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NEW HOMES

SECTION I

EDITOR STEVE WHYSALL 605-2176 / FAX 605-2521

THE VANCOUVER SUN

SATURDAY, MARCH 18, 2000

18 trees

Combine Douglas firs and red cedars with the interior layout, finishing details and affordability for a great new development in Burnaby.

BARBARA McQUADE
 SUN NEW HOMES REPORTER

Eighteen Trees. The name has a nice ring. It could be the title of a mystery novel rather than the tag for a new condominium project. But a visit to the site makes it abundantly clear that the name fits very well.

The beautiful old Douglas firs and red cedars, 18 in total, dominate the property at the corner of Griffiths and Beresford in Burnaby.

Their dramatic impact on the classically-styled building will be even more evident when construction is complete and the landscaping in place.

Just how old are these trees one can't help but wonder. As a historical side note, owners will be able to explain to curious visitors that the trees were mere saplings in 1892 when the first Burnaby council meeting took place on the same spot in Sample's boarding house.

Architect Foad Rafii says the trees and the site certainly affected the character of the building. As did issues about water penetration. The type of overhangs and the design of the building lessen the impact of the rain. "I like to call it Whistler-inspired with lots of gables and a look that's not truly rural but certainly anything but urban," Rafii says.

Earth-tone colours, board and batten siding and columns along with the steeply sloping gables harmonize with the setting.

The issue of protecting the trees' root systems was worked out with a surveyor and arborist, even to building a board walk over vulnerable root systems on a section of the footpath that runs through the property.

Unlike many urban developments, Eighteen Trees isn't hemmed in by other buildings. A strip of parkway runs down

Eighteen Trees

Address: 6888 Beresford St., Burnaby.
Project size: 62 condominiums
Unit size: 570 to 966 square feet.
Price: \$109,900 to \$183,900
Architect: Rafii Architects Inc.
Developer: Qualex.

the west side of the property; across Griffiths Avenue is another park where a heritage house is undergoing restoration; Byrne Creek Park lies to the south and a green belt to the north. All this within walking distance of Edmonds Sky-Train station.

But location only goes so far. In the grand scheme of things, equally important to buyers are the interior layout, finishing details and price.

Because of construction, the furnished display suite is open on weekends only from noon to 5 p.m., but already four suites have sold and people have been reserving locations, says sales manager Heather Hodgson.

"People really like the two bedroom and den plan with 945 square feet which sells for \$159,900. They like the fact the den is a real room, not a little closet," says Hodgson.

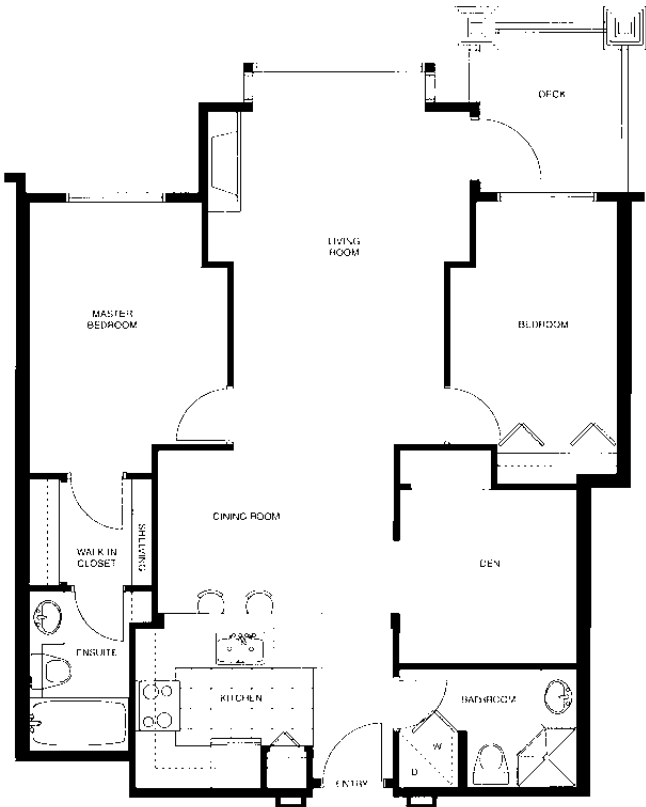
All the two bedrooms are what developers refer to as mingles' plans, with the bedrooms at opposite sides of the living/dining area for privacy should adults want to share a suite. People with children like this set up, too, because it gives privacy to the master suite.

Also drawing favourable comments, the display suite is a bright open two-bedroom corner unit with a two-sided thermostatically controlled fireplace dividing the living and dining areas.

Everything on display is stan-



GRAND PLAN: An artist's rendering of Eighteen Trees, a four-storey condo building at Griffiths and Beresford in Burnaby.



FLOORPLAN for the two-bedroom plus den condominium unit is popular with buyers at Eighteen Trees development in Burnaby.

dard including the built-in computer workstation in the hallway, which means buyers can avoid the hassle of trying to adapt the space after they move

in. There's also a niche above the fireplace for a television set. In the kitchen maple shaker cabinetry, and classic white ap-

SEE EIGHTEEN TREES, 12



LIVINGROOM: Buyers can choose from two colour schemes.



KITCHEN: Halogen track lighting brightens the area.



Ballard Design photo

THE WORK may be getting you down, but a vase of fresh flowers on your desk will maintain a connection with nature.

Manufacturers paying attention to home office needs

ELAINE MARKOUTSAS
 UNIVERSAL PRESS SYNDICATE

Home offices have been on the rise for years. Forty per cent of all employers now offer telecommuting.

There are 10.5 million at-home workers in North America, an increase of 100 per cent in the last five years, according to BrainReserve, a market research firm that has been charting popular culture since 1974. That number is on track to double again to 21 million by 2005.

Only in the last five years have furniture manufacturers really paid attention to this market, designing pieces that accommodate computers, with slide-out drawers for keyboards,

built-in outlets and cut-outs to house cords.

At the High Point, N.C., furniture market in October, trends analyst Faith Popcorn (she heads BrainReserve) connected with Hooker Furniture to design a line of furniture for the home office.

Aimed at the working woman, it was her attention to detail that got the most press: Such niceties as writing desks with detachable flower vases, velvet-clad jewelry trays in desk drawers, pullouts with coffee cup holders, and a child's desk that doubles as a step stool.

One ensemble in the Faith Popcorn collection from Horchow Home is crafted from maple solids and cherry

veneers with an antiqued cherry finish. The accented iron apron has a distressed finish. A removable vase includes a cap for covering when not in use. The hole for the vase also may be used for cords.

The computer credenza has double-hinged doors, pullout keyboard tray/work surface, master control panel, pullout printer shelf, pencil drawer, file drawer for letter- and legal-size files, pullout cup holder, CD disk rack, locking storage compartment and wire access to all compartments. The hutch doors have removable wood panels or curtain rods.

Some of the features would be welcomed by men. Not only do we all

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is a special report bought to you by the B.C. Housing Industry. It is an in-depth look into how residential construction in this Province is changing.

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EIGHTEEN TREES from II



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pliances lend themselves to any decorating scheme. And the slate-look ceramic tile flooring ties in well in both the kitchen, bathroom and entry hall.

Halogen track lighting which brightens the kitchen work area is repeated in other parts of the home. A graceful arch over the breakfast bar forms an architectural detail that is strengthened by the use of paint in a deep colour tone.

Buyers can choose from two colour schemes, in both the wall colour is a soft taupe shade instead of the standard basic off-white. And an accent wall in the kitchen can be painted in a darker tone.

A feature many buyers will welcome, is the over-size shower in the second bathroom. Ground floor buyers have ample outdoor patio space, and even those facing streetside have reasonable privacy because of the building setback.

All the floor plans, from 570 to 966 square feet, have wide expanses of low windows. Vaulted ceilings on the fourth floor should add to the spacious feel, and at this highest level, south facing suites have good views. All have useful deck space.

The homes are priced from \$109,900 to \$183,900 and the developer is including washers and dryers in the first 10 sales. All are covered by a National Home Warranty Program that includes two year's coverage on material and labour; five year building envelope and 10 year insurance against structural defects.

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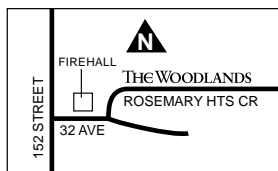
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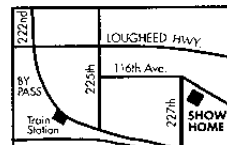
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