

Free

Metro Vancouver Edition

October 7 - 21, 2011 Volume 19 Issue 20

NEW HOME GUIDE

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Your Best Source for New Homes

SUN
at 72

**NO HST
NO PTT**
FOR A LIMITED TIME

Learn more about SUN at 72 inside. 

PRESENTATION CENTRE

19477 - 72A AVENUE, SURREY OPEN DAILY 12 - 5 PM (Except Fridays)

604.575.8806

sun72.ca



Winner of
40+ builder awards
in the past 5 years

solterra
(72nd Ave.) Limited Partnership

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SUN at 72

LIVE WITH RADIANCE

— By Susan M Boyce —



Okay, time to think outside the box. That would be way outside the box. Because there's no question SUN at 72 is something fresh in the Clayton neighbourhood — unabashedly designed to make visitors stop, admire, and say “Wow!” Which is exactly what these upscale, contemporary townhomes have been doing since they opened.

Still, that's not enough to satisfy Solterra, the company behind this innovative community. With the first phase of construction well underway and the first homes

anticipated to be ready for move in this winter, SUN at 72 has voted “Yes” to extinguishing not only HST, but BC's property transfer tax (PTT) as well.

“For a limited time we're taking taxes out of the home buying equation,” explains Jennifer Hight, Solterra's marketing manager. “Which means that for about the same price, or less, than the average cost of a condo, you can own a townhome where you have your own front door, a real backyard, a garage, and a ton of big, bright windows.” Now, really, how do you say no to a combination like that?

PROVING FUNCTIONALITY CAN BE FUN

Boasting a city-chic angularity that suggests Frank Lloyd Wright just found himself happily relocated into the 21st Century, there's a downright playful side to the subtle use of textures on SUN at 72's façade — shingle-style HardiPlank, mullion windows, and cedar accents. I can also immediately see balconies are spacious, partially covered for year round enjoyment, plus they incorporate glass railings into some parts to keep the overall look light and airy. I realize I've now jotted the word "different" into my notebook three times and I'm still standing outside. Time to get moving.

Inside the first showhome, the main level boasts an über-urban, grey wood laminate flooring I'd expect to see in Yaletown or Kits. Flat-panel kitchen cabinetry in rich dark wood is offset by a back splash of white subway tile with irregularly spaced glass accent tiles. The effect is trendy and dramatic yet distinctly inviting.

Upstairs, I discover the bedrooms present a new take on big volume. Rather than a tradition vaulted ceiling, each has a square pop-up that creates a soaring 12-foot space across the front half of the room. Once again, there's a lighthearted sense of enjoyment of life — joie de vivre if you prefer.

To my delight, the second showhome, even larger than the first, is a dazzling example of true great room design. The entire main floor is a single, open space drenched in sunshine pouring through the windows that appear to be everywhere. This home also boasts a lower-level media room easily large enough it could be converted to a fourth bedroom.

DON'T MISS OUT

"Young couples and first time buyers especially love the fact our two-bedroom and flex are perfect starter homes, giving them three-level living, all fully finished," Jennifer says. "And if you hurry, there's still opportunity to customize your home so it fits your family's lifestyle perfectly."

SUN at 72 offers a selection of two- and three/ four-bedroom townhomes starting from 279,900 and \$369,900. Be sure to get details on their time limited No Tax Promotion. The presentation centre and two designer display homes are open noon to 5 p.m. daily except Fridays on 72nd Ave. at 194th St. in Surrey. For information call 604.575.8806 or visit sun72.ca.





SUN72

YES

SUN
at 72

EXTINGUISH the PTT & HST*

THIS PROMOTION WON'T LAST FOREVER, COME IN TO LEARN MORE!

OWN A
TWO BEDROOM
TOWNHOME
FROM JUST
\$279,900!



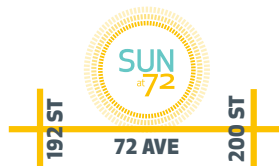
2 BED + FLEX FROM **\$279,900** | 4 BED, SIDE BY SIDE GARAGE FROM **\$369,900**

SUN at 72 is the **BEST VALUE** in East Clayton. You get your **own front door**, your **own garage**, your **own yard**, and **3 levels of living space** for the price of a condo! SUN at 72's unique Kitsilano-inspired townhomes are distinctly innovative, designed to be the "right size" for any family, with a vitality unlike anything else in East Clayton.

**MOVE-IN
THIS WINTER!**

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*This is a limited time promotion and can be recalled by the developer at any time. See sales staff for details. E.&O.E.