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Two and three bedroom townhomes are currently being designed for this beautiful park setting at 15405 31st Avenue in South Surrey.

Sales office is temporarily closed



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NUVO² BY DESIGN

Beautiful designs and quality finishes go hand in hand at Nuvo². Bright open floorplans, warm wood accents, modern features and gourmet kitchens that inspire – where else are you going to find everything you've ever wanted and then some? Nuvo² is the perfect choice for a select few.





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MUD BAY

NICO
WYND
GOLF
COURSE

RIVERSIDE
GOLF
CENTRE

NICOMEKL RIVER

MORGAN CREEK

MORGAN CREEK
GOLF COURSE

32 AVE

NUVO®
31 AVE

HWY
99

SUNNYSIDE
ELEMENTARY

SOUTHRIDGE
SCHOOL

GRANDVIEW
CORNERS
SHOPPING CENTRE

CRESCENT
BEACH

ELGIN
HERITAGE
PARK

SOUTH POINT
SHOPPING
CENTRE

SUNNYSIDE
ACRES
URBAN FOREST

140 ST

148 ST

SOUTH SURREY
ATHLETIC PARK

PENINSULA
VILLAGE
SHOPPING CENTRE

WAL-MART

24 AVE

OCEAN
PARK

128 ST

SEMAHMOO
SECONDARY
SCHOOL

SEMAHMOO
SHOPPING
CENTRE

JOHNSTON RD

KING GEORGE HWY

168 ST

176 ST

20 AVE

REDWOOD
PARK

NORTH BLUFF RD

CENTENNIAL
PARK

MUSEUM

PEACE ARCH
HOSPITAL

16 AVE

WHITE ROCK BEACH

MARINE DR

SEMAHMOO
PARK

MERIDIAN
GOLF COURSE

WHITE ROCK
PIER

HWY
99

8 AVE

PEACE PORTAL
GOLF COURSE

PEACE ARCH
PROVINCIAL
PARK

HAZELMERE
GOLF COURSE

SEMAHMOO BAY

CANADA

USA BORDER



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NUVO²

THE NATURAL CHOICE



BEYOND EXPECTATIONS

Nuvo² is designed for active families. Located in the ultra-desirable neighbourhood of Morgan Creek, it blends perfectly with its natural surroundings and the vibrant community. Backing onto a beautiful, tree-filled green belt, you'll love the peace and serenity this ideal location provides.

DOUBLE CLICK THE MAP TO ZOOM IN



2

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EXPERIENCE²

Nuvo is a joint venture community created by two of the Lower Mainland's stellar developers.

QUALICO®

Qualico Developments is a 60 year veteran of the industry with strong community values and the work ethic to exceed our customer's expectations.



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2

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15405 31 Avenue, Surrey, BC



Nuvo2 75 townhouses 15405 31st

Avenue Natural setting the starting point for decorating

Michelle Hopkins

Province

Sunday, September, 25, 2011



The site is a mere hop, skip and a jump from paths and a Morgan Creek tributary.
Photograph by: Glenn Baglo – PNG, For The Province



THE FACTS Project: Nuvo 2 What: 75 townhouses (more than half sold) Where: 15405-31 Avenue, South Surrey Developer: Qualico Developments and Porte Developments Residence sizes: two-bedroom plus flex room 1,300 sq. ft.; three-bedroom plus flex room 1,500 sq. ft. Prices: \$343,900 - \$435,900 Sales Centre: #75 - 15405-31 Avenue; Hours: noon to 5 p.m., daily

How does interior design distinguish a home? The ideas must be distinctive, inspirational and well designed, says Shannon Haerdi, principal/interior designer at First Impression Design. When homeowners do that, they create lasting impressions for themselves and guests. That's what Haerdi had in mind when designing the two show homes at Nuvo 2 , a project by Qualico Developments and Porte Developments in South Surrey. "We were really excited about the custom lights we put into the threebedroom plan in the master bedroom," says Haerdi. "In the

two-bedroom plan, we found a beautiful, modern glass chandelier for above the dining room table." The design team also discovered great furniture pieces for the dining room in the two-bedroom suites that are modern and fresh. "We were also able to design a few custom built-ins in the two-bedroom plan, namely the large custom fireplace, storage wall in the living room and the custom niche desk in the upper hallway, which are all done in a matte black finish," she says. Haerdi was especially thrilled to show prospective buyers the eye-catching polished plaster finish on the walls of the powder room of the three-bedroom plan, which is at once very organic and soft to the touch. "That is something that is easily accomplished and creates a wonderful memory point," she adds. The whole feel in Nuvo 2 show homes is also about celebrating the outdoors and bringing it inside. "There are lots of trails around the property that would appeal to our active clients," Haerdi says. "So we brought some of the outside in with our colour choices, as well as with the elements of nature in our fabrics and art choices." Nuvo 2 is private, protected by a wall of tall trees next to a small creek, yet it's close to a thriving commercial and retail district. "This is a special location in Surrey; we are treed all around with the tributary of Morgan Creek directly



Stainless steel appliances and durable surfaces add practical style. Photograph by: Glenn Baglo - PNG, For The Province



Surfing theme in the girl's room. Photograph by: Glenn Baglo - PNG, For The Province



behind," says Diane Zarola, sales and marketing manager of Foxridge Homes and Qualico Developments (Foxridge is a division of Qualico). "There's a nature path around the homes, and the backyards aren't the postage stamps you find with a lot of town houses." The natural greenbelt off the back side of Nuvo 2 was incorporated into the outdoor living space of the suites in order to maximize its potential, adding even more entertaining room for the owners. "The yards include small foliage and a cosy sitting area," adds Haerdi. The active living theme continues throughout both show homes particularly in the children rooms. "The girl's room in the three-bedroom plan has a surfing theme to it and the boy's room has a young, hip, biking theme," says Haerdi. A SHOPPER'S GUIDE – Furnishings for the three bedroom: The Brick, MJM Furniture, Ikea and Interior Delight. – Furnishings for the two bedrooms: Home Delight, Urban Barn and Ikea. – Accessories for both homes: Torre and Tagus, Z Gallerie, Pottery Barn, Urban Barn, West Elm, Crate and Barrel, Restoration Hardware, 18 Karat and Home Sense. © Copyright (c) The Province



NEW-HOME PROJECT PROFILE

'Best in town' attracts retirement investor

Prospective Kensington Park landlord likes Maple Ridge's 'huge potential for growth'

Kensington Park

Project location: Maple Ridge
Project Size: 65 condos in a four-storey building

Residence sizes: one-bed 700 sq. ft.; one-bed + den 738 - 750 sq. ft.; 2-bed 800 - 1,186 sq. ft., 2-bed + den 979 - 1,123 sq. ft.

Prices: one-bed from \$179,900; one-bed + den from \$194,900; 2-bed from \$224,900; 2-bed + den from \$279,900

Developer: QUADRA Homes

Architect: Geoff Lawlor Architecture

Interior design: QUADRA Homes in-house

Sales centre: 11935 Burnett St., Maple Ridge

Hours: 2 - 6 p.m. Sat.-Thurs.

Telephone: 778-866-7478

Web: www.kensingtonpark.ca

Sales begin: Jan. 29

Occupancy: Spring 2011

BY CLAUDIA KWAN

At 53, Dan McPherson isn't quite ready to retire from his job as a builder of aluminum boats, but he is trying to plan ahead. Part of his plan is to invest in a rental property for the first time.

"My brother-in-law in Whitehorse bought a couple of properties a while back, and he's using them as a means of supplementing his income as a contractor. It got us to thinking it would be a good idea," he says.

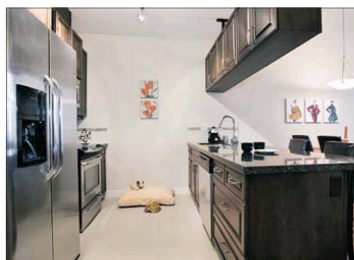
Instead of looking around the Sunshine Coast, where he and his wife Isabel live, McPherson has his eye on the new Kensington Park condominium development in Maple Ridge, which will go to market later this month.

Part of the geographical jump comes from the potential he sees in the area.

"I like it because of the way Maple Ridge has opened up," McPherson explains. "I was there a few months ago, and drove up over the [Golden Ears] bridge. I just saw a huge potential for growth."

McPherson also likes the lower real estate prices in Maple Ridge — relative to Vancouver — which makes the prospect of buying a rental property a little more comfortable.

He is also acquainted with Ryan Hartt, one of the real estate agents in charge of marketing the Kensington Park development. In conjunction with partner Richard Burleigh, they are selling the development under an ambitious tag line: "The best condos ever built in Maple Ridge."



The Kensington Park condos in Maple Ridge come standard with stainless steel kitchen appliances, plus kitchen cabinets and doors made of solid wood.

Questioned about the boldness of the statement, Burleigh says they can back it up. "For instance, there's been a ton of work done to minimize how sound travels between the units. It's a wooden building, but what they've done here is put down the joists, put down 3/4-inch sheets of plywood, a half-inch-thick sheet of foam, foamercrete, a sound barrier, and then laminate flooring, or padding and then carpeting," he says.

Architect Geoff Lawlor says the construction crew also took care to surround individual power outlets with insulation.

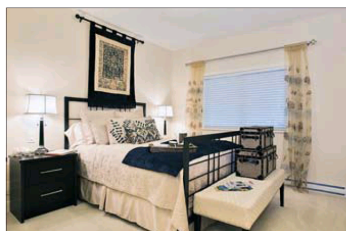
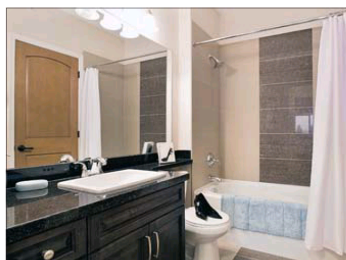
The extensive steps to limit sound travel added an extra five

to 10 per cent to the cost of construction, but Paul DaDalt, vice-president of developer Quadra Homes, thinks it's worth it.

"One of the things we hear the most from buyers who are transitioning from a single-family home when they come to a multi-family residence is that 'it's so noisy!' We decided we didn't want that to be a concern," he says.

DaDalt says they know empty nesters don't like maintenance fees, so in an attempt to ease reluctance around paying them, the developer is including a year of free Internet and cable television service.

In the suites, there are no upgrades available; stainless



steel kitchen appliances and energy-efficient front-load washers and dryers are standard. The kitchen cabinet doors and doors within the suites are made of solid wood.

Burleigh notes that the developer also invested in a water-

filtration system that will remove silt before the water enters the building, hopefully extending the life of the plumbing by at least 10 years.

Hartt and Burleigh believe a wide segment of the population will be attracted to Kensington

Park, including downsizers, first-time buyers, investors, and those who want more value for their money. There's a 60/40 split between one-bedroom and two-bedroom units, and aside from a two-bedroom-and-den apartment that's priced at \$304,900, every suite sells for less than \$300,000.

"You get two times the home for half the price compared to Vancouver or Burnaby," says Burleigh. "Put it this way: If you put 10 per cent down on our most expensive unit, you would be paying less than \$1,200 a month to live there — that's including the maintenance fee." (Of course, such payments would depend on interest rates and the length of the mortgage terms.)

The marketing team is also pitching the idea that Maple Ridge is more central than urbanites might think. A 15- or 20-minute drive will take people to 200th Street in Langley for shopping, or to Coquitlam or Port Coquitlam for dining.

Architect Lawlor has lived in Maple Ridge since 1999, where he moved to a 35-acre spread to keep horses. The hiking trails of Golden Ears Provincial Park are about 10 minutes away.

Kensington Park is on the edge of Maple Ridge's downtown core in an area going through a transition from single-family homes to increased density. A property two doors down has a sign on the front yard indicating it is set to be zoned for an apartment building, as well.

City planners were concerned the neighbourhood would resist the introduction of the condos, so wanted to soften the look of the building from the street. In the front, the building rises to three storeys, while the back rises to four.

Those third-storey suites in the front have vaulted ceilings that soar to 4.5 metres. Lawlor has also designed some of the two-bedroom units to have dual master suites with ensuite bathrooms and walk-through closets.

Burleigh and Hartt are predicting the development will sell out in 45 days after sales formally launch on Jan. 29.

After a walk-through of the building, which is still under construction, Dan McPherson said he's confident in the quality of the workmanship and that he's getting value for his dollar. He also believes it won't be that hard to rent the suite out, since demand will be there as Maple Ridge continues to grow. In fact, he's banking his retirement on it.

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Parte development corp. QUALICO
*Some conditions apply. This is not an offering for sale as such an offering can only be made by a disclosure statement.

Nuvo2 development in South Surrey

Buying a new home in the Nuvo2 development a 'no-brainer' for young couple **Mary Frances Hill**

Sun

Saturday, September, 03, 2011



South Surrey town houses are next to protected green space – and only a 10-minute walk to shops and services

Photograph by: Glenn Baglo, PNG, Vancouver Sun



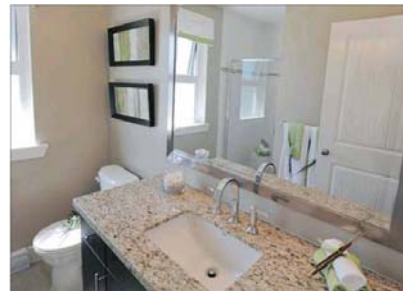
Early in their search for their first home, Ryan Gray and Ellen Schat found a standard against which they'd measure every other new home they'd see. "We looked at Nuvo2, and we made it our benchmark," says Gray, 30. "Then we looked at the MLS listings and nothing else had the same kind of green space, the quality of the homes and the area. Once we looked around, it was a no-brainer." Nowhere else, he says, could they find three bedrooms, a flex room, four bathrooms, and a spacious backyard that backs on to protected green space — all within a 10-minute walk to a shopping area. Gray and Schat, 24, are newly engaged, and planning their future. With plans to start a family, and with Schat's parents living just a block away in the Nuvo community, they're ready to move forward. "We planned it so [when] we have kids they can help out, and they're happy about that." Nuvo2 is an enclave of sorts protected by a wall of tall trees next to a small creek, yet it's close to a busy commercial and retail district. "This is a special location in Surrey; we are treed all around with the tributary of Morgan Creek directly behind," says Diane Zarola, sales and marketing manager of Foxridge Homes and Qualico Developments (Foxridge is a division of Qualico). "There's a nature path around the homes, and the backyards aren't the postage stamps you find with a lot of town houses." The three-bedroom units (plan A), the most popular in the community, come with two-car garages, while the two-bedroom homes have tandem garages. Both layouts come with a flex room — a ground floor space with a two-piece bathroom and sliding doors to the backyard. Standing apart from the upper bedrooms, the flex room has a separate position that makes it suitable as a private home office, fitness or hobby room. Gray and Schat have already planned their flex space; it will be a shared workshop and scrapbooking room. The main living area takes full advantage of every space available, with nine-foot ceilings and



he design takes full advantage of all available space. Ceilings rise to nine feet and windows permit plenty of natural light. PHOTOS BY GLENN BAGLO/ PNG



Kitchens are outfitted with laminate floors and granite countertops.



windows that nearly span the width of the town house, as well as a broom closet, kitchen pantry, and a breakfast or dining bar. Balconies in the homes with three bedrooms and a flex space also span the width of the town house, overlooking the home's backyard and protected trees. Kitchens have floors that are topped with laminate, wood-grain veneer cabinets, and granite countertops with undermount stainless steel sinks that are matched with a stainless steel appliance package. The ensuite bathrooms in the three-bedroom plan include an oversized shower with a rain shower head, and all main bathrooms come with deep tubs, brushedchrome hardware and wood-grain veneer cabinets. Although the two-bedroom units are slightly smaller, they come with a handy top-floor perk: a nook in the middle of the hallway that would fit a large dresser or desk. While the homes are surrounded by greenery, a walk on to the sidewalk offers a glimpse of city living. A five-minute walk brings the homeowner to a Save-On-Foods grocery in a plaza that contains a liquor store, a Canadian Tire, a Keg restaurant and a Cactus Club. Further down 31st Avenue, and still in walking distance, shoppers can take advantage of a new outdoor mall with a Walmart, Thrifty Foods and London Drugs.

The flex room has an adjoining two-piece bath, making it suitable as an office or hobby or fitness room



The development is protected by a wall of tall trees, and is next to a small creek and close to a commercial and transit district.



The master bedroom offers ample space and an adjoining ensuite.

Nuvo2's amenities building or community clubhouse houses a small party or gathering room, a fitness room with treadmills and a small media room. Its simplicity is part of the plan to keep costs low without sacrificing comfort, says Zarola. "We did some research and found that many buildings add so much amenities, but owners don't use them and it ends up becoming more of a burden. We thought, 'let's put something useful in, but not so that it costs an arm and a leg.'" It worked: monthly strata fees average about \$ 179. Gray says he and Schat, who move in in November following a family vacation and just a few months ahead of their wedding date, see the purchase of their new home as the first of many big milestones to come. "For people like us, who plan to start a family, it couldn't be more perfect," he says. © Copyright (c) The Vancouver Sun





SHOW HOMES NOW OPEN

We are excited to invite you to come and view the gorgeous Nuvo 2 **SHOW HOMES!** These beautifully designed 2 and 3 bedrooms town homes range in size from 1300 sq. ft to 1500 sq. ft and back onto a spectacular wooded area. Offering you the best of both worlds, Nuvo 2 gives the ultimate in peace and privacy along with some of the best shopping and amenities, all in the desirable neighbourhood of Morgan Creek.

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