

# Condos and town houses on Island

## 1st view BUSINESS

CLARICE COTY



Condominium and town home developments are proving popular in smaller communities as well as larger urban communities on Vancouver Island. As the prices of single-family homes continue to rise developers are getting creative in offering luxury living in smaller spaces. The homes profiled here still offer custom touches, stainless steel appliances and space for outdoor living. At the same time, ensuring that new homes are affordable for young couples and retirees has been an important measure in determining success for Vancouver Island developers.

### Bayview

The Bayview development in Victoria is kicking back into gear after developers brought in a new partner for the next two phases of the \$1-billion development. Vancouver-based Bosa Properties has partnered with Bayview to take on the development of the second, and possibly a third, condominium tower. Bosa has agreed to develop the second tower on the 8.09-hectare site and has an option for the third tower. Colin Bosa, chief executive of Bosa Properties, said they anticipate being in the market this summer with construction to start in the fall and completion of the first tower within two years.

The next two phases of the development will be smaller than those of the Bayview Residences, in around what developers are calling the 'sweet spot' of 700-800 square feet. In comparison, the existing Bayview Residences are over 1,000 square feet.

Bosa has clearly had success with finding their market. One of the company's latest projects, the 34-storey Sovereign in Burnaby's Metrotown, sold out in less than a day. Bosa said that reflects the desires of the buyers, making smaller suites and options to cater to a different spectrum of people. The next two towers at Bayview make that possible as the plans have been designed after the city approved a change to more slender towers with 17 and 21 storeys, as opposed to the originally planned 11- and 13-storey structures. [www.bayviewresidences.com](http://www.bayviewresidences.com).

### Kettle Creek Station

The Micro-homes at Kettle Creek Station in Langford have proven so popular that their sister developments, TurnStyle and Langford Lake Landing are now under construction.

Located near Langford Lake and Goldstream Park, these new homes will be available this spring.

In the past year and a half, Kettle Creek Station, coined as "condos on the ground" has found success with an experiment to offer cottage-style homes as small as 400 square feet. Buyers have purchased 107 houses from 650 to 950 square feet that are now complete at Kettle Creek Station. The first two Stages of Kettle Creek are sold out. Stages C, D and E are now available and priced from \$269,000 to \$425,000 including net HST.

Kettle Creek is now starting TurnStyle, the project's first six-storey condominium building, which will also act as the commercial hub of the area. The first steel and concrete building is designed to contain 54 units, part of about 200 units total in three other buildings.

Next door to Kettle Creek on a four-hectare wedge near the E&N rail line, Kettle Creek's Turner Lane Developments plans to break ground early this year on Langford Lake Landing, a project now split between single-family lots, townhomes and condominium buildings. [www.kettlecreekstation.com](http://www.kettlecreekstation.com)

### Diamond Park Townhomes

Twenty-one townhouses on Centennial Drive at the bottom of Ryan Road in Courtenay are now close to completion; some of the units have been completed finished. All of these townhomes built by Diamond Park enterprises are 1,100 square feet and offer three bedrooms and two bathrooms. Features include hardwood floors and contemporary interior finishing.

The project also includes sprinkler systems, backyard patios and fenced yards. Each home includes a stainless steel kitchen appliance package and a washer and dryer. All of the new custom homes built by Diamond Park Enterprises feature luxurious interior finishings and include: hardwood floors; ceramic tile in bathrooms and kitchens, stainless steel appliances; custom cabinets; custom mouldings & trim; rock & cedar exterior finishing; and fenced & landscaped yards. Diamond Park Enterprises has been in the business of building high quality residential homes throughout Western Canada for the past 30 years. They also are available to custom-build new homes in the Comox Valley. For more information on this or other Diamond Park projects contact them at [bstuve@telusplanet.net](mailto:bstuve@telusplanet.net)

### Steam Engine Estates

Steam Engine Estates is a new strata complex in the Village of Cumberland in the Comox Valley. This development has 50 new strata homes with three floor plan choices, including two bedroom and den and three bedroom options. Phases 1 and 2 have already sold out, and buyers are appreciating features including customization options for the interior design and layout. Units with the master suite on the main floor are proving popular. All of the duplexes and patio homes at Steam Engine Estates include five stainless steel appliances, fully landscaped yards with underground sprinklers, and full-sized finished and painted garages. Prices start at \$229,900.

The homes feature mountain views, the development backs on to dedicated green space and each home offers spacious outdoor patios from which to take it all in. [www.steamengineestates.ca](http://www.steamengineestates.ca).

For more information on new Vancouver Island Real Estate, go to [www.1stView.ca](http://www.1stView.ca)