member of the White Rock community with over three decades of development and construction expertise, Forge Properties takes immense pride in each project that bears its name. Driven by a strong passion for design excellence, every Forge home is an enduring commitment to the hands-on attention and credibility that only a caring builder can provide.

The Forge dedication to service and customer care stands behind everything they build. All new Forge Properties homes are backed by a 2/5/10 warranty, the most comprehensive third party coverage in North America. With skilled trades people, knowledgeable staff and an unwavering commitment to excellence in customer care, Forge Properties has earned the loyalty of hundreds of satisfied homeowners.



South Beach — White Rock



Keystone — South Surrey



[\(http://forgeproperties.ca/\)](http://forgeproperties.ca/)

In our continuing effort to improve and maintain the high standard of the Royce development, the developer reserves the right to modify or change plans, specifications, features and prices without notice. Materials may be substituted with equivalent or better at the developer's sole discretion. All dimensions and sizes are approximate and are based on Architectural measurements. As reverse and/or mirrored versions of the floor plans occur throughout the development, please see architectural plans if important to you. Renderings are an artist's conception and are intended as a general reference only. Please refer to disclosure statement for specific offering details. E. & O. E. [Privacy policy](http://royceliving.com/privacy-policy) (<http://royceliving.com/privacy-policy>).



A boutique collection
of view inspired residences.

[\(index.html\)](#)

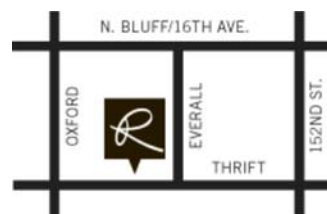
[HOME \(/\)](#) [AREA \(/AREA/\)](#) [EXTERIORS \(/EXTERIORS/\)](#) [INTERIORS \(/INTERIORS/\)](#) [FLOORPLANS \(/FLOORPLANS/\)](#)

[GALLERY \(/GALLERY/\)](#) [BUILDER \(/BUILDER/\)](#) [NEWS \(/NEWS/\)](#) [CONTACT \(/CONTACT/\)](#) [REGISTER \(/REGISTER/\)](#)



PRESENTATION GALLERY

14855 Thrift Ave.
White Rock, BC V4B 2J6



<http://goo.gl/maps/76pgp>

Office 604.538.8028

Email info@royceliving.com (<mailto:info@royceliving.com>)

Hours

Open Daily 12–5 pm *Except Friday*

<http://forgeproperties.ca/>



In our continuing effort to improve and maintain the high standard of the Royce development, the developer reserves the right to modify or change plans, specifications, features and prices without notice. Materials may be substituted with equivalent or better at the developer's sole discretion. All dimensions and sizes are approximate and are based on Architectural measurements. As reverse and/or mirrored versions of the floor plans occur throughout the development, please see architectural plans if important to you. Renderings are an artist's conception and are intended as a general reference only. Please refer to disclosure statement for specific offering details. E. & O. E. [Privacy policy](http://royceliving.com/privacy-policy) (<http://royceliving.com/privacy-policy>).



(<http://www.invisioncreative.ca/>)

